

This is the Affidavit of Cpl. Melvin Chizawsky  
made on February 4<sup>th</sup>, 2021

**COMMISSION OF INQUIRY INTO MONEY LAUNDERING IN BRITISH COLUMBIA**

**The Honourable Mr. Austin F. Cullen, Commissioner**

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**AFFIDAVIT OF CPL. MELVIN CHIZAWSKY**

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I, MELVIN CHIZAWSKY, Corporal, with an address for service of 900 - 840 Howe Street Vancouver, B.C., SWEAR THAT:

1. I am a peace officer of the Royal Canadian Mounted Police, Federal Serious and Organized Crime section, and as such, have personal knowledge of the facts and matters deposed to in this affidavit, save and except where based on information and belief, and where so stated, I believe it to be true.
2. I am an affiant in BC Supreme Court Action S-192828, and made an affidavit in that proceeding on February 28, 2020. A copy of that affidavit is attached as **Exhibit A**.
3. I adopt the statements I made and content of that affidavit in these proceedings.

SWORN at the City of Surrey, this 4<sup>th</sup> day  
of February 2021

**Sgt. Chad MUFFORD**

Personal Information



A Commissioner for taking Affidavits  
within British Columbia




Melvin Chizawsky

Cpl Mel CHIZAWSKY  
Personal Information



This is Exhibit " A " referred to in the affidavit of Melvin Chizawsky. Sworn before me at Surrey In the Province of British Columbia this 4<sup>th</sup> day of February, A.D. 20 21.

This is the 1<sup>st</sup> affidavit of **M. CHIZAWSKY** in this case and was made on 28<sup>th</sup> FEB/2020

  
A Commissioner for taking Affidavits within British Columbia

No. S-192828  
Vancouver Registry

*In the Supreme Court of British Columbia*

Civil Forfeiture Action in Rem Against

The Lands and Structures situated at #210 – 8120 Jones Road, Richmond, BC, and having a legal description of parcel identifier 025-995-588 Strata Lot 248 Section 16 Block 4 North Range 6 West New Westminster District Strata Plan LMS2153 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 (the "Jones Road Property"), the Lands and Structures situated at 2738 Chelsea Court, West Vancouver, BC, and having a legal description of parcel identifier 018-544-177 Lot 8 Blocks 15 and 16 District Lot 793 Plan LMP14079 (the "Chelsea Court Property"), \$4,864,509.30 in Canadian currency and any accumulated interest held by the Seized Property Management Directorate of Public Works and Government Services Canada (the "Money"), a 2011 Porsche 911 with VIN WP0CD2A99BS73258 (the "Vehicle"), any and all casino chips seized from #1107 – 5199 Brighthouse Way, Richmond, BC (the "Casino Chips") and miscellaneous personal property as listed in Appendix 'A' attached hereto (the "Miscellaneous Personal Property") and their fruits and proceeds

Between

Director of Civil Forfeiture

Plaintiff

and

The Owners and all Others Interested in the Jones Road Property, Chelsea Court Property, Money, Vehicle, Casino Chips, and/or Miscellaneous Personal Property, in Particular, Paul King Jin, Xiaoqi Wei, Yuanyuan Jia, Gong Ping Jia, Hua Wang and Ming Kang Ye

Defendants

**AFFIDAVIT**

I, **MELVIN CHIZAWSKY**, of Surrey, British Columbia, Corporal of the Royal Canadian Mounted Police ("RCMP"), AFFIRM THAT:

1. I am a police officer with the RCMP Federal Serious Organized Crime section and as such have personal knowledge of the matters deposed to except where stated to be based upon



information and belief. Where my affidavit is not based on direct knowledge it is based on the following:

- a. reading statements prepared by police officers contemporaneously with their duties;
- b. speaking personally to other police officers who, as investigators, have assisted with the investigations into this matter and other related matters; and
- c. reviewing the investigative evidence collected by other police officers.

### **Affiant Experience**

2. I have been a member of the RCMP since June 1990. I am currently attached to the Financial Integrity division of the Federal Serious Organized Crime ("FSOC") section located in Surrey, British Columbia. Prior to my attachment to FSOC I was with the Combined Forces Special Enforcement Unit ("CFSEU") of British Columbia, specializing in proceeds of crime and money laundering investigations for nine years. I currently hold the rank of Corporal.
3. The FSOC section that I am attached to is a specialized unit dedicated full time with a mandate to investigate organized crime groups involved in international money laundering and international drug trafficking activities.
4. Over the course of my service, I have been involved directly or indirectly in 21 large-scale, 6-12-month long investigations regarding controlled substance trafficking, money laundering and proceeds of crime. Through my involvement with these investigations and through my training, I have become familiar with the techniques and methods utilized by individuals involved with the trafficking of various controlled drugs and substances, money laundering, and proceeds of crime. In 2018 I participated in two courses specific to money laundering, as set out in my curriculum vitae. These courses focused on International money laundering typologies including informal value transfer systems, as well as the 'Vancouver Model' and its connection to money laundering within casinos in British Columbia. Attached to this affidavit and marked as **Exhibit "1"** is a copy of my current curriculum vitae.

5. Based on my training and experience as a police officer I believe that drug trafficking is generally a cash-based business and in my experience, upon arrest, it is not unusual to find individuals involved in drug trafficking to be in possession of large quantities of currency not grouped in bundles of 100 bills of the same denomination; 'faced' in the same direction; or securely wrapped with white paper bands and most often in bundles of various denominations as a result of conducting several different transactions for various quantities and types of drugs that may differ in price.
6. Sophisticated drug traffickers utilize many techniques to avoid detection from police and asset forfeiture should they become the target of police investigation, including, employing others to sell controlled substances and move proceeds of crime for them rather than taking the risk of being subject to police investigation and possible arrest.
7. Based on my training and experience I believe that it is not uncommon for \$20 bill denominations to account for the majority of drug funds seized or observed by police officers.
8. Based on my training and experience I believe that individuals involved in criminal activity such as drug traffickers avoid using banks or traditional financial institutions to move and store currency derived from drug trafficking. It is my belief that drug traffickers avoid these legitimate institutions because of mandatory currency reporting requirements which would make income generated by illegal commerce subject to regulation, taxation, and monitoring by police or Canada Revenue Agency. Based on my experience, I believe that mid-to-high-level drug traffickers are forced to store and transport much more currency than a person who would typically store their money in a bank. Based on my training and experience as a police officer there are very few legitimate reasons for a person to have large amounts of money which are not processed (counted and bundled) by a legitimate financial institution.

9. Based on my training and experience and my own personal life experience I am aware that it not a normal or common practice for individuals to carry or keep large sums of currency on their person, in their vehicle or in their residence. Generally speaking, most people keep their money stored at financial institutions and if they are required to move or transfer funds the transfers are moved electronically and with little cost incurred. This is a safe and worldwide proven method to legitimately transfer funds. Individuals involved in illicit activities avoid large scale electronic transfers via financial institutions as they do not want their criminal activities/suspicious activities documented and reported to the authorities. The physical movement of large amounts of paper currency in my experience is not the norm and is most often associated with criminal activities.

**Sources of Information Relied Upon**

10. Where I state information was received by me or other police officers, in written or verbal form, I believe such information to be true because the police officers conveying that information are under a moral and professional obligation to relay only the truth in relation to information received in the course of their duties. This includes, but is not limited to, police surveillance information, police investigation reports and data from computerized police information networks such as:
  - a. The Canadian Police Information Centre ("CPIC"), which records information such as missing and wanted persons, stolen property and criminal records of individuals and accesses records of the motor vehicle branches of the various provinces across Canada with regards to driver's license information, names, birth dates, descriptions, addresses, driving records and motor vehicles registered to an individual through motor vehicle license plate numbers; and
  - b. The Police Records Information Management Environment ("PRIME"), a computerized database repository which records information that is collected through the normal course of an investigation, including names, addresses, vehicles, birth dates and the nature of the investigation by the RCMP and other police agencies in British Columbia.



**Officer Notes**

11. It is my experience as a police officer that it is general practice for officers to record: direct observations, things overheard or said by witnesses, and steps taken during an investigation or results in notes either contemporaneously or as soon as practicable after significant events and investigations.
12. Officer notes often take an abbreviated form, or 'short-hand', that officers are familiar with to prompt recall of their observations.
13. In the usual administrative course, officers then translate, transcribe and record their notes into PRIME for the benefit of other readers, preparing statements or creating records or reports for future use.

**Police Surveillance**

14. In my experience as a police officer the general practice for officers is to prepare surveillance notes and input information into PRIME based on their personal knowledge and observations contemporaneously with the events recorded.
15. I have been involved in over 21 large-scale investigations involving surveillance and I am familiar with the preparation of surveillance reports.
16. Covert police surveillance is conducted by members of a surveillance team and their observations are reported to a surveillance team member who is assigned to prepare a written report. Each shift has a person on the surveillance team assigned to accurately record the observations of the surveillance team for that shift. At the end of each shift, each member of the surveillance team reviews the surveillance report for accuracy then signs the report when it is confirmed to be accurate.

17. The reports are kept to ensure an accurate, detailed account of the observations made by the surveillance team and include the times of the observations. The officer who records the observations of the team does so under a duty to be truthful, accurate and complete in their observations, and also in confirming they are recorded accurately on the surveillance report.
18. Surveillance team members may also record their own observations in notes and later enter these notes in the file computer database.
19. Radio communication is maintained between all members of surveillance so all members are kept apprised of the observations of other team members. Some members of the surveillance team may be drivers and some may be "feet". A driver is the driver of a covert police vehicle, while "feet" usually make their observations on foot out in the field.
20. When surveillance is conducted by members, someone is also assigned to maintain communication with the lead investigator who is not on the road and who can give instructions during surveillance, if required. In an investigation such as this, one officer is placed in charge of surveillance, who:
  - a. Ensures that information is provided to the surveillance team, such as suspect descriptions, photographs, vehicle information, and residence descriptions;
  - b. Ensures each surveillance report is forwarded to the lead investigator and/or file coordinator; and
  - c. Is present day-to-day conducting surveillance.
21. Surveillance is fluid and sometimes and, on larger files, can involve multiple surveillance teams. At the end of one team's shift, another team may come on and the surveillance "eye" is turned over to another team. This involves the replacement team taking over the surveillance observations. The original team does not leave until visual contact is established by the oncoming team.

**The Jones Road Property, Chelsea Court Property, Money, Vehicle, Casino Chips, and Miscellaneous Personal Property**

22. This affidavit is made in relation to:

- a. the Lands and Structures situated at #210 – 8120 Jones Road, Richmond, BC, and having a legal description of parcel identifier 025-995-588 Strata Lot 248 Section 16 Block 4 North Range 6 West New Westminster District Strata Plan LMS2153 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 (the “Jones Road Property”);
- b. the Lands and Structures situated at 2738 Chelsea Court, West Vancouver, BC, and having a legal description of parcel identifier 018-544-177 Lot 8 Blocks 15 and 16 District Lot 793 Plan LMP14079 (the “Chelsea Court Property”);
- c. \$4,864,509.30 in Canadian currency and any accumulated interest held by the Seized Property Management Directorate of Public Works and Government Services Canada (“SPMD”), which is comprised of:
  - i. \$4,320,963.30 in Canadian dollars (the majority of which were \$20 bills stacked in 100-note bundles held together with elastics), ¥95 in Chinese Yuan, €10 in Euros, \$100 in Hong Kong dollars, and \$108 in US dollars seized from a safe at #1107 – 5199 Brighouse Way, Richmond, BC, (“1107 – 5199 Brighouse Way”) on October 15, 2015;
  - ii. \$535,260.00 in Canadian dollars, \$2,081 in US dollars, ¥3,090 in Chinese Yuan and €20 in Euros seized from the Jones Road Property, on October 15, 2015;
  - iii. \$3,932.75 in Canadian dollars seized from #103 – 4411 No. 3 Road, Richmond, BC (the “Water Cube”), on October 15, 2015; and



- iv. \$797.25 in Canadian dollars seized from #1204 – 5177 Brighthouse Way, Richmond, BC (“#1204 – 5177 Brighthouse Way”) on October 16, 2015;  
  
(collectively, the “Money”);
  - d. a 2011 Porsche 911 with VIN WP0CD2A99BS73258 (the “Vehicle”);
  - e. any and all casino chips seized from #1107 – 5199 Brighthouse Way (the “Casino Chips”); and
  - f. miscellaneous personal property including various cellphones, computers, luggage, jewelry, electronics, playing cards, gambling equipment described in more detail later in this affidavit, and other miscellaneous items seized from #1107 – 5199 Brighthouse Way, #102 – 5131 Brighthouse Way, Richmond, BC (“#102 – 5131 Brighthouse Way”), #1204 – 5177 Brighthouse Way, the Jones Road Property, the Water Cube, and a 2014 Toyota Sienna leased by 0820490 BC Ltd. and used by Mr. Jin and Ms. Wei (the “Toyota”) (the “Miscellaneous Personal Property”).
23. The defendant, Paul King Jin (“Mr. Jin”), resided at the material times noted herein at #1107 - 5199 Brighthouse Way and #1204 – 5177 Brighthouse Way.
24. The defendant, Xiaoqi Wei (“Ms. Wei”) also resided at the material times noted herein at #1107 – 5199 Brighthouse Way and #1204 – 5177 Brighthouse Way. Ms. Wei is Mr. Jin’s spouse.
25. Residential tenancy agreements located during the execution of a search warrant at #1107 – 5199 Brighthouse Way confirmed Ms. Wei was the listed tenant at #1107 – 5199 Brighthouse Way and #1204 – 5177 Brighthouse Way. Attached to this affidavit and marked as **Exhibit “2”** is a copy of the residential tenancy agreements.
26. Ms. Wei’s mother, Yumin Zhang (“Mrs. Zhang”), was, at the material times, the registered owner of #102 – 5131 Brighthouse Way. At the time of the investigation detailed herein, Mrs. Zhang resided in Beijing, China, where she was employed by the Bank of Beijing.

27. The defendant, Yuanyuan Jia ("Ms. Jia"), is Mr. Jin's and Ms. Wei's niece. Ms. Jia is the registered owner of the Jones Road Property and the Chelsea Court Property. Attached to this affidavit and marked as **Exhibit "3"** are copies of the land title printouts showing Ms. Jia is the registered owner of the Jones Road Property and the Chelsea Court Property.
28. The defendant, Gong Ping Jia ("Mr. Jia"), is Mr. Jin's father, Ms. Jia's grandfather and resided at the material times noted herein at the Jones Road Property.
29. The defendant, Hua Wang ("Ms. Wang"), is Mr. Jia's spouse, Mr. Jin's mother, Ms. Jia's grandmother, and resided at the material times noted herein at the Jones Road Property.
30. The defendant, Ming Kang Ye ("Mr. Ye"), is the registered owner of the Vehicle. Attached to this affidavit and marked as **Exhibit "4"** is a copy of an ICBC printout showing Mr. Ye is the registered owner of the Vehicle.
31. At various times, Mr. Jia and Ms. Jia have each been directors of 0820490 BC Ltd., a company registered in BC doing business as the Water Cube. Attached to this affidavit and marked as **Exhibit "5"** is a copy of corporate records for the Water Cube showing Mr. Jia and Ms. Jia have been directors of 0820490 BC Ltd. at various times.
32. Mr. Jin has a criminal record with convictions for aggravated assault, sexual assault and sexual exploitation. Attached to this affidavit and marked as **Exhibit "6"** is a copy of a Mr. Jin's criminal record.

### **The Investigation**

#### ***E-Pirate***

33. In 2015 RCMP received a report from the British Columbia Lottery Corporation ("BCLC") that on September 25, 2012, Mr. Jin had been banned for one year from all BC gaming establishments due to large suspicious currency transactions at BC casinos. On November 5, 2012, BCLC extended Mr. Jin's ban for an additional five years. Mr. Jin had been identified by BCLC as being involved in cash deliveries to high-stakes gamblers at casinos in the Lower Mainland. Between June 27, 2012, and June 24, 2015, there were 140 casino transactions totaling \$23,501,456 that related to casino activity involving Mr. Jin and his

associates. Attached to this affidavit and marked as **Exhibit “7”** is a copy of the letter from BCLC confirming Mr. Jin was banned from gaming facilities in BC.

34. In early 2015 FSOC commenced an investigation into Mr. Jin’s involvement in laundering proceeds of crime and loan sharking named E-Pirate. During the course of E-Pirate, Mr. Jin was observed to frequent Silver International Investment Ltd. (“Silver International”), located in the north tower of the Pacific Business Centre at #303 – 5811 Cooney Road, Richmond, BC. Mr. Jin, Ms. Wei, and other individuals would frequently arrive with airline-style luggage and/or boxes and leave with smaller boutique-style bags or empty handed. The investigation determined that Silver International was operating an unlicensed money services business.
35. In September 2015 I became a member of the E-Pirate investigation team. I was initially assigned as an investigator, then as exhibit officer during the search of Silver International. As of spring 2018 I became the primary investigator.
36. As a result of surveillance, a number of individuals – including Mr. Jin and Ms. Wei - were identified as being customers of Silver International. Observations were made during surveillance of movement of cash primarily packaged in suitcases, boutique bags and cardboard boxes. Often the clients would pick up or drop off money to the employees of Silver International in the parkade of the Pacific Business Centre.
37. Mr. Jin was observed travelling between Silver International, the Jones Road Property, the Water Cube (which operated as a massage parlour) and #1107 – 5199 Brighthouse Way with suitcases, boxes and bags.
38. Based on surveillance of Mr. Jin and his associates, investigators suspected that Mr. Jin had established an unlicensed gaming house at 13511 No 4 Road, Richmond, BC (“13511 No 4 Road”) which was confirmed by the subsequent execution of a search warrant there on October 15, 2015. Surveillance teams made observations of a number of vehicles over several days in September and October 2015 entering and departing from 13511 No 4 Road.



39. I am informed by reading two certification letters of Angela Swan, Executive Director and Registrar, Licensing, Registration and Certification Division of the Gaming Policy and Enforcement Branch and believe that neither Mr. Jin nor Ms. Wei are or have ever been registered service providers in accordance with s. 62(1) of the *Gaming Control Act*, SBC 2002, c. 14 (the "*GCA Act*"). Attached to this affidavit and marked as **Exhibit "8"** is a copy of the certification letters of Ms. Swan.

*Surveillance During the Investigation*

*April 16, 2015*

40. I am informed by reading a surveillance report for April 16, 2015, and believe that on that date Mr. Jin was observed handing a boutique bag to a male, later determined to be Yitong Xu ("Mr. Xu") who subsequently drove to the Edgewater Casino and used the contents of the boutique bag to conduct a \$50,000 buy-in, all in \$20 bills. Attached to this affidavit and marked as **Exhibit "9"** is a copy of the surveillance report for April 16, 2015.

*April 23, 2015*

41. I am informed by reading a surveillance report for April 23, 2015, and believe that on that date Mr. Jin was observed moving large suitcases between the Water Cube, Silver International, a restaurant, and the Jones Road Property. Attached to this affidavit and marked as **Exhibit "10"** is a copy of the surveillance report for April 23, 2015.

*April 29, 2015*

42. I am informed by reading a surveillance report for April 29, 2015, and believe that on that date Mr. Jin was observed leaving the Jones Road Property with a blue cloth bag and driving to the Water Cube. Attached to this affidavit and marked as **Exhibit "11"** is a copy of the surveillance report for April 29, 2015.

*April 30, 2015*

43. I am informed by reading a surveillance report for April 30, 2015, and believe that on that date Mr. Jin was observed entering the Jones Road Property. Attached to this affidavit and marked as **Exhibit "12"** is a copy of the surveillance report for April 30, 2015.

*May 6, 2015*

44. I am informed by reading a surveillance report for May 6, 2015, and believe that on that date Mr. Jin was observed handing a black bag with grey handles to an elderly male outside the Jones Road Property. The elderly male then entered the Jones Road Property with the bag. The elderly male was 70+ years old, thin build, 5'8", with a gray short buzz cut, wearing a gray long sleeved shirt and black jogging pants with white stripes up the sides. Based on the physical descriptors of the elderly male, I believe that this was Mr. Jin's father, Mr. Jia. Attached to this affidavit and marked as **Exhibit "13"** is a copy of the surveillance report for May 6, 2015.

*May 7, 2015*

45. I am informed by reading a surveillance report for May 7, 2015, and believe that on that date Mr. Jin departed from the Jones Road Property with a grey duffle bag and a gold boutique bag and then meet with a male, Zhiyu You ("Mr. You"), to exchange bags. Mr. You then took Mr. Jin's vehicle (the "Toyota"), attended at Silver International and loaded a suitcase into the trunk. Mr. You was later seen meeting individuals in a Costco parking lot and providing them with boutique bags, including the gold bag that Mr. Jin had carried out of the Jones Road Property earlier that day. Attached to this affidavit and marked as **Exhibit "14"** is a copy of the surveillance report for May 7, 2015.

*June 4, 2015*

46. I am informed by reading a surveillance report for June 4, 2015, and believe that on that date Mr. You attended at Silver International in the Toyota, obtained a medium-sized brown bag, and then drove to the Jones Road Property and provided the bag to a male that answered the door. Attached to this affidavit and marked as **Exhibit "15"** is a copy of the surveillance report for June 4, 2015.

*June 5, 2015*

47. I am informed by reading a surveillance report for June 5, 2015, and believe that on that date Mr. Jin attended at Silver International and exited with a brown boutique bag. Mr. Jin and another male then drove to the Water Cube and took the brown bag inside. Attached to this affidavit and marked as **Exhibit "16"** is a copy of the surveillance report for June 5, 2015.

*June 9, 2015*

48. I am informed by reading a surveillance report for June 9, 2015, and believe that on that date Mr. Jin took boxes into the Water Cube, attended the Jones Road Property, and then went to the River Rock Casino with a suitcase. Attached to this affidavit and marked as **Exhibit "17"** is a copy of the surveillance report for June 9, 2015.

*June 10, 2015*

49. I am informed by reading a surveillance report for June 10, 2015, and believe that on that date Sepehr Motevalli ("Mr. Motevalli") and Mr. You attended at Silver International and then met with Mr. Jin. All three men then went to the Water Cube. Mr. Motevalli and Mr. You then attended 13511 No 4 Road before driving to the Jones Road Property. Ten minutes later Mr. Motevalli and Mr. You met with a male, Ju Du ("Mr. Du"), and provided him with a black bag. Attached to this affidavit and marked as **Exhibit "18"** is a copy of the surveillance report for June 10, 2015.



*August 27, 2015*

50. I am informed by reading a surveillance report for August 27, 2015, and believe that on that date Mr. Jin and Mr. Motevalli attended at Silver International and then later attended at the Jones Road Property to pick up a bundle of currency. Attached to this affidavit and marked as **Exhibit "19"** is a copy of the surveillance report for August 27, 2015.

*September 2, 2015*

51. I am informed by reading a surveillance report for September 2, 2015, and believe that on that date Mr. Jin was observed picking up a heavy black canvas bag at Silver International and then attending the Jones Road Property. Mr. Jin and Mr. Motevalli later returned and picked up a bag at the Jones Road Property and met with another individual outside of the River Rock Casino. Mr. Jin and Mr. Motevalli also attended at the Water Cube on this date. Attached to this affidavit and marked as **Exhibit "20"** is a copy of the surveillance report for September 2, 2015.

*September 3, 2015*

52. I am informed by reading a surveillance report for September 3, 2015, and believe that on that date Mr. Motevalli and Mr. Jin were observed receiving a rectangular box from Silver International and delivering it to Chef Tony's Restaurant, before attending at 13511 No 4 Road. Surveillance members noted several vehicles going into the driveway of 13511 No 4 Road where there was a vehicle staged on the street. As vehicles approached, a female would get out and speak to the drivers of the arriving vehicles. Attached to this affidavit and marked as **Exhibit "21"** is a copy of the surveillance report for September 3, 2015.

*September 4, 2015*

53. I am informed by reading a surveillance report for September 4, 2015, and believe that on that date Mr. Motevalli and Mr. Jin were observed receiving a yellow cardboard box from Silver International, attending the Jones Road Property, and then going to 13511 No 4 Road. Five other vehicles were at 13511 No 4 Road and all departed approximately two

hours later. Attached to this affidavit and marked as **Exhibit "22"** is a copy of the surveillance report for September 4, 2015.

*September 12, 2015*

54. I am informed by reading a surveillance report for September 12, 2015, and believe that on that date Mr. Jin was observed attending West Coast Hunting Supplies with Mr. Motevalli, loading a 5' tall safe into their vehicle, and then attending 5199 Brighthouse Way. Mr. Jin and Mr. Motevalli then were observed moving a large, flat, half-moon shaped box shaped similar to a casino card playing table into 13511 No 4 Road. Seven vehicles were observed departing from 13511 No 4 Road. Attached to this affidavit and marked as **Exhibit "23"** is a copy of the surveillance report for September 12, 2015.

*September 14, 2015*

55. I am informed by reading a surveillance report for September 14, 2015, and believe that on that date Mr. Jin was observed taking a bag out of a restaurant, attending 13511 No 4 Road, and picking up boutique bags from the Water Cube. Over a period of approximately 1.5 hours seven vehicles entered or exited from 13511 No 4 Road. Later, Mr. Jin was observed attending the Jones Road Property before meeting with a female and loading a suitcase and boutique bag into her vehicle. Attached to this affidavit and marked as **Exhibit "24"** is a copy of the surveillance report for September 14, 2015.

*September 19, 2015*

56. I am informed by reading a surveillance report for September 19, 2015, and believe that on that date Mr. Motevalli and Ms. Wei were observed picking up a large suitcase at Silver International and then taking it to 5199 Brighthouse Way. Six vehicles were observed coming and going from 13511 No 4 Road. Attached to this affidavit and marked as **Exhibit "25"** is a copy of the surveillance report for September 19, 2015.

*September 25, 2015*

57. I am informed by reading a surveillance report for September 25, 2015, and believe that on that date Mr. Jin picked up a white boutique bag from the Jones Road Property and then met with an unknown female on the side of the road and gave her a white plastic bag and a brown bag. Several bundles of Canadian currency in \$20, \$50 and \$100 bills could be seen through the thin white plastic bag. The unknown female drove to another location and placed the plastic bag in another vehicle. The driver of that vehicle then drove to the River Rock Casino and conducted a buy-in for \$99,900. Attached to this affidavit and marked as **Exhibit "26"** is a copy of the surveillance report for September 25, 2015.
58. I have reviewed portions of video from the River Rock Casino from September 25, 2015, and observed that the currency was in large bundles with sub-bundles within each bundle, and the bundles were held together with elastic bands at either end of the bundles.

*September 26, 2015*

59. I am informed by reading a surveillance report for September 26, 2015, and believe that on that date five vehicles were seen departing from 13511 No 4 Road. Attached to this affidavit and marked as **Exhibit "27"** is a copy of the surveillance report for September 26, 2015.

*September 28, 2015*

60. I am informed by reading a surveillance report for September 28, 2015, and believe that on that date Ms. Wei and Yi Qing Yao ("Mr. Yao") picked up a large duffle bag at Silver International before taking it into #1107 – 5199 Brighthouse Way. Attached to this affidavit and marked as **Exhibit "28"** is a copy of the surveillance report for September 28, 2015.

*September 29, 2015*

61. I am informed by reading a surveillance report for September 29, 2015, and believe that on that date, over a period of approximately two hours, ten vehicles departed from 13511 No 4 Road including an individual driving a vehicle registered to Mr. Jin. Attached to this affidavit and marked as **Exhibit "29"** is a copy of the surveillance report for September 29, 2015.

*September 30, 2015*

62. I am informed by reading a surveillance report for September 30, 2015, and believe that on that date, over a period of approximately two hours, six vehicles departed from 13511 No 4 Road. At one point there were approximately ten vehicles parked within the northern gated portion of the residence. Attached to this affidavit and marked as **Exhibit "30"** is a copy of the surveillance report for September 30, 2015.

*October 2, 2015*

63. I am informed by reading a surveillance report for October 2, 2015, and believe that on that date Mr. Jin was observed pulling a large black suitcase into #1107 – 5199 Brighthouse Way after arriving in a vehicle with Mr. Yao. Mr. Jin and Mr. Yao then drove to the Water Cube and picked up a large black duffle bag before returning to the area of Brighthouse Way. Mr. Jin and Mr. Yao later returned to the Water Cube and loaded something that appeared to be heavy into the vehicle, and then Mr. Jin was observed again carrying a heavy duffle bag into #1107 – 5199 Brighthouse Way. Mr. Jin and Mr. Yao then attended 13511 No 4 Road. At least 18 vehicles came and went from 13511 No 4 Road. Attached to this affidavit and marked as **Exhibit "31"** is a copy of the surveillance report for October 2, 2015.

*October 3, 2015*

64. I am informed by reading a surveillance report for October 3, 2015, and believe that on that date at least 23 vehicles entered and 11 vehicles exited from 13511 No 4 Road. Mr. Jin's vehicle was observed parked at the residence from 18:05 hours to 18:44 hours and then Mr. Jin drove out with an unknown male in the passenger seat. Attached to this affidavit and marked as **Exhibit "32"** is a copy of the surveillance report for October 3, 2015.

*E-Pirate Search Warrant Executions*

65. Numerous search warrants were executed as part of E-Pirate commencing on October 15, 2015. Attached to this affidavit and marked as **Exhibit "33"** are copies of search warrants for Silver International, 13511 No 4 Road, the Jones Road Property, the Water Cube, #102 – 5131 Brighthouse Way, #1107 – 5199 Brighthouse Way, the Toyota, and the Vehicle.

*Search Warrant Execution at Silver International*

66. On October 15, 2015, I, along with other RCMP FSOC members, executed a search warrant at Silver International. Inside was a secure office with numerous ledgers and cellular telephones, original handwritten notes containing calculations and with 'XB' written in the top left (the "XB Notes"), and two safes which contained bundles of over \$2,000,000 in Canadian currency. Amongst the many journals/ledgers seized were monthly documents titled as "Daily Transaction" (Daily Transaction). These monthly daily transaction logs accounted for cash currencies flowing into and out of Silver International on a day-to-day basis.

67. I was assigned the role of exhibit officer at Silver International and seized various items including the internal video security system (CCTV) that recorded the actions of employees and the customers as they conducted the currency transactions from September 29, 2015, through to October 15, 2015, currency transaction ledgers marked as "Daily Transactions" (Daily Transactions) for the months of June 2015 through to end of September 2015, the Daily Transaction ledger for October 15, 2015. Attached to this affidavit and marked as **Exhibit "34"** is a copy of the exhibit report from Silver International that I completed.

68. Attached to this affidavit and marked as **Exhibit "35"** is a copy of photographs of some of the items seized from Silver International.
69. I have reviewed the internal video security system recordings for September 29 to October 15, 2015, seized from Silver International and believe that:
  - a. On October 3, 2015, at 12:50 hours, Mr. Jin came into the main room of Silver International and gave a piece of paper to employee Wenzie Huang ("Ms. Huang). Ms. Huang then went into the secure office and gave the piece of paper to Caixuan Qin ("Ms. Qin"). Ms. Huang taped an Aldo shoe box shut, and an unidentified male put it into a large blue bag and carried it to Mr. Jin, who was sitting with Jian Zhu ("Mr. Zhu"). Mr. Jin picked up the bag and carried it out of the office, and as Mr. Jin left, Mr. Zhu slapped Mr. Jin on the shoulder. Prior to Mr. Jin's attendance, and seen on the surveillance footage, the Aldo box had been loaded with money.
  - b. On October 7, 2015, at 11:02 hours, as Mr. Jin sat in the lobby of Silver International, employee Qing Xie ("Ms. Xie") prepared a boutique bag that contained bundles of cash. Ms. Xie carried it from the secure office and gave it to Mr. Jin.
  - c. On October 9, 2015, at 17:34 hours, Mr. Jin and an unidentified male entered Silver International and sat in the main room. Employee Kam Yee Kimmie Tso ("Ms. Tso") brought a small rolling sports bag and opened it to show the bundles of currency inside to the male, while Mr. Jin sat on the couch. The male took bundles of cash from the suitcase and laid them on the floor, and Ms. Tso brought a boutique bag for the male to put the cash bundles into. Ms. Tso then brought another rolling suitcase and a heavy red sports bag. The male opened and inspected both bags. At 17:44 hours Mr. Jin and the male left with all three of the bags.

*Search Warrant Execution at 13511 No 4 Road*

70. I was not present for the execution of the search warrant at 13511 No 4 Road on October 15, 2015, but I am informed by reading reports by officers and as a result my review of those reports and photographs I believe that the property was unoccupied on entry. Officers located three rooms with gaming tables on the main floor. Casino chip trays, generic gaming chips not associated with a licensed casino, card shoes, used and new playing cards, baccarat table limit signs, baccarat rules cards, and other gaming-related documents were found throughout the house. An upstairs room was found with remnants of the hardware and wiring for a video monitoring system.
71. Attached to this affidavit and marked as **Exhibit "36"** is a copy of an exhibit report completed by Cst. Suzanne LaFrance and Cst. A. Watts that I believe accurately reflects the items located at 13511 No 4 Road.
72. Attached to this affidavit and marked as **Exhibit "37"** is a copy of photographs of some of the items located at 13511 No 4 Road.

*Search Warrant Execution at the Jones Road Property*

73. I was not present for the execution of the search warrant at the Jones Road Property on October 15, 2015, but I am informed by reading reports prepared by officers and reviewing photographs and I believe that various items were located there including money ledgers and portions of the Money and Miscellaneous Personal Property. The currency located at the Jones Road Property was bundled with elastic bands of various colours and stored in various areas including in suitcases, in envelopes under pillows, and in boutique bags.
74. Attached to this affidavit and marked as **Exhibit "38"** is a copy of an exhibit report completed by Cst. James Laton that I believe accurately reflects the items located at the Jones Road Property.
75. Attached to this affidavit and marked as **Exhibit "39"** is a copy of photographs of some of the items seized from the Jones Road Property.

*Search Warrant Execution at the Water Cube*

76. I was not present for the execution of the search warrant at the Water Cube on October 15, 2015, but I am informed by reading reports prepared by officers and reviewing photographs and I believe that various documents including what appeared to be promissory notes and portions of the Miscellaneous Personal Property were seized.
77. Attached to this affidavit and marked as **Exhibit "40"** is a copy of an exhibit report completed by Cst. N. Cotton that I believe accurately reflects the items located at the Water Cube.

*Search Warrant Execution at #102 – 5131 Brighthouse Way*

78. I was not present for the search warrant execution at #102 – 5131 Brighthouse Way on October 15, 2015, but I am informed by reading reports and review of photographs taken during the execution of the search and believe that this location contained two rooms with assembled gaming tables, numerous used and new playing cards, generic gaming chips not associated with a licensed casino, card shoes and chip trays, baccarat rules cards and forms, a card shuffler and a room equipped with television monitors and equipment for a CCTV system. A portion of the Miscellaneous Personal Property was located and seized. The Vehicle was seized from the underground parkade associated to unit #102.
79. Video surveillance was in place in the areas where gaming tables were set up. The video surveillance was of the dealers and players. The surveillance was similar to video surveillance I have observed in licensed casinos to prevent theft by dealers and players.
80. Attached to this affidavit and marked as **Exhibit "41"** is a copy of the exhibit report completed by Eugene Pelegrin which I believe accurately reflects the items seized at #102 – 5131 Brighthouse Way.
81. Attached to this affidavit and marked as **Exhibit "42"** is a copy of photographs of some of the items seized from #102 – 5131 Brighthouse Way.



*Search Warrant Execution at #1107 – 5199 Brighthouse Way*

82. On October 15, 2015, a search warrant was executed at #1107 – 5199 Brighthouse Way. I was not present, but I am informed by reading reports and exhibits seized and believe that various items were seized including:

- a. numerous documents including:
  - i. various promissory notes;
  - ii. a document titled ‘Baccarat Business Plan for Richmond Private Clubhouse’ which included a photograph of 13511 No 4 Road and, based on my knowledge of the investigation, a signature that appeared to be Mr. Jin’s. Attached to this affidavit and marked as **Exhibit “43”** is a copy of the Baccarat Business Plan;
  - iii. utility bills for 13511 No 4 Road;
  - iv. photocopies of some of the XB Notes;
  - v. salary ledgers;
  - vi. gaming chip invoice transaction records;
  - vii. invoices; and
  - viii. other ledgers;
- b. generic gaming chips not associated with a licensed casino located in a gun safe in the master bedroom;
- c. portions of the Miscellaneous Personal Property;
- d. \$4,300,390 in Canadian dollars which is a portion of the Money, found inside the gun safe in the master bedroom. The currency – the majority of which were \$20 bills - was stacked in 100-note bundles held together with elastics

and five sub-bundles were held together with more elastics to make up a brick; and

- e. a key for the Vehicle and an incomplete ICBC transfer document in the master bedroom.
83. Attached to this affidavit and marked as **Exhibit “44”** is a copy of an exhibit report completed by Cpl. Sunny Bhangu that I believe accurately reflects the items seized during the search at #1107 – 5199 Brighthouse Way.
84. Attached to this affidavit and marked as **Exhibit “45”** is a copy of some of the photographs of the items seized during the execution of the search warrant at #1107 – 5199 Brighthouse Way.
85. One of the promissory notes located at #1107 – 5199 Brighthouse Way indicated:
- On April 18 2015 Xu Yi Tong [Mr. Xu] and Liu Hai Yan have borrowed 250,000 Canadian dollars exactly from Paul King Jin and ought to repay the funds on or before May 25, 2015, and have placed a residence located at 4007 Dunbar St Vancouver B.C. V6S 2E5 as collateral. The borrowed fund is for purchasing materials and interior and exterior renovation purposes.*
86. As noted at paragraph 40, Mr. Jin had provided a bag containing \$50,000 in Canadian currency to Mr. Xu on April 16, 2015, confirmed via surveillance.

*Arrest of Ms. Wei and Statement*

87. On October 15, 2015, Ms. Wei was arrested at 1107 – 5199 Brighthouse Way for money laundering and possession of property obtained by crime and provided with her *Charter* rights and police warning in Cantonese. I am informed by reading the transcript of an interview conducted by Sgt. Alvin Shum and Winnie Lu of Ms. Wei on October 15, 2015, subsequent to her arrest, and believe that she advised of the following:

- a. she had been to Silver International two times or five or six times, but never inside – she just waited in the car for her friends to change money;
- b. she had seen ‘Summer’ [Ms. Qin] before, outside [Silver International], and knew her as a girl who was always picking [up] the phone (she did not know ‘Summer’s’ Chinese name);
- c. everyone knew that “Silver Investment” exchanged money, and sometimes Renminbi (“RMB”) could be given to them and they would give Canadian money;
- d. she never took any money to Silver International – she would only have taken money from Silver International after “we” gave them RMB;
- e. Silver International would give them a bank account in China in RMB and they would do a bank-to-bank transfer to get the RMB to Silver International, then Silver International would give them Canadian;
- f. she did not know where Silver International got their money from, and she had asked Mr. Jin, and Mr. Jin had said that he did not know either;
- g. sometimes Silver International would ask her to help them, since they needed RMB and they trusted Mr. Jin, and Mr. Jin had a friend, so they transferred money from a Chinese bank account into an investor bank account, and Mr. Jin helped “the big boss, the other big boss take out the Canadian dollar”;

- h. the big bosses were Chinese, and they spend maybe half a year “here” and half a year in China; and
- i. she thought that the money that was in [the safe in] her house was borrowed by Mr. Jin “from the big boss in China.”

88. Attached to this affidavit and marked as **Exhibit “46”** is a copy of the transcript of the interview with Ms. Wei.

*Search Warrant Execution at #1204 – 5177 Brighthouse Way*

89. On October 16, 2015, a search warrant was executed at #1204 – 5177 Brighthouse Way. I was not present for the execution of the search warrant #1204 – 5177 Brighthouse Way on October 16, 2015, but I am informed by reading reports and exhibits seized and believe that various items were located there including promissory notes, gaming chip invoice transaction records, shift schedules, payroll ledgers, invoices and other ledgers, and a portion of the Miscellaneous Personal Property. Also located at this location were utility bills for 13511 No 4 Road and more photocopied XB Notes. Attached to this affidavit and marked as **Exhibit “47”** is a copy of the search warrant for #1204 – 5177 Brighthouse Way.

90. Attached to this affidavit and marked as **Exhibit “48”** is a copy of the exhibit report completed by Cst. N. Cotton that I believe accurately reflects the items located at #1204 – 5177 Brighthouse Way.

91. Attached to this affidavit and marked as **Exhibit “49”** is a copy of photographs of some of the items seized from #1204 – 5177 Brighthouse Way.

*Search Warrant Execution on the Toyota*

92. I was present for the execution of the search warrant on the Toyota on October 22, 2015, where various documents and a Hermes bag containing a necklace, which is part of the Miscellaneous Personal Property, were located inside the Toyota.

*Arrest of Mr. Jin and Statement*

93. On February 24, 2016, Mr. Jin was arrested for possession of proceeds of property obtained by crime, laundering proceeds of crime, keeping a gaming or betting house, and betting, pool selling and bookmaking and provided with his *Charter* rights and police warning in Cantonese. I took a statement from Mr. Jin where he advised of the following:

- a. he is a business man and has a gym, a Japanese restaurant and massage parlours in Toronto;
- b. he was a boxer in China and came here in 1989;
- c. he owns a motel and a mining company in China;
- d. he is in the business of loaning money;
- e. he lent money to people at an annual rate of about 10% or 20%;
- f. customers could repay him in Canada or in China;
- g. he has people sign promissory notes, puts liens on homes and when people default on loans, he collects on the loan through the civil court process;
- h. he had a 90% success rate in the courts for recovery of debts owed to him;
- i. he agreed with the statement that he loans his credit to someone else and they in turn give him monthly payments with interest;
- j. he agreed with a suggestion that he received money from Silver International and he gave the money to people because he was loaning them the money;
- k. when he was taking money from Silver International, he was taking money that was already his and was not borrowing from Silver International;
- l. he agreed to a suggestion that if he had money in China and called Silver International and said that he would be taking, for example, \$100,000 from his

Chinese account, and converting from RMB into Canadian, they would do the math for him;

- m. he said, "I give [Silver International] the money for China you know, they give the money here";
- n. he agreed with a suggestion that if he had picked up money from Silver International, that would be from money that came from his account, and all they did was convert it from RMB into Canadian dollars for him;
- o. sometimes he would give a cheque to Silver International and they would give him cash;
- p. he said that he never took money to Silver International to deposit;
- q. Silver International was an exchange company that Mr. Jin deals with;
- r. he recognized the name Caixuan Qin and he recognized the name Jian Zhu as "tall guy, have [glasses]," and said that he only dealt with those two people;
- s. if people wanted to borrow money from him to gamble they could use his line of credit and pay him back with money from China, or "sell houses or something";
- t. he agreed he has a credit history in Macau, China, Hong Kong, "all around there" and flies there "all the time";
- u. he builds his credit of borrowed money from "the big people";
- v. in China they give him credit of two to three million Canadian dollars and with his credit "the money, keeps...longer";
- w. he has a credit at the casino;
- x. Canadian casinos do not give credit and that is why they have to "borrow" the money to the customers;

- y. he agreed with the statement that he sends friends to a casino in Las Vegas to play on his credit and the friends have to pay him back;
- z. the casino deals with him to collect the debt and he collects from his friends, by "money from China or they sell houses or something";
- aa. there is no interest because if the customer loses money, the casino will give profits;
- bb. he made a percentage of profit from the casino of "sometimes 10, 15, 20 sometimes 22 percent";
- cc. on two million dollars he might only have to pay back the casino 1.8 million, otherwise they don't get any of his customers;
- dd. he doesn't do... "small money, just business people";
- ee. he puts "the lien on the house...not only here, in China too";
- ff. he agreed with the statement that the "BC lotto commission" had put him "off limits" because he was lending money to people at government casinos;
- gg. he is "sometimes in danger...he is a loan shark, he has money...he moves around";
- hh. he lost money too in the "small casinos";
- ii. people go all over the world to gamble and he helps people to come to Canada to play here in the casino on No 3 Road; and
- jj. he does not like "underground casinos"...he is an "innocent customer".

94. Attached to this affidavit and marked as **Exhibit "50"** is the transcript of the interview I conducted with Mr. Jin.

*Police Service Dog Search of the Vehicle and the Toyota*

95. I am informed by reading the report of Cpl. Dave Hergesheimer and believe that subsequent to the seizure of the Vehicle and the Toyota, a Police Service Dog indicated 'positive' for controlled substance residue on the compartments of the interior door handles of the Vehicle and the front passenger door pocket and centre console compartment of the Toyota. Attached to this affidavit and marked as **Exhibit "51"** is a copy of the report of Cpl. Hergesheimer.

*Additional Search Warrant Execution at Silver International*

96. I sought and obtained an additional search warrant for Silver International. On April 22, 2016, I was present for the execution of the additional search warrant at Silver International where we seized additional ledgers for October 1 to October 15, 2015. Attached to this affidavit and marked as **Exhibit "52"** is a copy of the additional search warrant for Silver International.

*Manner of Packaging of Currency Seized*

97. Based on my experience and training as a police officer which includes training from the Bank of Canada with respect to bundling of currency dispensed by Canadian financial institutions, the currency seized from Silver International, 1107 – 5199 Brighthouse Way, the Jones Road Property, and the Water Cube, on October 15, 2015, and #1204 – 5177 Brighthouse Way on October 16, 2015, was not packaged in accordance with standard banking practices, for example:

- a. the number of bills per bundle was not consistent;
- b. the bills were not 'faced' (oriented) in the same direction within the bundles;  
and
- c. the bundles were held together with various coloured elastic bands which were weak and broke easily when the money was counted.



98. In contrast, currency dispensed from legitimate financial institutions is grouped in bundles of 100 bills of the same denomination; are 'faced' in the same direction so that money-counters can identify the bills accurately; and are securely wrapped with white paper bands.

*Analysis of Ledgers Seized*

99. I am informed by reading the Analytical Report created by Elise K. L. To regarding ledgers seized from Silver International (the "Silver Ledgers"), and believe that from June 1, 2015, to October 15, 2015 – a period of 137 days - there were amounts in the debit column totalling \$83,075,330 and in the credit column for \$81,462,730. This would represent an annualized figure of \$221,332,084 in debits and \$217,035,741 in credits. Attached to this affidavit and marked as **Exhibit "53"** is a copy of the Analytical Report of Ms. To (without appendices).

100. I am informed by Cpl. Steven Ly and believe that "Xiao Bao" is a Mandarin version of the Cantonese "Siu Bo". I am further informed by Cpl. Ly and believe that based on previous investigations he has conducted, Xiao Bao / Siu Bo are Mr. Jin's street names. Mr. Jin was identified in the Silver Ledgers as 'XB', 'Xiao Bao', 'Xiao Bao XB' and 'Bao'. It was determined that during the period of June 1 to October 15, 2015, Mr. Jin deposited \$101,000 and withdrew \$26,996,935 from Silver International. This represents 33% of the total money that was withdrawn from Silver International during that time.

101. Several documents that appeared to be records of bookkeeping were located at the Jones Road Property (the "Jones Road Ledgers") when the search warrant was executed there on October 15, 2015. The documents:

- a. were handwritten in Chinese characters;
- b. ranged in date from March 2014 through October 2015;
- c. consistently recorded in a single line: date, time, the name 'Shi Bao' and whether 'Shi Bao' was 'incoming' or 'took away' and amount, or whether

'Shi Bao' told a third party to 'incoming' or 'take away' an amount, followed by a running balance; and

- d. had amounts that were recorded in 'units' or 'thousands' and were sometimes characterized as 'big' or 'small'.

102. There appeared to be at least two ledgers being kept in the same manner as described above, and that a quantity of both currency and gambling chips were being recorded. It could not be determined which was being recorded but in most cases, based on other information, the amount was believed to be related to cash. Further, a 'unit', was believed to represent 10,000 - for example, '10 units' was believed to equal 100,000.

103. In many cases, the amount recorded in the Jones Road Ledgers was equivalent to the amount attributed to 'XB' recorded in the Silver Ledgers.

104. Additional ledgers were located at Ms. Qin and Mr. Zhu's residence at 2375 Burquitlam Drive, Vancouver, BC (the "Burquitlam Ledgers") and at The Style Travel, a business related to Silver International located at #5 - 8271 Westminster Highway (the "Style Travel Ledgers").

105. Of note are the following entries:

- a. The Jones Road Ledgers have an entry that reads 'April 16, 2015, 11:30 AM, Shi Bao took away 120 Units, balance Units 87 ten thousand 6000.' It is believed that Mr. Jin picked up "120 Units" on April 16, 2015 at 11:30 hours. As detailed at paragraph 40, Mr. Jin was observed via surveillance providing a boutique bag to Mr. Xu who then attended at the Edgewater Casino and used the boutique bag to conduct a \$50,000 transaction all in \$20 bills on this date.
- b. The Burquitlam Ledgers have entries on April 23 of: '-759280 XB' and '-500000 XB'. The Jones Road Ledgers have entries that read: 'April 23, 2015, 12:05 PM, Shi Bao incoming (illegible) 45 Units, balance 52 Units.'; 'April 23, 2015, 12:20 PM, Shi Bao gave Yuan (illegible) 12,500 dollars, balance 50 Units + 7,500.'; 'April 23, 2015, 1:30 PM, Shi Bao gave Yuan

(illegible) 20 Units, balance 30 Units + 7,500.', 'April 23, 2015, 3:00, Shi Bao incoming (illegible) 50 units, balance 80, units + 7500 thousand.'; and 'April 23, 2015, 3:00, Shi Bao took away 20 Units, balance 60, units + 7500.' As detailed at paragraph 41, Mr. Jin was observed via surveillance moving large suitcases between the Water Cube, Silver International, a restaurant, and the Jones Road Property on this date.

- c. The Jones Road Ledgers have an entry that reads 'April 29, 2015, 2:20 PM, Shi Bao took away 10 Units, balance 25 units.' As detailed at paragraph 42, Mr. Jin was observed via surveillance leaving the Jones Road Property with a blue cloth bag and driving to the Water Cube on this date.
- d. The Jones Road Ledgers have an entry that reads 'April 30, 2015, 11:50 AM, Shi Bao took away 12 Units, balance 8 Units.' As detailed at paragraph 43, Mr. Jin was observed via surveillance entering the Jones Road Property on this date.
- e. The Jones Road Ledgers have an entry that reads 'May 6, 2015, 11:00 AM, Shi Bao incoming 22 Units, balance 22 Units.' As detailed at paragraph 44, Mr. Jin was observed on this date handing a black bag with grey handles to an elderly male (believed to be Mr. Jia) outside the Jones Road Property, before the elderly male entered the Jones Road Property.
- f. The Jones Road Ledgers have an entry that reads 'May 7, 2015, 2:30 PM, Shi Bao took away 46 Units, balance 0000 (illegible).' The Burquitlam Ledgers have three entries on May 7 associated to XB: '-400000 XB', '-50000 XB' and '-430580 XB'. As detailed at paragraph 45, Mr. Jin was observed on that date exchanging bags with Mr. You after departing the Jones Road Property. Mr. You then took the Toyota and obtained a suitcase from Silver International. Mr. You was later observed via surveillance providing bags to individuals in a Costco parking lot.

- g. The Burquitlam Ledgers have an entry on June 4 of '- 150000 XB'. The Jones Road Ledgers have an entry that reads 'June 4, 2015, 3:10 PM, Shi Bao told driver Xiao Tian incoming (illegible) 15 Units, balance 20 Units, 12 (illegible). As detailed at paragraph 46, Mr. You attended at Silver International in the Toyota, obtained a medium-sized bag, drove to the Jones Road Property and provided the bag to a male that answered the door on that date.
- h. The Burquitlam Ledgers have entries on June 5 of '-50000 XB' and '-200000 XB'. As detailed at paragraph 47, Mr. Jin was observed via surveillance attending Silver International and obtained a brown boutique bag before driving to the Water Cube on that date.
- i. The Burquitlam Ledgers recorded entries on June 9 of '- 100000 XB' and '- 204160 XB'. The Jones Road Ledger have entries that read: 'June 9, 2015, 9:00 PM, Shi Bao told Xiao Wang (illegible) Yang to take away 10 Units, balance 16 Units' and 'June 9, 2015, 9:05 PM, Shi Bao took away 2 Units, balance 14 Units". As detailed at paragraph 48, Mr. Jin was observed via surveillance taking boxes into the Water Cube, attending the Jones Road Property, and going to the River Rock Casino with a suitcase on that date.
- j. The Burquitlam Ledgers have an entry on June 10 of '-200000 XB'. The Jones Road Ledgers have an entry that reads 'June 10, 2015, 10:00 PM, Shi Bao told driver Xiao Tian to take away 15 Ten thousand, balance 11 Ten thousand.' As detailed at paragraph 49, on that date Mr. Motevalli and Mr. You attended Silver International and then met with Mr. Jin. All three men went to the Water Cube. Mr. Motevalli and Mr. You then attended 13511 No 4 Road before driving to the Jones Road Property. Ten minutes later, Mr. Motevalli and Mr. You met with a male and provided him with a black bag. The male then provided the bag to another male at the River Rock Casino. The second male took the bag and completed a buy-in of \$40,040.

- k. The Silver Ledgers have an entry on August 27 of '-200000 XB'. The Jones Road Ledgers have an entry that reads 'August 27, 2015, 6:00 PM, Shi Bao told Foreigner driver to take away 1 Unit, balance 19 Units.' As detailed at paragraph 50, on that date Mr. Jin and Mr. Motevalli attended at Silver International before attending the Jones Road Property to pick up a bundle of currency.
- l. The Silver Ledgers have an entry on September 2 of '-151500 XB'. The Jones Road Ledgers have entries that read: 'September 2, 2015, 5:00PM, Shi Bao told Foreigner driver to incoming (illegible) 10 Units, balance 31 Units.'; 'September 2, 2015, 6:00 PM, Shi Bao told Foreigner driver to take away 65 (illegible) thousand dollars, balance 30 Units + 5000.'; and 'September 2, 2015, 9:50PM, Shi Bao told Foreigner driver to take away 5 Units, balance 25 Units.' As detailed at paragraph 51, Mr. Jin was observed via surveillance picking up a black bag from Silver International and then attending the Jones Road Property on that date. Mr. Jin and Mr. Motevalli later returned and picked up a bag from the Jones Road Property and then met with an individual outside of the River Rock Casino. Mr. Jin and Mr. Motevalli also attended at the Water Cube on this date.
- m. The Silver Ledgers have an entry on September 3 of '-100000 XB'. As detailed at paragraph 52, on that date Mr. Motevalli was observed via surveillance picking up a box from Silver International and delivering it to a restaurant.
- n. The Silver Ledgers have an entry on September 4 of '-100000 XB'. The Jones Road Ledgers have an entry that reads 'September 4, 2015, 6:15 PM, Shi Bao told Foreigner driver to incoming (illegible) 15 Units, balance 18 Units.' As detailed at paragraph 53, Mr. Motevalli was observed via surveillance on this date picking up a cardboard box from Silver International and then attending the Jones Road Property.

- o. The Jones Road Ledgers have entries which read: 'September 14, 2015, 6:15 PM, Shi Bao took away 77 Units + 4070 thousand, balance 30 Units.' and 'September 14, 2015, 8:40 PM, Shi Bao told Foreigner driver to take away 3 Units, balance 27 Units.' As detailed at paragraph 55, on that date Mr. Jin was observed via surveillance taking a bag out of a restaurant, attending 13511 No 4 Road, and picking up boutique bags from the Water Cube. Later, Mr. Jin was observed attending the Jones Road Property before meeting with a female and loading a suitcase and boutique bag into her vehicle.
- p. The Silver Ledgers have an entry on September 19 of '-642315 XB'. As detailed at paragraph 56, on this date Mr. Motevalli and Ms. Wei were observed via surveillance picking up a large suitcase at Silver International and taking it to 5199 Brighthouse Way.
- q. The Jones Road Ledgers have an entry that reads 'September 25, 2015, 11:50 AM, Shi Bao took away 17 units, balance 66 units.'" As detailed at paragraphs 57 and 58, on this date Mr. Jin was observed via surveillance picking up a white boutique bag from the Jones Road Property and then meeting with an unknown female on the side of the road and giving her a white plastic bag containing Canadian currency and a brown bag. The unknown female drove to another location and placed the plastic bag in a vehicle. The driver of that vehicle drove to the River Rock Casino and conducted a cash transaction of \$99,900.
- r. The Silver International Ledgers have an entry on September 28 of '-400000 XB'. As detailed at paragraph 60, Ms. Wei and Mr. Yao picked up a large duffle bag from Silver International and took it to #1107 – 5199 Brighthouse Way on that date.
- s. The Style Travel Ledgers have an entry on October 2 of '-505000 XB'. As detailed at paragraph 63, Mr. Jin was observed via surveillance pulling a large black suitcase into #1107 – 5199 Brighthouse Way. Mr. Jin and Mr. Yao then drove to the Water Cube and picked up another large black bag before

returning to the area of Brighthouse Way. The men later returned to the Water Cube and loaded something heavy into the vehicle. Mr. Jin was again observed carrying a duffle bag into #1107 – 5199 Brighthouse Way. Mr. Jin and Mr. Yao then attended 13511 No 4 Road.

- t. The Style Travel Ledgers for October 3, 2015, have an entry of ‘-91650 XB Cheque’. As detailed at paragraph 69.a, Mr. Jin was observed via the internal video security system at Silver International meeting with Ms. Qin and Mr. Zhu and departing with a bag containing a shoebox of currency.
- u. The Style Travel Ledgers for October 7, 2015, have an entry of ‘-101000 XB’. As detailed at paragraph 69.b, Mr. Jin was observed via the internal video security system at Silver International obtaining a boutique bag containing bundles of cash.
- v. The Style Travel Ledgers for October 9, 2015, have an entry of ‘-500000 XB.’ As detailed at paragraph 69.c, Mr. Jin was observed via the internal video security system at Silver International leaving with two suitcases and a sports bag containing currency.

106. I am informed by reading the report of by Ms. To regarding ledgers seized from #1107 – 5199 Brighthouse Way and #1204 – 5177 Brighthouse Way and believe that from June 11, 2015, to October 8, 2015, the total ‘revenue’ indicated on the ledgers was \$67,028,089. After deducting ‘operating expenditures’, ‘actual disbursements’, ‘payment of 15%’, ‘percentage taken’, and ‘other expenditures’, Ms. To concluded that the net profit of the gaming houses for June 11, 2015, to October 8, 2015, was \$32,716,719. Attached to this affidavit and marked as **Exhibit “54”** is a copy of the Analytical Report of Ms. To (without appendices).

*Summary of Money Movements*

107. Based on my training and experience as a police officer I believe that Mr. Jin was moving money from Silver International to the Jones Road Property for repackaging. The money was then moved to the Water Cube for pickup or was delivered to persons at restaurants and waiting in vehicles who then converted it to casino chips at casinos in BC.
108. Observations made in the later stages of the investigation of large duffle bags and suitcases being taken into #1107 - 5199 Brighouse Way suggest that Mr. Jin was accumulating large quantities of cash at his new residence.
109. A safe which had been observed being taken into #1107 - 5199 Brighouse Way on September 12, 2015, was located filled with bundles of \$20 and \$100 bills held together with elastic bands totaling over \$4 million dollars, when the search warrant was executed at this location on October 15, 2015.
110. The Silver Ledgers and Burquitlam Ledgers were a record of the Canadian currency that Mr. Jin took away from Silver International.
111. The Jones Road Ledgers were a record of the cash which Mr. Jin brought in from Silver International (and other unknown sources) and a record of what Mr. Jin is believed to have taken out to gamblers at casinos or for other unknown reasons.
112. As shown in the analysis of the "Daily Transaction" ledgers from June 1, 2015, to October 15, 2015, Mr. Jin was able to move approximately \$26,996,935 (CDN) by using Silver International.
113. Based on my involvement in this investigation and my experience and training as a police officer, Silver International's business follows the Vancouver Model of money laundering.



114. Based on my involvement in this investigation and the analysis of the ledgers I believe that Mr. Jin use Silver International's cash resources to distribute monies to local and international gamblers at an agreed upon exchange rate. Mr. Jin loaned some of these monies from Silver International to local and international gamblers. The investigation revealed that sometimes Mr. Jin used promissory notes to acknowledge receipt of those monies by the gambler along with the date and amount borrowed from him and agreed lending rate anywhere from 10 to 30% per annum or shorter period of time. The security/collateral that was often used was the borrower's personal residence. Upon non-repayment of the borrowed monies, Mr. Jin and/or Ms. Wei would commence civil action against the borrower and the collateral.

*Summary of Unlicensed Gaming*

115. Based on my training, experience as a police officer and specific involvement in E-Pirate, including, the observations by made by officers and recorded upon execution of the search warrant on 13511 No. 4 Road and the Brighthouse Way properties, including gambling tables, cards, generic gaming chips not associated with a licensed casino, casino chip trays, baccarat table limit signs, baccarat rule cards and other gaming related documents I believe that prior to the execution of the search warrant at 13511 No. 4 Road it was being operated as an unlicensed gaming house.

*Summary of Observations of Mr. Jin and Ms. Wei*

116. During the course of the E-Pirate investigation, Mr. Jin was the target of surveillance teams on 40 different days between April 16, 2015 and February 24, 2016. Mr. Jin was observed on 37 of the 40 days and on the days that he was observed, he was never observed at any location where it would appear that he was at a legal place of employment, aside from attending at the Water Cube.

117. During the course of the E-Pirate investigation, Ms. Wei was observed by surveillance teams on 20 different days between April 16, 2015, and October 1, 2015. On the days that Ms. Wei was observed, she was never observed at any location where it would appear that she was at a legal place of employment.

*Summary of Money Recovered from #1107-5199 Brighthouse Way*

118. Based on my experience and training as a police officer which includes training from the Bank of Canada with respect to bundling of currency dispensed by Canadian financial institutions, the currency seized from Silver International, 1107 – 5199 Brighthouse Way, the Jones Road Property, and the Water Cube, on October 15, 2015, and #1204 – 5177 Brighthouse Way on October 16, 2015, was not packaged in accordance with standard banking practices, for example:

- a. the number of bills per bundle was not consistent;
- b. the bills were not 'faced' (oriented) in the same direction within the bundles;  
and
- c. the bundles were held together with various coloured elastic bands which were weak and broke easily when the money was counted.

119. With respect to currency recovered from 1107 – 5119 Brighthouse Way found inside the gun safe in the master bedroom much of the currency was in \$20 bills stacked in 100-note bundles held together with elastics and five sub-bundles were held together with more elastics to make up a brick.

120. In contrast, currency dispensed from legitimate financial institutions is grouped in bundles of 100 bills of the same denomination; are 'faced' in the same direction so that money-counters can identify the bills accurately; and are securely wrapped with white paper bands.

### **The Promissory Notes**

121. A batch of Chinese and English documents called Promissory Notes (the "Promissory Notes) in hardcopy and electronic format were seized from the various properties associated to Ms. Wei and Mr. Jin when the search warrants were executed. These documents listed loans allegedly owed by various parties to Mr. Jin or Ms. Wei during the period of December 24, 2012, through August 21, 2015, in the cumulative amount of \$26,061,000.

122. I am informed by reviewing court records and believe that between January 2013 and August 2015 Mr. Jin and Ms. Wei filed 24 actions against persons and/or companies that were 'borrowers' and in a number of the cases also filed certificates of pending litigation and/or mortgages against real property.


### **Current Location of the Money, Vehicle, Casino Chips and Miscellaneous Personal Property**

123. Pursuant to a management order, the Money is deposited to the Receiver General account with SPMD. Attached to this affidavit and marked as **Exhibit "55"** is a copy of the amended management order made July 24, 2017.

124. The Vehicle is currently located at SPMD. The Casino Chips and Miscellaneous Personal Property are currently located at RCMP Headquarters in Surrey, BC.

**Outcome of Investigation**

125. On November 22, 2018, a stay of proceedings was entered with respect to all charges against Silver International and its principals stemming from the E-Pirate investigation. Due to the stay of proceedings with respect to Silver International and its principals, charges were not approved with respect to Mr. Jin and Ms. Wei.

AFFIRMED BEFORE ME at )  
Surrey, British Columbia on )  
28<sup>th</sup>/FEB/2020 )  
 )  
\_\_\_\_\_)  
A Commissioner for taking )  
Affidavits for British Columbia )

  
\_\_\_\_\_  
MELVIN CHIZAWSKY

EUGENE PELEGRIL  
Commissioner Name (printed)


CORPORAL  
Title

604 360-0521  
Telephone Number



**Corporal Melvin Jimmy CHIZAWSKY**  
Royal Canadian Mounted Police  
Regimental Number Personal Information

This is Exhibit " 1. " referred to in the  
Affidavit of Cpl. Mel. Chizawsky  
Sworn before me at SURREY  
In the Province of British Columbia,  
on the 28 day of FEB, 2020

  
A Commissioner for taking Affidavits  
within the Province of British Columbia

RCMP Federal Serious Organized Crime  
Financial Integrity Investigations  
Mailstop 809 14200 Green Timbers Way, Surrey  
British Columbia, Canada V3T 6P3

**RCMP Employment:**

Federal Serious Organized Crime – Financial Integrity Investigations – November 2, 2015 to present:

- Affidavit writer for search warrants, production orders and field investigator. Interview witnesses and suspects, review reports, guide members in the theory of money laundering and proceeds of crime elements.

Combined Forces Special Enforcement Unit of British Columbia (CFSEU BC):

- Proceeds of Crime Investigations – October 1, 2006 to November 1, 2015.
- Affidavit writer for search warrants, production orders, operational plans and lead field investigator

CFSEU BC – Quick Response Investigations – April 1, 2004 to September 30, 2006:

- Field investigator for criminal controlled drug investigations

Langley RCMP – February 1991 to March 31, 2004

- Community police services and problem oriented policing investigations
- General Duty police services and bicycle patrols
- General Investigation Section; Property Crimes Unit with assistance to homicide and robbery units.

## **Professional Education within the RCMP:**

- Financial Crime Investigators Course – April 2015
- Introduction to Major Case Management - January 2014
- Over view of Interception to Private Communications January 2014
- Production Orders – January 2012
- Major Crime Investigation Techniques – November 2011
- Tactical Use of Internet for Investigations - August 2010
- Search Warrant drafting – March 2008
- Human Source Management – March 2007
- Proceeds of Crime Investigations – January 2006
- Expert Laundering Evidence – National Crime Agency UK - March 2018
- Dr Peter German – Dirty Money (inside BC Casinos) – July 2018
- Money Laundering - Transparency International Monthly Seminars 2019- Focus on Anti-corruption within Corporations and Government Agencies.
- Money Laundering Training - February 2020 - MSB Service Owner presenting on how he manipulated FINTRAC reporting and engaged in money laundering for Organized Crime transnationally, nationally and locally. This owner explained how to move bulk cash from Canada into the USA and engage in determining the percentages earned from each unlawful transaction.

## **Formal Education**

- RCMP – Regina Depot – Training August 1990 – February 1991
- Diploma in Mechanical Engineering Technology – June 1988

## **Periodicals Read**

- FATF Report: The Role of HAWALA and Other Similar Service Providers in Money Laundering and Terrorist Financing - October 2013
- FATF Report: Money Laundering through Money Remittance and Currency Exchange Providers June 2010
- Bank of Canada – Bank Note Standards for Deposits – Poster
- Dirty Money – Dr Peter German Report – March 31, 2018

## **Relevant Summary of RCMP Service**

1. Currently I am an investigator and Affidavit writer for Project EPIRATE since September 2015. This is a money laundering and proceeds of crime investigation of several organized crime persons and an unlicensed money services business that had links to an unlicensed casino in a private dwelling. The origins of the monies were tracked through a variety of bank accounts which

ended in the purchase of properties or other assets. I am an Affidavit writer in this complex investigations that has local, provincial and international components for the transfer of monies to suspects and their acquisition of wealth. I have identified the typology of money laundering schemes that are being identified from the evidence gathered at the residences and from the financial institutions. I did write 2 search warrants for two businesses and a variety of production orders to Notary Publics and financial institutions to support the money laundering theories. I am in the process of restraining a property that was purchased with the proceeds of crime.

2. I have been a member of the Royal Canadian Mounted Police (RCMP) since June 20, 1990. I am presently employed with the Federal Serious Organized Crime Unit and assigned to Financial Integrity investigation section since November 2015. Prior to this assignment I was an investigator at the Combined Forces Special Enforcement Unit of British Columbia (CFSEU BC) on the Proceeds of Crime Investigative Team from October 2006 to October 2015.
3. Prior to being employed with CFSEU BC in April 2004, I worked at Langley RCMP Detachment in a variety of uniform and plainclothes positions. I gained investigative and court experience from general duty policing, property crimes, auto theft task force, sexual assault, robbery and homicide investigations. I gained public speaking experience by working in the crime prevention section with many presentations to the public at a variety of seminars and to Langley City council.
4. On April 1, 2004, I was transferred to CFESU BC and assigned to a criminal investigative team. During my two-year tenure on the "Quick Response Team", I was assigned a variety of roles from field investigator, Ops plans writer, co-human source handler, liaison with surveillance teams/ conducting surveillance and affiant writer.
5. **Project Amazon** – October 2004. I was the primary officer responsible for planning and running a covert camp site near the town of Salmon Arm BC. This site allowed members to execute general warrants to gather evidence from 15 plus grow operations. In October 2004, over 20 CDSA search warrants were executed over a three-day period. I was assigned as the Affiant to restrain three properties using the CDSA. Two Applications were approved by the public prosecutor and both properties successfully forfeited to the Crown.



6. **Project Portal** – (Part VI Investigation)- Joint task force into weapons trafficking and arson – Abbotsford. This investigation utilized numerous UCO scenarios. I was a field investigator interviewing various witnesses and as a surveillance member. I wrote bail briefs to coincide with the arrest of multiple persons. I participated in a variety of searches and found evidence to support the allegations.
7. **Transfer to a Proceeds of Crime Investigation Team:** On October 1, 2006, I interviewed and was successful to transfer to the proceeds of crime investigation team for CFSEU BC. I took the proceeds of crime investigations course in Regina SK in January 2007 and as a result, from being on that team, I was assigned to the following Projects:
8. **Project Hyde:** I was assigned to review the file and obtain destruction and/ or forfeiture order for monies, drugs and weapons seized during the course of the investigation. I was assigned two constables to oversee and assign tasks to complete the investigative steps. Persons of interest were located and interviewed by myself. I wrote 10 applications using section 490(9) of the Criminal Code and successfully obtained the destruction and/ or forfeiture order for monies, drugs and weapons by personally appearing before a Justice at Vancouver Provincial Court.
9. **Project Paragon** – (Part VI Investigation) International/ Inter provincial CDSA investigation. I was assigned as a field investigator to obtain evidence from a variety of residences via garbage collection, surveillance of the subjects of investigation, execution of general warrants on luggage at YVR, production orders on banks, business and notary publics. I was responsible to analyze the flow of finds from a variety of bank accounts and prepare written reports suitable for use in affidavit. I reviewed intercepted calls that would support the criminal organization and identification of persons in control of residences and or other assets. I was successful in interviewing “Betty Yan”, a predominant loan shark in the Asian community who described how she conducts her business.
10. **Project Pistology** – (Part VI Investigation) International Importation/Parallel Investigation. A parallel investigation in which the DEA had Canadians travelling to the USA and communicating using encrypted cellular communications for the purposes of trafficking in controlled drugs. I was assigned as the Affiant on this file for the purposes of the proceeds of crime investigation. I wrote over 50 production orders to obtain the materials to support the allegations against the

primary target. I wrote 3 search warrants were two residences in Surrey and one in Lake Country.

11. **Project Plumeria** – Field investigator – Offshore Banking/Avoidance of Taxes/Money Laundering. The duties on this investigation included surveillance coordinator, execution of general warrants, securing evidence from a variety of sites, interviewing witnesses, liaison with general managers of hotels to obtain cooperation and ease of movement of surveillance team members in secure areas, cover team on the UC components, buy money coordinator. Liaison with BC Securities Commission as the file progressed forward. Bank Gutenberg of Switzerland fined \$500K for operating in Canada without a licence as a result of this investigation.
12. **Project Lei Sei (Assist Toronto Police Service)** – Interprovincial CDSA/Money laundering investigation. Lead investigator on the BC component. Received communications daily with the lead investigator in Toronto. Coordinated surveillance teams locally, executed general warrants for covert seizures, gathered evidence of suspected stash residences, identified associates and traffickers, executed three search warrants and exhibit officer on one site. Produced reports suitable for warrants.
13. **File 2013- CDSA Investigation** – I was the lead investigator and affiant for the proceeds of crime component of a major drug trafficker in Surrey who was residing in a residence. I obtained production orders from banks, notaries and a private money lender. I interviewed the mortgage broker and his associate. The flow of monies was ascertained to come from the drug trafficker and his spouse. The nominee was the brother in law to the trafficker. The house is currently restrained and future court proceedings are anticipated for forfeiture of the property. Over \$75,000 in cash was forfeited to the Director of Civil Forfeiture.
14. **Court Expert – File 2008-096.** Regina vs MAK and CHU. I was the primary investigator into analyzing the flow of monies from a variety of bank accounts and the identification of nominees for the purchase of a large acreage in Horsefly BC. I was declared an expert in interpreting monthly statements along with other related mortgage documents for the purposes of purchasing a property and explaining those documents to the court.
15. **Squamish RCMP** – I have provided an expert opinion report related to a large cash seizure of monies found within a suitcase that was found with a residence of a suspected drug trafficker. The \$130,000 plus currency was bundled in

\$10,000 blocks (and sub-bundled) using elastic bands and no receipts from the origin of the monies from financial institutions. This case is before the courts as of December 9, 2018.

16. **Civil Forfeiture** – I am familiar with the civil forfeiture act in BC. I have written many reports summarizing the details of an investigation and have successfully referred cash and other assets to the Director of Civil Forfeiture in the Province of BC. I prepared an Affidavit to support that a residential property was purchased through money launder via drug trafficking. (Director of Civil Forfeiture vs Frederick Dwayne WILSON). That Affidavit was filed at the BC Supreme Court and is currently being litigated through the civil process. A recent Affidavit authored by myself was filed at the BC Supreme court involving nearly \$1,000,00 CAD in cash seized from two couriers in August 2015. (Director of Civil Forfeiture vs Andy CHEUNG, Yong CHEN and Silver International Investments Ltd). This case is in litigation at this time. This was a successful forfeiture of monie.

17. **Seized Property Management Directorate** – I am familiar with the SPMD Act and have written affidavits to support management orders for cash seizures and offence related property.

**Skills**

Language: English

Computer Skills: Microsoft Word and Excel

**References:**

References are available Upon Request.





# Residential Tenancy Agreement

### Important Notes:

#RTB-1

The Residential Tenancy Branch (RTB) is of the opinion that this Residential Tenancy Agreement accurately reflects the Residential Tenancy Act (RTA) and accompanying regulations. The RTB makes no representations or warranties regarding the use of this Agreement. A landlord and tenant may wish to obtain independent advice regarding whether this agreement satisfies their own personal or business needs. For the rental of a manufactured home and a manufactured home site under a single tenancy agreement, use this agreement form. For the rental of a manufactured home site use the Manufactured Home Site Tenancy Agreement.

The words **tenant** and **landlord** in this tenancy agreement have the same meaning as in the RTA, and the singular of these words includes the plural. In this tenancy agreement, the words **residential property** have the same meaning as in the RTA. **Residential property** means a building, a part of a building or related group of buildings, in which one or more rental units or common areas are located; the parcel or parcels on which the building, related group of buildings or common areas are located; the rental unit and common areas and any other structure located on the parcel or parcels.

**HOW TO COMPLETE THIS FORM ELECTRONICALLY:** If you are accessing this agreement form from the B.C. Government Web site, it can be printed and completed by hand (*print clearly, using dark ink*) or filled out while at the computer workstation—simply type your responses in the boxes. If you cannot complete all the sections at the computer right away, you can print off what you have completed and fill in the remaining fields by hand. Note, you **cannot save** the completed form to your computer, therefore, after you complete the form, make sure you review the form for accuracy and print the number of copies you require **before** you leave the document or shut down the program/computer.

IF ADDITIONAL SPACE IS REQUIRED TO LIST ALL PARTIES, complete and attach Schedule of Parties (#RTB-26) RTB-26 used & attached:

## RESIDENTIAL TENANCY AGREEMENT between: (use full, correct legal names)

the **LANDLORD(S)**: (if entry for landlord is a business name, use the 'last name' field box to enter the full legal business name)

Zhao This is Exhibit "2"	Xin
last name referred to in the Affidavit	first and middle name(s)
of M. Chizawsky	
last name affirmed before me this	first and middle name(s)
and the <b>TENANT(S)</b> day of FEB 28, 2020	

Wei	Xiao Qi
last name A Commissioner for taking Affidavits	first and middle name(s)
Within British Columbia	
last name	first and middle name(s)

### ADDRESS OF PLACE BEING RENTED TO TENANT(S) (called the 'rental unit' in this agreement):

D1107	5199 Brighthouse Way	Richmond	B.C.	V7C0A7
unit	address	city	province	postal code

### ADDRESS FOR SERVICE of the landlord landlord's agent:

*WXX*

D1107	5199 BTZ 10400 Buttermere Dr Richmond BC	Richmond BC	B.C.	V7A1R8
unit	address	city	province	postal code

778 2971951	604 7863287		
daytime phone number	other phone number	fax number for service	fax number for service

7

**1. APPLICATION OF THE RESIDENTIAL TENANCY ACT**

- 1) The terms of this tenancy agreement and any changes or additions to the terms may not contradict or change any right or obligation under the *Residential Tenancy Act* or a regulation made under that Act, or any standard terms. If a term of this tenancy agreement does contradict or change such a right, obligation or standard term, the term of the tenancy agreement is void.
- 2) Any change or addition to this tenancy agreement must be agreed to in writing and initialed by both the landlord and the tenant. If a change is not agreed to in writing, is not initialed by both the landlord and the tenant or is unconscionable, it is not enforceable.
- 3) The requirement for agreement under subsection (2) does not apply to:
  - a) a rent increase given in accordance with the *Residential Tenancy Act*,
  - b) a withdrawal of, or a restriction on, a service or facility in accordance with the *Residential Tenancy Act*, or
  - c) a term in respect of which a landlord or tenant has obtained an arbitrator's order that the agreement of the other is not required.

**2. LENGTH OF TENANCY** (please fill in the dates and times in the spaces provided)

This tenancy starts on:     
day month year

**Length of tenancy:** (please check a, b or c and provide additional information as requested)  
This tenancy is:

- a) on a month-to-month basis
- b) for a fixed length of time:  ending on:     
length of time day month year

**At the end of this fixed length of time:** (please check one option, i or ii)

- i) the tenancy may continue on a month-to-month basis or another fixed length of time
- ii) the tenancy ends and the tenant must move out of the residential unit  
If you choose this option, both the landlord and tenant must initial in the boxes to the right.

Landlord's Initials	Tenant's Initials
EX	WXR

- c) other periodic tenancy as indicated below:  
 weekly  bi-weekly  other:

**3. RENT** (please fill in the information in the spaces provided)

a) **Payment of Rent:**  
 The tenant will pay the rent of \$  each (check one)  day  week  month to the landlord on the first day of the rental period which falls on the (due date, e.g., 1st, 2nd, 3rd, ... 31st)  day of each (check one)  day  week  month subject to rent increases given in accordance with the RTA.

The tenant must pay the rent on time. If the rent is late, the landlord may issue a Notice to End Tenancy to the tenant, which may take effect not earlier than 10 days after the date the notice is given.

b) **What is included in the rent:** (Check only those that are included and provide additional information, if needed.)  
 The landlord must not terminate, or restrict a service or facility that is essential to the tenant's use of the rental unit as living accommodation, or that is a material term of the tenancy agreement.

- |   |  |   |   |
|---|--|---|---|
| <input checked="" type="checkbox"/> Water       | <input checked="" type="checkbox"/> Stove and Oven | <input checked="" type="checkbox"/> Window Coverings  | <input checked="" type="checkbox"/> Storage   |
| <input checked="" type="checkbox"/> Electricity | <input checked="" type="checkbox"/> Dishwasher     | <input checked="" type="checkbox"/> Cablevision       | <input checked="" type="checkbox"/> Garbage Collection                                    |
| <input checked="" type="checkbox"/> Heat        | <input checked="" type="checkbox"/> Refrigerator   | <input checked="" type="checkbox"/> Laundry (free)    | <input checked="" type="checkbox"/> Parking for <input type="text" value="1"/> vehicle(s) |
| <input checked="" type="checkbox"/> Furniture   | <input checked="" type="checkbox"/> Carpets        | <input checked="" type="checkbox"/> Sheets and Towels | <input type="checkbox"/> Other: <input type="text"/>                                      |

Additional Information:

*Handwritten signature*

*Handwritten initials WXR*



**4. SECURITY DEPOSIT AND PET DAMAGE DEPOSIT****A. Security Deposits**The tenant is required to pay a security deposit of \$ 1500-by 30 July 2015  
day month year**B. Pet Damage Deposit** — not applicableThe tenant is required to pay a pet damage deposit of \$ —by — — —  
day month year

## 1) The landlord agrees

- a) that the security deposit and pet damage deposit must each not exceed one half of the monthly rent payable for the residential property,
- b) to keep the security deposit and pet damage deposit during the tenancy and pay interest on it in accordance with the regulation, and
- c) to repay the security deposit and pet damage deposit and interest to the tenant within 15 days of the end of the tenancy agreement, unless
  - i) the tenant agrees in writing to allow the landlord to keep an amount as payment for unpaid rent or damage, or
  - ii) the landlord applies for dispute resolution under the *Residential Tenancy Act* within 15 days of the end of the tenancy agreement to claim some or all of the security deposit or pet damage deposit.

## 2) The 15 day period starts on the later of

- a) the date the tenancy ends, or
- b) the date the landlord receives the tenant's forwarding address in writing.

## 3) If a landlord does not comply with subsection (1), the landlord

- a) may not make a claim against the security deposit or pet damage deposit, and
- b) must pay the tenant double the amount of the security deposit, pet damage deposit, or both.

## 4) The tenant may agree to use the security deposit and interest as rent only if the landlord gives written consent.

**5. PETS**

Any term in this tenancy agreement that prohibits, or restricts the size of, a pet or that governs the tenant's obligations regarding the keeping of a pet on the residential property is subject to the rights and restrictions under the *Guide Animal Act*.

**6. CONDITION INSPECTIONS**

- 1) In accordance with sections 23 and 35 of the Act [condition inspections] and Part 3 of the regulation [condition inspections], the landlord and tenant must inspect the condition of the rental unit together
  - a) when the tenant is entitled to possession,
  - b) when the tenant starts keeping a pet during the tenancy, if a condition inspection was not completed at the start of the tenancy, and
  - c) at the end of the tenancy.
- 2) The landlord and tenant may agree on a different day for the condition inspection.
- 3) The right of the tenant or the landlord to claim against a security deposit or a pet damage deposit, or both, for damage to residential property is extinguished if that party does not comply with section 24 and 36 of the *Residential Tenancy Act* [consequences if report requirements not met].

**7. PAYMENT OF RENT**

- 1) The tenant must pay the rent on time, unless the tenant is permitted under the Act to deduct from the rent. If the rent is unpaid, the landlord may issue a notice to end a tenancy to the tenant, which may take effect not earlier than 10 days after the date the tenant receives the notice.
- 2) The landlord must not take away or make the tenant pay extra for a service or facility that is already included in the rent, unless a reduction is made under section 27 (2) of the Act.
- 3) The landlord must give the tenant a receipt for rent paid in cash.
- 4) The landlord must return to the tenant on or before the last day of the tenancy any post-dated cheques for rent that remain in the possession of the landlord. If the landlord does not have a forwarding address for the tenant and the tenant has vacated the premises without notice to the landlord, the landlord must forward any post-dated cheques for rent to the tenant when the tenant provides a forwarding address in writing.

## 8. RENT INCREASE

- 1) Once a year the landlord may increase the rent for the existing tenant. The landlord may only increase the rent 12 months after the date that the existing rent was established with the tenant or 12 months after the date of the last legal rent increase for the tenant, even if there is a new landlord or a new tenant by way of an assignment. The landlord must use the approved Notice of Rent Increase form available from any Residential Tenancy Branch office or Service BC office.
- 2) A landlord must give a tenant 3 whole months notice, in writing, of a rent increase. [For example, if the rent is due on the 1st of the month and the tenant is given notice any time in January, including January 1st, there must be 3 whole months before the increase begins. In this example, the months are February, March and April, so the increase would begin on May 1st.]
- 3) The landlord may increase the rent only in the amount set out by the regulation. If the tenant thinks the rent increase is more than is allowed by the regulation, the tenant may talk to the landlord or contact the Residential Tenancy Branch for assistance.
- 4) Either the landlord or the tenant may obtain the percentage amount prescribed for a rent increase from the Residential Tenancy Branch.

## 9. ASSIGN OR SUBLET

- 1) The tenant may assign or sublet the rental unit to another person with the written consent of the landlord. If this tenancy agreement is for a fixed length of 6 months or more, the landlord must not unreasonably withhold consent. Under an assignment a new tenant must assume all of the rights and obligations under the existing tenancy agreement, at the same rent. The landlord must not charge a fee or receive a benefit, directly or indirectly, for giving this consent.
- 2) If a landlord unreasonably withholds consent to assign or sublet or charges a fee, the tenant may apply for dispute resolution under the *Residential Tenancy Act*.

## 10. REPAIRS

- 1) Landlord's obligations:
  - a) The landlord must provide and maintain the residential property in a reasonable state of decoration and repair, suitable for occupation by a tenant. The landlord must comply with health, safety and housing standards required by law.
  - b) If the landlord is required to make a repair to comply with the above obligations, the tenant may discuss it with the landlord. If the landlord refuses to make the repair, the tenant may

seek an arbitrator's order under the *Residential Tenancy Act* for the completion and costs of the repair.

- 2) Tenant's obligations:
  - a) The tenant must maintain reasonable health, cleanliness and sanitary standards throughout the rental unit and the other residential property to which the tenant has access. The tenant must take the necessary steps to repair damage to the residential property caused by the actions or neglect of the tenant or a person permitted on the residential property by the tenant. The tenant is not responsible for reasonable wear and tear to the residential property.
  - b) If the tenant does not comply with the above obligations within a reasonable time, the landlord may discuss the matter with the tenant and may seek a monetary order through dispute resolution under the *Residential Tenancy Act* for the cost of repairs, serve a notice to end a tenancy, or both.
- 3) Emergency Repairs:
  - a) The landlord must post and maintain in a conspicuous place on the residential property, or give to the tenant in writing, the name and telephone number of the designated contact person for emergency repairs.
  - b) If emergency repairs are required, the tenant must make at least two attempts to telephone the designated contact person, and then give the landlord reasonable time to complete the repairs.
  - c) If the emergency repairs are still required, the tenant may undertake the repairs, and claim reimbursement from the landlord, provided a statement of account and receipts are given to the landlord. If the landlord does not reimburse the tenant as required, the tenant may deduct the cost from rent. The landlord may take over completion of the emergency repairs at any time.
  - d) Emergency repairs must be urgent and necessary for the health and safety of persons or preservation or use of the residential property and are limited to repairing
    - i) major leaks in pipes or the roof,
    - ii) damaged or blocked water or sewer pipes or plumbing fixtures,
    - iii) the primary heating system,
    - iv) damaged or defective locks that give access to a rental unit, or
    - v) the electrical systems.



**11. OCCUPANTS AND GUESTS**

- 1) The landlord must not stop the tenant from having guests under reasonable circumstances in the rental unit.
- 2) The landlord must not impose restrictions on guests and must not require or accept any extra charge for daytime visits or overnight accommodation of guests.
- 3) If the number of occupants in the rental unit is unreasonable, the landlord may discuss the issue with the tenant and may serve a notice to end a tenancy. Disputes regarding the notice may be resolved through dispute resolution under the *Residential Tenancy Act*.

**12. LOCKS**

- 1) The landlord must not change locks or other means of access to residential property unless the landlord provides each tenant with new keys or other means of access to the residential property.
- 2) The landlord must not change locks or other means of access to a rental unit unless the tenant agrees and is given new keys.
- 3) The tenant must not change locks or other means of access to
  - a) common areas of residential property, unless the landlord consents to the change, or
  - b) his or her rental unit, unless the landlord consents in writing to, or an arbitrator has ordered, the change.

**13. LANDLORD'S ENTRY INTO RENTAL UNIT**

- 1) For the duration of this tenancy agreement, the rental unit is the tenant's home and the tenant is entitled to quiet enjoyment, reasonable privacy, freedom from unreasonable disturbance, and exclusive use of the rental unit.
- 2) The landlord may enter the rental unit only if one of the following applies:
  - a) at least 24 hours and not more than 30 days before the entry, the landlord gives the tenant a written notice which states
    - i) the purpose for entering, which must be reasonable, and
    - ii) the date and the time of the entry, which must be between 8 a.m. and 9 p.m. unless the tenant agrees otherwise;
  - b) there is an emergency and the entry is necessary to protect life or property;
  - c) the tenant gives the landlord permission to enter at the time of entry or not more than 30 days before the entry;
  - d) the tenant has abandoned the rental unit;
  - e) the landlord has an order of an arbitrator or court saying the landlord may enter the rental unit;

f) the landlord is providing housekeeping or related services and the entry is for that purpose and at a reasonable time.

- 3) The landlord may inspect the rental unit monthly in accordance with subsection (2) (a).
- 4) If a landlord enters or is likely to enter the rental unit illegally, the tenant may apply for an arbitrator's order under the *Residential Tenancy Act*, to change the locks, keys or other means of access to the rental unit and prohibit the landlord from obtaining entry into the rental unit. At the end of the tenancy, the tenant must give the key to the rental unit to the landlord.

**14. ENDING THE TENANCY**

- 1) The tenant may end a monthly, weekly or other periodic tenancy by giving the landlord at least one month's written notice. A notice given the day before the rent is due in a given month ends the tenancy at the end of the following month. [For example, if the tenant wants to move at the end of May, the tenant must make sure the landlord receives written notice on or before April 30th.]
- 2) This notice must be in writing and must
  - a) include the address of the rental unit,
  - b) include the date the tenancy is to end,
  - c) be signed and dated by the tenant, and
  - d) include the specific grounds for ending the tenancy, if the tenant is ending a tenancy because the landlord has breached a material term of the tenancy.
- 3) If this is a fixed term tenancy and the agreement does not require the tenant to vacate at the end of the tenancy, the agreement is renewed as a monthly tenancy on the same terms until the tenant gives notice to end a tenancy as required under the *Residential Tenancy Act*.
- 4) The landlord may end the tenancy only for the reasons and only in the manner set out in the *Residential Tenancy Act* and the landlord must use the approved notice to end a tenancy form available from the Residential Tenancy Branch.
- 5) The landlord and tenant may mutually agree in writing to end this tenancy agreement at any time.
- 6) The tenant must vacate the residential property by 1 p.m. on the day the tenancy ends, unless the landlord and tenant otherwise agree.

**15. LANDLORD TO GIVE TENANCY AGREEMENT TO TENANT**

The landlord must give the tenant a copy of this agreement promptly, and in any event within 21 days of entering into the agreement.

**16. RESOLUTION OF DISPUTES**

Either the tenant or the landlord has the right to apply for dispute resolution to resolve a dispute, as provided under the *Residential Tenancy Act*.

No pet . No smoking . was *WAS* *EX*

**17. ADDITIONAL TERMS**

- a) Write down any additional terms which the tenant and the landlord agree to. Additional terms may cover matters such as pets, yard work, smoking and snow removal. Additional pages may be added.
- b) Any addition to this tenancy agreement must comply with the Residential Tenancy Act and regulations, and must clearly communicate the rights and obligations under it. If a term does not meet these requirements, or is unconscionable, the term is not enforceable.
- c) Attached to this tenancy agreement, there  is  is not an Addendum

If there is an Addendum attached, provide the following information on the Addendum that forms part of this tenancy agreement:

Number of pages of the Addendum:

Number of additional terms in the Addendum:

By signing this tenancy agreement, the landlord and the tenant are bound by its terms.

LANDLORD(S): (if entry for landlord is a business name, use the 'last name' field box to enter the full legal business name)

Zhao	Xin
------	-----

last name	first and middle name(s)
Signature: <i>[Signature]</i>	Date: July 30 2015

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last name	first and middle name(s)
Signature: _____	Date: _____

TENANT(S):

Wei	Xiao Qi
-----	---------

last name	first and middle name(s)
Signature: <i>[Signature]</i>	Date: July 30 2015

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last name	first and middle name(s)
Signature: _____	Date: _____

**General Information about Residential Tenancy Agreements**

**Important Legal Document** – This tenancy agreement is an important legal document. Keep it in a safe place.

**Additional Terms** – Any additional terms cannot contradict or change any right or duty under the RTA or this tenancy agreement.

**Amendment of the RTA** – The RTA or a regulation made under the RTA, as amended from time to time, take priority over the terms of this tenancy agreement.

**Condition Report** – The landlord and tenant are required to inspect the residential unit together at the beginning and end of the tenancy and complete a written condition report. If the landlord allows the tenant to have a pet after the start of the tenancy, an inspection report must be done on the day the tenant starts keeping a pet or on another day mutually agreed to by the landlord and tenant, unless the tenancy started on or after January 1, 2004, and a condition inspection report was completed at that time. A report may describe any damage, how clean each room is, and the general condition of the residential unit including: the floors, carpets, appliances, and paint on the walls. The report must be signed and dated by both the landlord and the tenant who made the inspection, and each should keep a copy.

**Change of Landlord** – A new landlord has the same rights and duties as the previous one and must follow all the terms of this agreement unless the tenant and new landlord agree to other terms.

**Resolution of Disputes** – If problems or disagreements arise, the landlord and tenant should try to talk to each other to find a solution. If they still cannot agree, either may contact the Residential Tenancy Branch for clarification of their rights and responsibilities or an intervention. If no agreement is reached, a landlord or a tenant may apply for a dispute resolution to get a decision. Many, but not all, kinds of disagreements can be decided by dispute resolution.

**FOR MORE INFORMATION**

RTB website: [www.gov.bc.ca/landlordtenant](http://www.gov.bc.ca/landlordtenant)

Public Information Lines 1-800-665-8779 (toll-free) Greater Vancouver 604-660-1020 Victoria 250-387-1602

Parking : 152 . 153

Storage NO :



Residential Tenancy Branch

Residential Tenancy Agreement

Important Notes:

#RTB-1

The Residential Tenancy Branch (RTB) is of the opinion that this Residential Tenancy Agreement accurately reflects the Residential Tenancy Act (RTA) and accompanying regulations. The RTB makes no representations or warranties regarding the use of this Agreement. A landlord and tenant may wish to obtain independent advice regarding whether this agreement satisfies their own personal or business needs. For the rental of a manufactured home and a manufactured home site under a single tenancy agreement, use this agreement form. For the rental of a manufactured home site use the Manufactured Home Site Tenancy Agreement.

The words tenant and landlord in this tenancy agreement have the same meaning as in the Residential Tenancy Act (RTA), and the singular of these words includes the plural. In this tenancy agreement, the words residential property have the same meaning as in the RTA. Residential property means a building, a part of a building or related group of buildings, in which one or more rental units or common areas are located; the parcel or parcels on which the building, related group of buildings or common areas are located; the rental unit and common areas and any other structure located on the parcel or parcels.

HOW TO COMPLETE THIS FORM ELECTRONICALLY: If you are accessing this agreement form from the B.C. Government Web site, it can be printed and completed by hand (print clearly, using dark ink) or filled out while at the computer workstation—simply type your responses in the boxes. If you cannot complete all the sections at the computer right away, you can print off what you have completed and fill in the remaining fields by hand. Note: you cannot save the completed form to your computer, therefore, after you complete the form, make sure you review the form for accuracy and print the number of copies you require before you leave the document or shut down the program/computer.

IF ADDITIONAL SPACE IS REQUIRED TO LIST ALL PARTIES, complete and attach Schedule of Parties (#RTB-26) RTB-26 used & attached

RESIDENTIAL TENANCY AGREEMENT between: (use full, correct legal names)

the LANDLORD(S): (if entry for landlord is a business name, use the 'last name' field box to enter the full legal business name)

Coldwell Banker Prestige Realty  
last name

Johnny Yue  
first and middle name(s)

last name

first and middle name(s)

and the TENANT(S):

Wei  
last name

Xiaoguo  
first and middle name(s)

last name

first and middle name(s)

ADDRESS OF PLACE BEING RENTED TO TENANT(S) (called the 'rental unit' in this agreement):

1204 5177 Brighthouse Way Richmond B.C.  
unit address city province postal code

ADDRESS FOR SERVICE of the  landlord  landlord's agent:

310 638 Broughton St Vancouver B.C. V6G 3K3  
unit address city province postal code

778 865-5819 604 408-0008  
daytime phone number other phone number fax number for service

1. APPLICATION OF THE RESIDENTIAL TENANCY ACT

- 1) The terms of this tenancy agreement and any changes or additions to the terms may not contradict or change any right or obligation under the Residential Tenancy Act or a regulation made under that Act.
2) Any change or addition to this tenancy agreement must be agreed to in writing and initiated by both the landlord and the tenant.
3) The requirement for agreement under subsection (2) does not apply to:
a) a rent increase given in accordance with the Residential Tenancy Act.
b) a withdrawal of, or a restriction on, a service or facility in accordance with the Residential Tenancy Act.
c) a term in respect of which a landlord or tenant has obtained a dispute resolution officer's order that the agreement of the other is not required.

2. LENGTH OF TENANCY (please fill in the dates and times in the spaces provided)

This tenancy starts on: 1 Sep 2015
day month year

Length of tenancy: (please check a, b or c and provide additional information as requested)
This tenancy is:

[ ] a) on a month-to-month basis

[x] b) for a fixed length of time: One Year ending on: 31 Aug 2016
length of time day month year

At the end of this fixed length of time: (please check one option, i or ii)

[x] i) the tenancy may continue on a month-to-month basis or another fixed length of time

[ ] ii) the tenancy ends and the tenant must move out of the residential unit
If you choose this option, both the landlord and tenant must initial in the boxes to the right.

Landlord's Initials Tenant's Initials

[ ] c) other periodic tenancy as indicated below:

[ ] weekly [ ] bi-weekly [ ] other:

3. RENT (please fill in the information in the spaces provided)

a) Payment of Rent:

The tenant will pay the rent of \$3200.00 each (check one) [ ] day [ ] week [x] month to the landlord on the first day of the rental period which falls on the (due date, e.g., 1st, 2nd, 3rd, ... 31st) 1st day of each (check one) [ ] day [ ] week [x] month subject to rent increases given in accordance with the RTA.

The tenant must pay the rent on time. If the rent is late, the landlord may issue a Notice to End Tenancy to the tenant, which may take effect not earlier than 10 days after the date the notice is given.

b) What is included in the rent: (Check only those that are included and provide additional information, if needed.)

The landlord must not terminate, or restrict a service or facility that is essential to the tenant's use of the rental unit as living accommodation, or that is a material term of the tenancy agreement.

- [x] Water [x] Stove and Oven [x] Window Coverings [x] Storage
[x] Electricity [x] Dishwasher [ ] Cablevision [x] Garbage Collection
[x] Heat [x] Refrigerator [x] Laundry (free) [x] Parking for vehicle(s)
[x] Furniture [ ] Carpets [ ] Sheets and Towels [ ] Other:
[x] Additional Information:

15

#### 4. SECURITY DEPOSIT AND PET DAMAGE DEPOSIT

##### A. Security Deposits

The tenant is required to pay a security deposit of \$ 1600<sup>00</sup>  
by 22 July 2015  
day month year

##### B. Pet Damage Deposit not applicable

The tenant is required to pay a pet damage deposit of \$  
by  
day month year

##### 1) The landlord agrees

- a) that the security deposit and pet damage deposit must each not exceed one half of the monthly rent payable for the residential property,
- b) to keep the security deposit and pet damage deposit during the tenancy and pay interest on it in accordance with the regulation, and
- c) to repay the security deposit and pet damage deposit and interest to the tenant within 15 days of the end of the tenancy agreement, unless
  - i) the tenant agrees in writing to allow the landlord to keep an amount as payment for unpaid rent or damage, or
  - ii) the landlord applies for dispute resolution under the Residential Tenancy Act within 15 days of the end of the tenancy agreement to claim some or all of the security deposit or pet damage deposit.

##### 2) The 15 day period starts on the later of

- a) the date the tenancy ends, or
- b) the date the landlord receives the tenant's forwarding address in writing.

##### 3) If a landlord does not comply with subsection (1), the landlord

- a) may not make a claim against the security deposit or pet damage deposit, and
- b) must pay the tenant double the amount of the security deposit, pet damage deposit, or both.

##### 4) The tenant may agree to use the security deposit and interest as rent only if the landlord gives written consent

#### 5. PETS

Any term in this tenancy agreement that prohibits, or restricts the size of, a pet or that governs the tenant's obligations regarding the keeping of a pet on the residential property is subject to the rights and restrictions under the Guide Animal Act.

#### 6. CONDITION INSPECTIONS

- 1) In accordance with sections 23 and 35 of the Act [condition inspections] and Part 3 of the regulation [condition inspections], the landlord and tenant must inspect the condition of the rental unit together
  - a) when the tenant is entitled to possession,
  - b) when the tenant starts keeping a pet during the tenancy, if a condition inspection was not completed at the start of the tenancy, and
  - c) at the end of the tenancy.
- 2) The landlord and tenant may agree on a different day for the condition inspection.
- 3) The right of the tenant or the landlord to claim against a security deposit or a pet damage deposit, or both, for damage to residential property is extinguished if that party does not comply with section 24 and 36 of the Residential Tenancy Act [consequences if report requirements not met].

#### 7. PAYMENT OF RENT

- 1) The tenant must pay the rent on time, unless the tenant is permitted under the Act to deduct from the rent. If the rent is unpaid, the landlord may issue a notice to end a tenancy to the tenant, which may take effect not earlier than 10 days after the date the tenant receives the notice.
- 2) The landlord must not take away or make the tenant pay extra for a service or facility that is already included in the rent, unless a reduction is made under section 27 (2) of the Act
- 3) The landlord must give the tenant a receipt for rent paid in cash
- 4) The landlord must return to the tenant on or before the last day of the tenancy any post-dated cheques for rent that remain in the possession of the landlord. If the landlord does not have a forwarding address for the tenant and the tenant has vacated the premises without notice to the landlord, the landlord must forward any post-dated cheques for rent to the tenant when the tenant provides a forwarding address in writing.

## 8. RENT INCREASE

- 1) Once a year the landlord may increase the rent for the existing tenant. The landlord may only increase the rent 12 months after the date that the existing rent was established with the tenant or 12 months after the date of the last legal rent increase for the tenant, even if there is a new landlord or a new tenant by way of an assignment. The landlord must use the approved Notice of Rent Increase form available from any Residential Tenancy Office or Service BC-Government Agent Office.
- 2) A landlord must give a tenant 3 whole months notice, in writing, of a rent increase. [For example, if the rent is due on the 1st of the month and the tenant is given notice any time in January, including January 1st, there must be 3 whole months before the increase begins. In this example, the months are February, March and April, so the increase would begin on May 1st.]
- 3) The landlord may increase the rent only in the amount set out by the regulation. If the tenant thinks the rent increase is more than is allowed by the regulation, the tenant may talk to the landlord or contact the Residential Tenancy Branch for assistance.
- 4) Either the landlord or the tenant may obtain the percentage amount prescribed for a rent increase from the Residential Tenancy Branch.

## 9. ASSIGN OR SUBLET

- 1) The tenant may assign or sublet the rental unit to another person with the written consent of the landlord. If this tenancy agreement is for a fixed length of 6 months or more, the landlord must not unreasonably withhold consent. Under an assignment a new tenant must assume all of the rights and obligations under the existing tenancy agreement, at the same rent. The landlord must not charge a fee or receive a benefit, directly or indirectly, for giving this consent.
- 2) If a landlord unreasonably withholds consent to assign or sublet or charges a fee, the tenant may apply for dispute resolution under the Residential Tenancy Act.

## 10. REPAIRS

- 1) Landlord's obligations:
  - a) The landlord must provide and maintain the residential property in a reasonable state of decoration and repair, suitable for occupation by a tenant. The landlord must comply with health, safety and housing standards required by law.
  - b) If the landlord is required to make a repair to comply with the above obligations, the tenant may discuss it with the landlord. If the landlord refuses to make the repair, the tenant may

seek a dispute resolution officer's order under the Residential Tenancy Act for the completion and costs of the repair.

- 2) Tenant's obligations:
  - a) The tenant must maintain reasonable health, cleanliness and sanitary standards throughout the rental unit and the other residential property to which the tenant has access. The tenant must take the necessary steps to repair damage to the residential property caused by the actions or neglect of the tenant or a person permitted on the residential property by the tenant. The tenant is not responsible for reasonable wear and tear to the residential property.
  - b) If the tenant does not comply with the above obligations within a reasonable time, the landlord may discuss the matter with the tenant and may seek a monetary order through dispute resolution under the Residential Tenancy Act for the cost of repairs, serve a notice to end a tenancy, or both.
- 3) Emergency Repairs:
  - a) The landlord must post and maintain in a conspicuous place on the residential property, or give to the tenant in writing, the name and telephone number of the designated contact person for emergency repairs.
  - b) If emergency repairs are required, the tenant must make at least two attempts to telephone the designated contact person, and then give the landlord reasonable time to complete the repairs.
  - c) If the emergency repairs are still required, the tenant may undertake the repairs, and claim reimbursement from the landlord, provided a statement of account and receipts are given to the landlord. If the landlord does not reimburse the tenant as required, the tenant may deduct the cost from rent. The landlord may take over completion of the emergency repairs at any time.
  - d) Emergency repairs must be urgent and necessary for the health and safety of persons or preservation or use of the residential property and are limited to repairing
    - i) major leaks in pipes or the roof,
    - ii) damaged or blocked water or sewer pipes or plumbing fixtures,
    - iii) the primary heating system,
    - iv) damaged or defective locks that give access to a rental unit, or
    - v) the electrical systems.

**11. OCCUPANTS AND GUESTS**

- 1) The landlord must not stop the tenant from having guests under reasonable circumstances in the rental unit.
- 2) The landlord must not impose restrictions on guests and must not require or accept any extra charge for daytime visits or overnight accommodation of guests.
- 3) If the number of occupants in the rental unit is unreasonable, the landlord may discuss the issue with the tenant and may serve a notice to end a tenancy. Disputes regarding the notice may be resolved through dispute resolution under the Residential Tenancy Act.

**12. LOCKS**

- 1) The landlord must not change locks or other means of access to residential property unless the landlord provides each tenant with new keys or other means of access to the residential property.
- 2) The landlord must not change locks or other means of access to a rental unit unless the tenant agrees and is given new keys.
- 3) The tenant must not change locks or other means of access to
  - a) common areas of residential property, unless the landlord consents to the change, or
  - b) his or her rental unit, unless the landlord consents in writing to, or a dispute resolution officer has ordered, the change.

**13. LANDLORD'S ENTRY INTO RENTAL UNIT**

- 1) For the duration of this tenancy agreement, the rental unit is the tenant's home and the tenant is entitled to quiet enjoyment, reasonable privacy, freedom from unreasonable disturbance, and exclusive use of the rental unit.
- 2) The landlord may enter the rental unit only if one of the following applies:
  - a) at least 24 hours and not more than 30 days before the entry, the landlord gives the tenant a written notice which states
    - i) the purpose for entering, which must be reasonable, and
    - ii) the date and the time of the entry, which must be between 8 a.m. and 9 p.m., unless the tenant agrees otherwise;
  - b) there is an emergency and the entry is necessary to protect life or property;
  - c) the tenant gives the landlord permission to enter at the time of entry or not more than 30 days before the entry;
  - d) the tenant has abandoned the rental unit;
  - e) the landlord has an order of a dispute resolution officer or court saying the landlord may enter the rental unit;

- f) the landlord is providing housekeeping or related services and the entry is for that purpose and at a reasonable time.
- 3) The landlord may inspect the rental unit monthly in accordance with subsection (2) (a).
- 4) If a landlord enters or is likely to enter the rental unit illegally, the tenant may apply for a dispute resolution officer's order under the Residential Tenancy Act, to change the locks, keys or other means of access to the rental unit and prohibit the landlord from obtaining entry into the rental unit. At the end of the tenancy, the tenant must give the key to the rental unit to the landlord.

**14. ENDING THE TENANCY**

- 1) The tenant may end a monthly, weekly or other periodic tenancy by giving the landlord at least one month's written notice. A notice given the day before the rent is due in a given month ends the tenancy at the end of the following month. [For example, if the tenant wants to move at the end of May, the tenant must make sure the landlord receives written notice on or before April 30th.]
- 2) This notice must be in writing and must
  - a) include the address of the rental unit,
  - b) include the date the tenancy is to end,
  - c) be signed and dated by the tenant, and
  - d) include the specific grounds for ending the tenancy, if the tenant is ending a tenancy because the landlord has breached a material term of the tenancy.
- 3) If this is a fixed term tenancy and the agreement does not require the tenant to vacate at the end of the tenancy, the agreement is renewed as a monthly tenancy on the same terms until the tenant gives notice to end a tenancy as required under the Residential Tenancy Act.
- 4) The landlord may end the tenancy only for the reasons and only in the manner set out in the Residential Tenancy Act and the landlord must use the approved notice to end a tenancy form available from the Residential Tenancy Office.
- 5) The landlord and tenant may mutually agree in writing to end this tenancy agreement at any time
- 6) The tenant must vacate the residential property by 1 p.m. on the day the tenancy ends, unless the landlord and tenant otherwise agree.

**15. LANDLORD TO GIVE TENANCY AGREEMENT TO TENANT**

The landlord must give the tenant a copy of this agreement promptly, and in any event within 21 days of entering into the agreement.

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Either the tenant or the landlord has the right to apply for dispute resolution to resolve a dispute, as provided under the Residential Tenancy Act.



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- a) Write down any additional terms which the tenant and the landlord agree to. Additional terms may cover matters such as pets, yard work, smoking and snow removal. Additional pages may be added.
- b) Any addition to this tenancy agreement must comply with the Residential Tenancy Act and regulations, and must clearly communicate the rights and obligations under it. If a term does not meet these requirements, or is unconscionable, the term is not enforceable.
- c) Attached to this tenancy agreement, there  is  is not an Addendum

If there is an Addendum attached, provide the following information on the Addendum that forms part of this tenancy agreement:

Number of pages of the Addendum: 8 Number of additional terms in the Addendum: 34

By signing this tenancy agreement, the landlord and the tenant are bound by its terms.

LANDLORD(S): (if entry for landlord is a business name, use the 'last name' field box to enter the full legal business name)

Coldwell Banker Prestige Realty

last name

Signature:

*[Handwritten Signature]*

Johnny Yue

first and middle name(s)

Date:

July 22, 2015

last name

Signature:

first and middle name(s)

Date:

TENANT(S):

Wei

last name

Signature:

*[Handwritten Signature]*

Xiaoguo

first and middle name(s)

Date:

2015 July 22

last name

Signature:

first and middle name(s)

Date:

General Information about Residential Tenancy Agreements

Important Legal Document - This tenancy agreement is an important legal document. Keep it in a safe place.

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FOR MORE INFORMATION

RTB Website: www.rto.gov.bc.ca

Public Information Lines: 1-800-665-8779 (toll free) 604-660-1020 250-387-1602

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**TITLE SEARCH PRINT**

File Reference: 72051/CFCash  
Declared Value \$ 419000

2018-12-31, 09:13:15  
Requestor: Sarah Marr

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

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

**Title Number** CA1520347  
From Title Number BB254380

**Application Received** 2010-04-13

**Application Entered** 2010-04-22

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: YUANYUAN JIA, MANAGER  
#210 8120 JONES ROAD  
RICHMOND, BC  
V6Y 4K7

**Taxation Authority** Richmond, City of

**Description of Land**  
Parcel Identifier: 025-995-588  
Legal Description:  
STRATA LOT 248 SECTION 16 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT STRATA PLAN LMS2153  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

**Legal Notations**  
ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA)  
FILED 10.02.1981 UNDER NO. T 17084 PLAN NO. 61216

**Charges, Liens and Interests**  
Nature: RESTRICTIVE COVENANT  
Registration Number: BG355137  
Registration Date and Time: 1993-09-30 12:29  
Remarks: INTER ALIA  
APPURTENANT TO LOT 162 PLAN 55172  
FORMERLY LOTS 1, 3 AND 4 PLAN 7865  
LOTS 20, 21, 33, 34, 35 AND 36 PLAN 1793, LOT 38  
PLAN 25302 AND LOT 57 PLAN 34918

This is Exhibit "3"  
referred to in the Affidavit  
of M. Chizausky  
affirmed before me this 28  
day of FEBRUARY, 2020  
  
A Commissioner for taking Affidavits  
Within British Columbia

**TITLE SEARCH PRINT**

File Reference: 72051/CFCash  
Declared Value \$ 419000

2018-12-31, 09:13:15  
Requestor: Sarah Marr

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BJ46217  
Registration Date and Time: 1995-02-15 09:22  
Registered Owner: BC TEL  
INCORPORATION NO. 1801A  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BV219996  
Registration Date and Time: 2003-06-16 09:51  
Registered Owner: SHAW CABLESYSTEMS LIMITED  
INCORPORATION NO. 55553A  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: BV412226  
Registration Date and Time: 2003-10-07 11:40  
Registered Owner: CITY OF RICHMOND  
Remarks: INTER ALIA

Nature: MORTGAGE  
Registration Number: CA1520348  
Registration Date and Time: 2010-04-13 13:07  
Registered Owner: BANK OF MONTREAL

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

**TITLE SEARCH PRINT**

2019-04-30, 07:55:41  
Requestor: Jerad Larson

File Reference:  
Declared Value \$3450000

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

**Land Title District** VANCOUVER  
Land Title Office VANCOUVER

**Title Number** CA5551172  
From Title Number BB374130

**Application Received** 2016-10-03

**Application Entered** 2016-10-05

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: YUANYUAN JIA, BUSINESS PERSON  
2738 CHELSEA COURT  
WEST VANCOUVER, BC  
V7S 3E9

**Taxation Authority** West Vancouver, The Corporation of the District of

**Description of Land**  
Parcel Identifier: 018-544-177  
Legal Description:  
LOT 8 BLOCKS 15 AND 16 DISTRICT LOT 793 PLAN LMP14079

**Legal Notations**  
THIS TITLE MAY BE AFFECTED BY A PERMIT  
UNDER PART 29 OF THE MUNICIPAL ACT.  
SEE D.F. BG453360 (EXPIRES: N/A)

**Charges, Liens and Interests**  
Nature: STATUTORY BUILDING SCHEME  
Registration Number: BG462032  
Registration Date and Time: 1993-12-22 14:28  
Remarks: INTER ALIA  
SECTION 216 L.T.A.  
MODIFIED BY BH92803

**TITLE SEARCH PRINT**

2019-04-30, 07:55:41  
Requestor: Jerad Larson

File Reference:  
Declared Value \$3450000

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BG462034  
Registration Date and Time: 1993-12-22 14:28  
Registered Owner: THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
Remarks: INTER ALIA  
PLAN LMP14080

Nature: COVENANT  
Registration Number: BG462036  
Registration Date and Time: 1993-12-22 14:29  
Registered Owner: THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
Remarks: INTER ALIA  
SECTION 215 L.T.A.  
PLAN LMP14081

Nature: COVENANT  
Registration Number: BG462038  
Registration Date and Time: 1993-12-22 14:29  
Registered Owner: THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
Remarks: INTER ALIA  
SECTION 215 L.T.A.

Nature: COVENANT  
Registration Number: BG462039  
Registration Date and Time: 1993-12-22 14:29  
Registered Owner: THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
Remarks: INTER ALIA  
SECTION 215 L.T.A.

Nature: COVENANT  
Registration Number: BG462043  
Registration Date and Time: 1993-12-22 14:29  
Registered Owner: THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
Remarks: INTER ALIA  
SECTION 215 L.T.A.  
PLAN LMP14083

Nature: STATUTORY BUILDING SCHEME  
Registration Number: BH92803  
Registration Date and Time: 1994-03-21 12:02  
Remarks: INTER ALIA  
MODIFICATION OF BG462032

**TITLE SEARCH PRINT**

2019-04-30, 07:55:41  
Requestor: Jerad Larson

File Reference:  
Declared Value \$3450000

Nature: PRIORITY AGREEMENT  
Registration Number: BH92804  
Registration Date and Time: 1994-03-21 12:02  
Remarks: INTER ALIA  
GRANTING BH92803 PRIORITY OVER BG462034, BG462036,  
BG462038, BG462039 AND BG462043

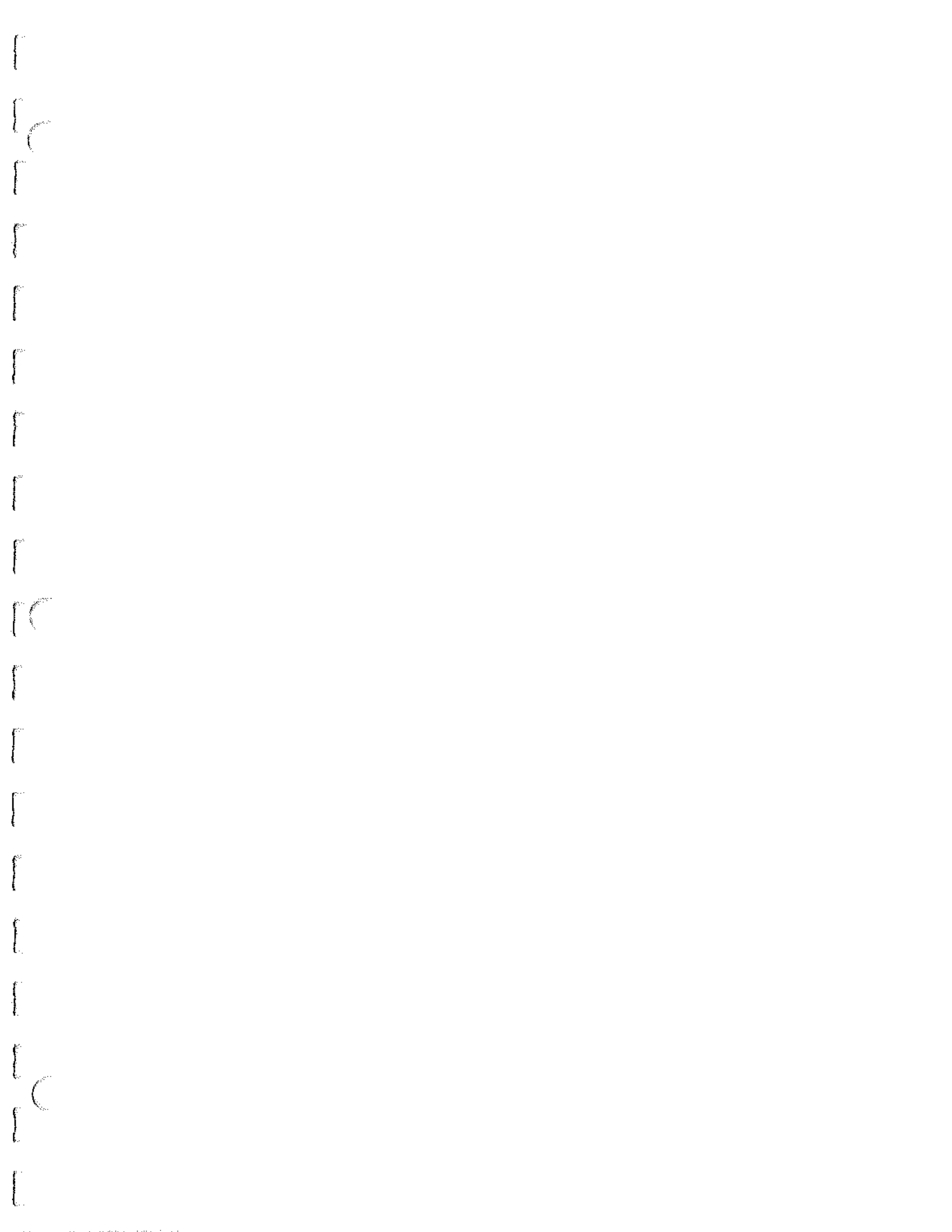
Nature: STATUTORY RIGHT OF WAY  
Registration Number: BJ232240  
Registration Date and Time: 1995-08-03 15:13  
Registered Owner: THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
Remarks: PLAN LMP24620

Nature: MORTGAGE  
Registration Number: CA5551173  
Registration Date and Time: 2016-10-03 12:51  
Registered Owner: THE BANK OF NOVA SCOTIA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE





RE 1048 WP0CD2A99BS773258  
LIC: NOT ON FILE.  
REG:10725509 SINCE:2013-04-16  
2011 PORSCHE 911 2DCON PASSENGER RED VIN:WP0CD2A99BS773258  
GVW: 0 NET WEIGHT: 1,560  
YE MING KANG  
8891 DORVAL RD  
RICHMOND BC V7C5A5  
NO DRIVER LICENCE ON FILE

\*\*\*LIC HIST\*\*\*

EFF DATE	EXP DATE	LIC
2015-09-08	2015-09-14	7G8V0V
2015-07-06	2015-07-20	7F8D3X
2014-11-15	2014-11-29	7B8M0C
2014-08-10	2014-08-24	6Y4J6P
2014-07-26	2014-08-09	6Y2D1P
2013-08-21	2013-08-23	6Q8K6C
2013-07-13	2013-07-17	6P9M8N

This is Exhibit "4"  
referred to in the Affidavit  
of M. Chizowsky  
affirmed before me this 28  
day of FEBRUARY, 2020

  
A Commissioner for taking Affidavits  
Within British Columbia



Date and Time: June 9, 2015 03:19 PM Pacific Time



BC Registry Services

Mailing Address:  
PO BOX 9431 Stn Prov Govt.  
Victoria BC V8W 9V3  
www.corporateonline.gov.bc.ca

Location:  
2nd Floor - 940 Blanshard St.  
Victoria BC  
1 877 526-1526

## Notice of Change of Directors

FORM 10  
BUSINESS CORPORATIONS ACT  
Section 127

Filed Date and Time: March 2, 2011 09:57 PM Pacific Time

**Incorporation Number:**

BC0820490

**Name of Company:**

0820490 B.C. LTD.

**Date of Change of Directors**

March 2, 2011

This is Exhibit "5"  
referred to in the Affidavit  
of M. Chizawsky  
affirmed before me this 28  
day of FEBRUARY, 2011

**New Director(s)**

**Last Name, First Name, Middle Name:**

Jia, Gong Ping

**Mailing Address:**

502-8080 CAMBIE RD  
RICHMOND BC V6X 0C1  
CANADA

**Delivery Address:**

502-8080 CAMBIE RD  
RICHMOND BC V6X 0C1  
CANADA

A Commissioner for taking Affidavits  
Within British Columbia

**Director(s) who have ceased to be Directors**

**Last Name, First Name, Middle Name:**

Jia, Yuan Yuan

**Mailing Address:**

97 BEDELE CRES.  
MARKHAM ON  
CANADA

**Delivery Address:**

97 BEDELE CRES.  
MARKHAM ON  
CANADA

**Director(s) as at March 2, 2011**

**Last Name, First Name, Middle Name:**

Jia, Shi Guo

**Mailing Address:**

701 - BUILDING 7, 39 GUIZHOU ROAD  
QINGDAO  
CHINA

**Delivery Address:**

701 - BUILDING 7, 39 GUIZHOU ROAD  
QINGDAO  
CHINA

**Last Name, First Name, Middle Name:**

Jia, Gong Ping

**Mailing Address:**

502-8080 CAMBIE RD  
RICHMOND BC V6X 0C1  
CANADA

**Delivery Address:**

502-8080 CAMBIE RD  
RICHMOND BC V6X 0C1  
CANADA

**Last Name, First Name, Middle Name:**

Liu, Xin Yu

**Mailing Address:**

314 - 7800 ST. ALBANS ROAD  
RICHMOND BC V6Y 3Y5  
CANADA

**Delivery Address:**

314 - 7800 ST. ALBANS ROAD  
RICHMOND BC V6Y 3Y5  
CANADA

**Last Name, First Name, Middle Name:**

Zhang, Wei Qing

**Mailing Address:**

602-44 HONG ST.  
TIAN HE TI YU DONG LU  
GUANGZHOU  
CHINA

**Delivery Address:**

602-44 HONG ST.  
TIAN HE TI YU DONG LU  
GUANGZHOU  
CHINA

**Last Name, First Name, Middle Name:**

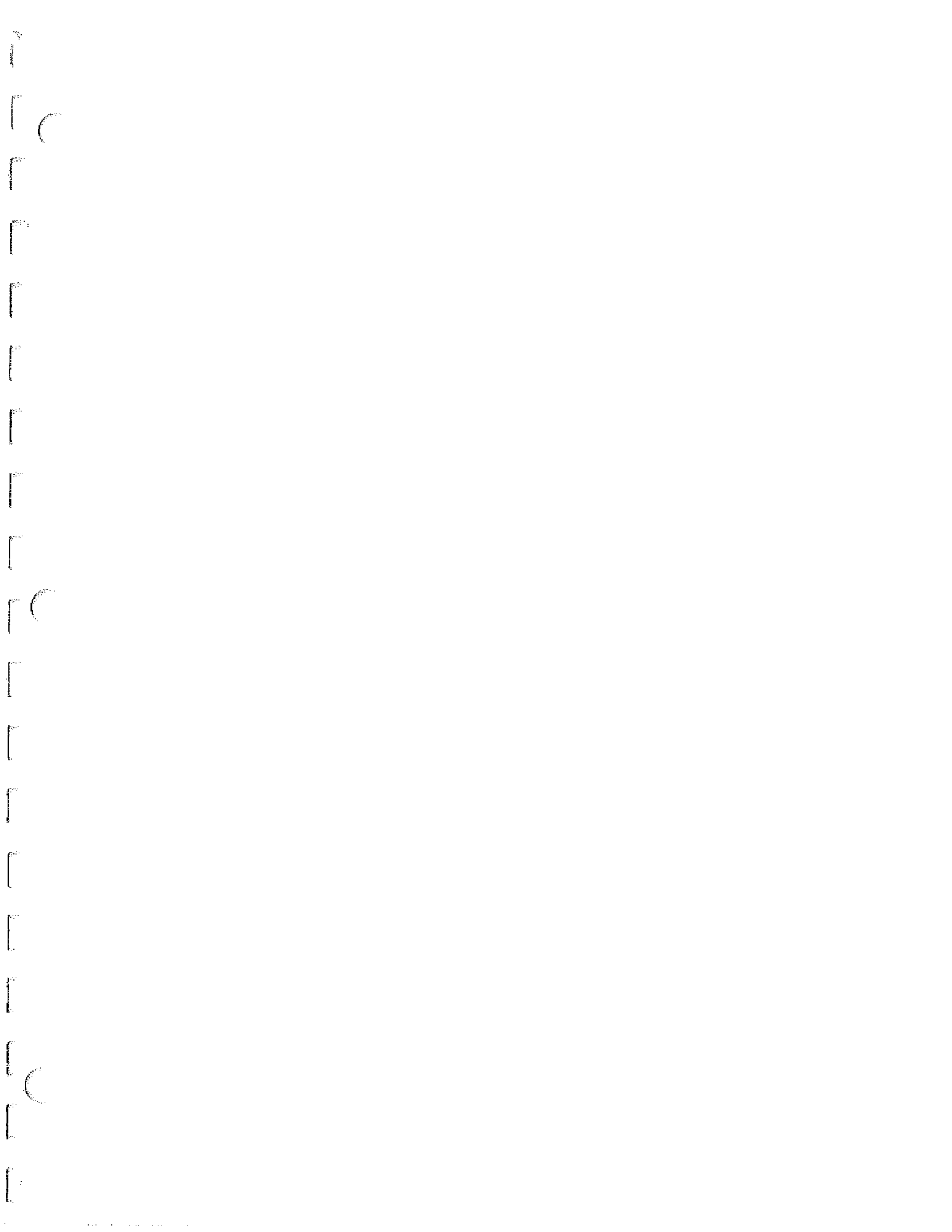
Zhang, Bo

**Mailing Address:**

3635 BLUNDELL ROAD  
RICHMOND BC V7C 1G6  
CANADA

**Delivery Address:**

3635 BLUNDELL ROAD  
RICHMOND BC V7C 1G6  
CANADA



SUBJECT: REM: 183306-AUTO-FORMATTED CR FROM CNI QUERY FPS: 364164E >


\*\*\*\*\* CONFIDENTIAL \*\*\*\*\*

Q CR LANG:E LVL: 2  
REM: 183306-AUTO-FORMATTED CR FROM CNI QUERY

\*ROYAL CANADIAN MOUNTED POLICE - IDENTIFICATION SERVICES

\*RESTRICTED - INFORMATION SUPPORTED BY FINGERPRINTS SUBMITTED BY LAW  
\*ENFORCEMENT AGENCIES - DISTRIBUTION TO AUTHORIZED AGENCIES ONLY.

\*SENTENCING ONLY - FOR CRIMINAL RECORD UPDATE  
\*SEND FPS# AND SENTENCING DATE TO CPSIC.IIS@RCMP-GRC.GC.CA

This is Exhibit "6"  
referred to in the Affidavit  
of M. Chizowsky  
affirmed before me this 28  
day of FEBRUARY, 2020  


FPS: 364164E >>> DNA ON KNOWN OFFENDER DATA BANK <<<

JIN. PAUL SHI PAO  
JIN. PAUL KING

A Commissioner for taking Affidavits  
Within British Columbia

\*CRIMINAL CONVICTIONS CONDITIONAL AND ABSOLUTE DISCHARGES  
\*AND RELATED INFORMATION

2008-04-02	(1) SEXUAL ASSAULT	(1) 16 DAYS (TIME SERVED)
RICHMOND BC	SEC 271 CC	
	(2) SEXUAL EXPLOITATION	(2) 14 DAYS
	SEC 153(1)(A) CC	
	(RCMP RICHMOND	& PROBATION 6 MOS
	2005-14553)	

2009-10-13	AGGRAVATED ASSAULT	2 YRS LESS 1 DAY CONDITIONAL
TORONTO ONT	SEC 268 CC	SENTENCE ORDER & PROBATION
	(TORONTO PS	3 YRS & RESTITUTION \$6000 &
	011906-04)	MANDATORY PROHIBITION
		ORDER SEC 109 CC

\*END OF CONVICTIONS AND DISCHARGES

\*SUMMARY OF POLICE INFORMATION - NOT INTENDED FOR SENTENCING PURPOSES

2001-01-26  
ASSAULT SEC 266 CC  
-WITHDRAWN

SUBJECT: REM: 183306-AUTO-FORMATTED CR FROM CNI QUERY FPS: 364164E >

\*\*\*\*\*

(YORK REG POLICE  
00-003129)

2004-09-20  
ASSAULT SEC 266 CC  
UTTERING THREATS  
SEC 264.1(1)(A) CC  
-WITHDRAWN  
(YORK REG PS  
00-003129)

2007-03-20  
BREACH OF RECOGNIZANCE  
SEC 811 CC  
-DISCHARGED  
(TORONTO PS  
011906-04)

2009-10-07  
FAIL TO COMPLY WITH  
RECOGNIZANCE  
SEC 145(3) CC  
OBSTRUCT PEACE OFFICER  
-WITHDRAWN  
(TORONTO PS  
2004011906)

2009-10-13  
ASSAULT WITH A WEAPON  
SEC 267(A) CC  
-WITHDRAWN  
(TORONTO PS  
011906-04)

2009-10-22  
FAIL TO ATTEND COURT  
-WITHDRAWN  
(TORONTO PS  
2004011906)

\*END OF POLICE INFORMATION  
2015051318542020150513185420

>>> ORIGINATING TRANSACTION <<<<

BC91348 MO E  
Q CR

Page 3.

MAIL FOR: JACKSON, ANITA

Wed. May. 13, 2015

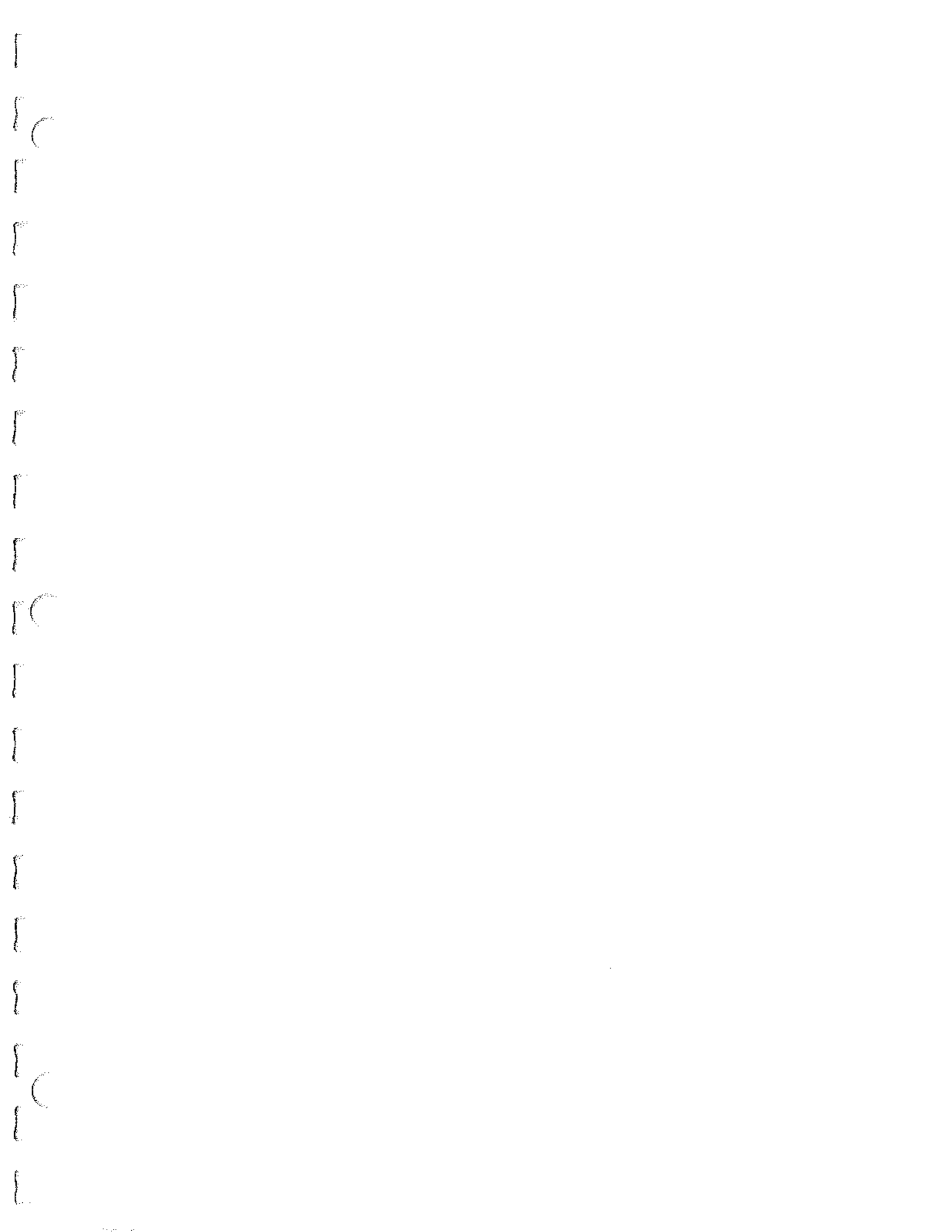
SUBJECT: REM; 183306-AUTO-FORMATTED CR FROM CNI QUERY EPS: 364164E >

\*\*\*\*\*

FPS:364164E/LVL:2/LANG:E/REM:183306-AUTO-FORMATTED CR FRO  
M CNI QUERY/

\*\*\* END OF MESSAGE \*\*\*  
\*\* CONFIDENTIAL \*\*







SENT ELECTRONICALLY

April 7, 2016

Melanie PADDON  
Federal Serious and Organized Crime  
Royal Canadian Mounted Police (RCMP) "E" Division / Government of Canada



**Subject: Paul "King" JIN**

Dear Melanie,

I can confirm that the individual Paul King JIN (1967-12-10) is currently banned from all gaming facilities in British Columbia.(BC)

Pursuant to Section 92 of the Gaming Control Act BCLC may refuse entry to any individual

*Right to refuse entry*

*92 If the lottery corporation or a person acting on its behalf has reason to believe that the presence of a person on the premises of a gaming facility is undesirable or that the person on the premises is a participant in a voluntary self-exclusion program, the lottery corporation or person acting on its behalf may*

- (a) request the person to leave the premises of the gaming facility immediately, or*
- (b) by written notice delivered to the person, forbid him or her to enter the premises of the gaming facility at any time during a period specified in the notice.*

On September 25, 2012 Mr. JIN was prohibited from attending all BC Gaming Facilities, including holding a Playnow.com internet gaming account. The ban was for "inappropriate behavior" pertaining to Mr. JIN being involved in a number of incidents wherein he was witnessed delivering large amounts of cash to high limit gamblers at BC Casinos. The ban period was for one (1) year.

On November 5, 2012 Mr. JIN's ban was extended for another five (5) years (Expiring November 5, 2017) for additional incidents involving cash deliveries at BC Casinos.

In May of 2012 Mr. JIN provided his BC Driver's License to BCLC as means of identification.

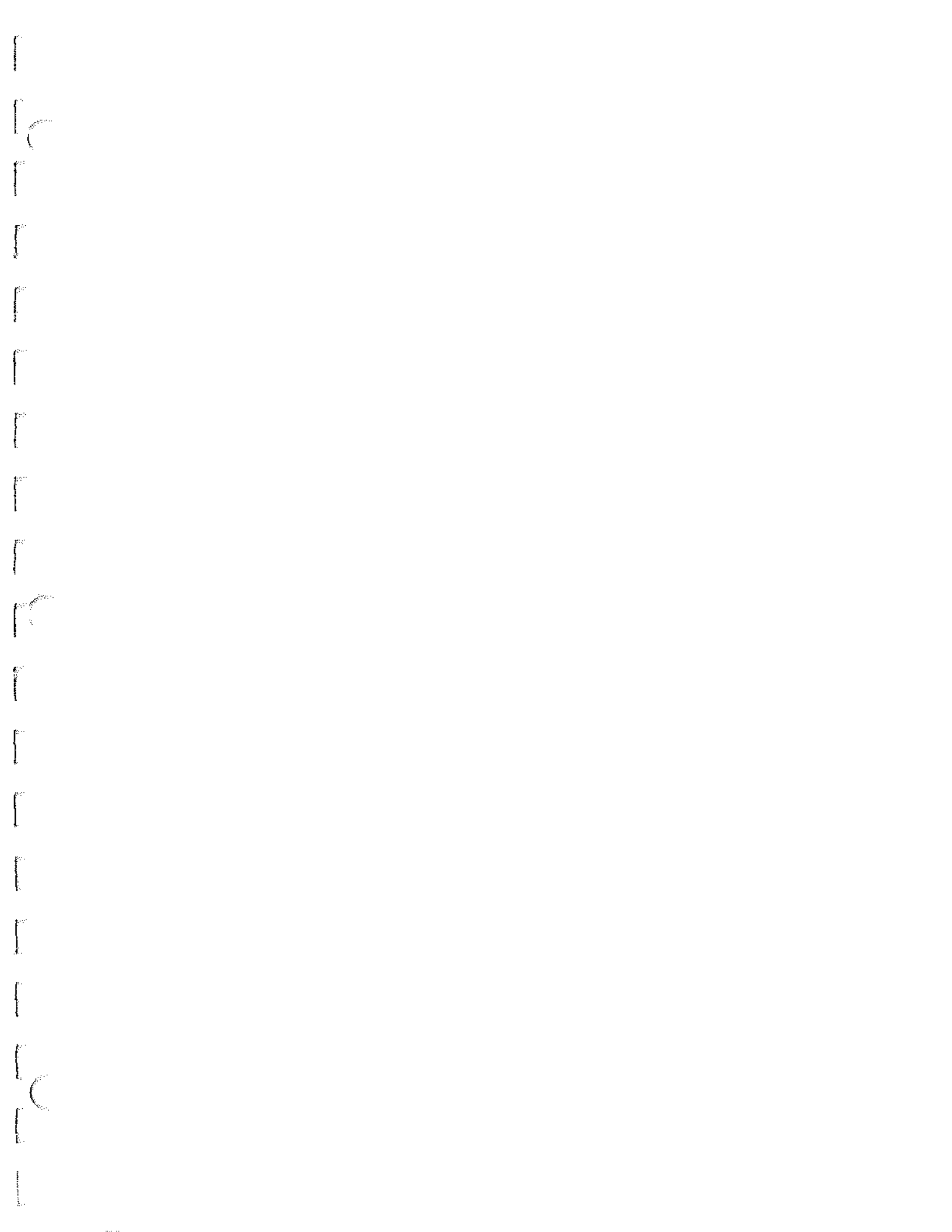
Yours truly,

Ross Alderson CAMS  
Director, AML & Operational Analysis  
Corporate Security and Compliance Division, BCLC

This is Exhibit   "7"    
referred to in the Affidavit  
of   M. Chizawsky    
affirmed before me this   28    
day of   FEBRUARY, 2020  

  
A Commissioner for taking Affidavits  
Within British Columbia

24 West 5th Street  
Burnaby BC V5C 4E7  
Tel: 604-291-1100  
Fax: 604-291-1101  
  
1000 York Way  
Vancouver BC V7L 1B8  
Tel: 604-291-1100  
Fax: 604-291-1101





Know your limit, play within it.

2016-04-20


GPEB # 391940

Operations Officer, Financial Integrity  
Federal Serious and Organized Crime  
Financial Integrity  
14200 Green Timbers Way, Mailstop 809  
Surrey, B.C. V3T 6P3

This is Exhibit "8"  
referred to in the Affidavit  
of M. Chizowsky  
affirmed before me this 0 28  
day of FEBRUARY, 2016

Dear Inspector Ward:

RE: **JIN, Paul King (B: 1967-12-10)**  
**GBCID # 391940**

  
A Commissioner for taking Affidavits  
Within British Columbia

This is the affidavit of Angela Swan, Registrar and Executive Director, Licensing, Registration and Certification Division of the Gaming Policy and Enforcement Branch. In my position as Registrar I certify the following:

- That Paul King JIN (B: 1967-Dec-10) is not a registered service provider and never has been a registered service provider under Section 62(1) of the Gaming Control Act of British Columbia.
- That Paul King JIN (B: 1967-Dec-10) is not in a class of persons excluded from the definition of gaming services provider under Section 4 of the Gaming Control Regulation and thereby was not a person excluded by regulation as provided for in Section 94(c) of the Gaming Control Act of British Columbia.

Sincerely,

Angela Swan  
Executive Director and Registrar  
Licensing, Registration and Certification

Ministry of  
Finance

Gaming Policy and  
Enforcement Branch  
Licensing, Registration and  
Certification Division

Mailing Address:  
PO BOX 9202 STN PROV GOVT  
VICTORIA BC V8W 9J1  
Telephone: (250) 356-0663  
Facsimile: (250) 356-0782

Location / Courier Address:  
Third Floor, 910 Government Street  
Victoria, BC V8W 1X3

Web: [www.gaming.gov.bc.ca](http://www.gaming.gov.bc.ca)



*Know your limit, play within it.*

Date 2016-05-26

GPEB 391940

Operations Officer, Financial Integrity  
Federal Serious and Organized Crime  
Financial Integrity  
14200 Green Timbers Way, Mailstop 809  
Surrey, B.C. V3T 6P3

Dear Inspector Ward:

**RE: WEI, Xiaoqi (B: 1989-11-27)  
RCMP file 2015-2543**

This is the affidavit of Angela Swan, Registrar and Executive Director, Licensing, Registration and Certification Division of the Gaming Policy and Enforcement Branch. In my position as Registrar I certify the following:

- That Xiaoqi (Apple) Wei is not a registered service provider and never has been a registered service provider under Section 62(1) of the Gaming Control Act of British Columbia.
- That Xiaoqi (Apple) Wei is not in a class of persons excluded from the definition of gaming services provider under Section 4 of the Gaming Control Regulation and thereby was not a person excluded by regulation as provided for in Section 94(c) of the Gaming Control Act of British Columbia.

Sincerely,

Angela Swan  
Executive Director and Registrar  
Licensing, Registration and Certification

Ministry of  
Finance

Gaming Policy and  
Enforcement Branch  
Licensing, Registration and  
Certification Division

Mailing Address:  
PO BOX 9202 STN PROV GOVT  
VICTORIA BC V8W 9J1  
Telephone: (250) 356-0663  
Facsimile: (250) 356-0782

Location / Courier Address:  
Third Floor, 910 Government Street  
Victoria, BC V8W 1X3  
Web: [www.gaming.gov.bc.ca](http://www.gaming.gov.bc.ca)





# FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

PAGE 1 of 9

AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-	2015-04-16	PM	Thursday	Sunny

**GROUP 6 SURVEILLANCE TEAM****TEAM LINEUP:**

Det/Cst MEYER (RB,D)  
 Cst SIMPKINS (D) – Cpl BOLT (F)  
 Det/Cst COHEN (D) – Det/Cst BRANDER (F)  
 Det/Cst JACKSON – Cpl ROBIDOUX (F)  
 Det/Cst UGANEC (D) – Det/Cst Norm YEE (F)

Cst GIBSON (Office Master) This is Exhibit "9"  
 referred to in the Affidavit

of H. Chizausky  
 affirmed before me this 28

day of FEBRUARY, 2015

**CONTACT:**

Det/Cst PAXTON

**BRIEFING BY / OBJECTIVES**

A Commissioner for taking Affidavits  
 Within British Columbia

Briefed in the office by Det/Cst PAXTON. Objectives are to locate Paul JIN to establish his lifestyle and confirm his residence.

**TARGET(S) / RESIDENCE:**

- JIN, Paul King
- 502-8080 Cambie St., Richmond, BC

**ADDRESSES ATTENDED:**

- Water Cube, 103 – 4411 No.3 Road, Richmond, BC
- Yue Delicacy Restaurant - 8077 Alexandra Rd., Richmond, BC
- Edgewater Casino – 311 - 750 Pacific Blvd. S., Vancouver, BC
- 8100 Fairbrook Cr., Richmond, BC

**VEHICLE(S) OBSERVED:**

- BCL 603 MMK, 2014 Toyota Sienna, white
- BCL 240 SRW 2003 BMW 325i grey
- BCL 339 TWV 2013 Mercedes R350 white

**UNKNOWN(S) OBSERVED:**

UM1 described as Asian male, 5'7", short black hair, 35-40 years old, 160lb., wearing black jacket.

UM2 described as Asian male, 5'9, very short or balding hair, 200lb, early 30's, wearing black t-shirt.

UM3 described as 35 years, 5'7, longer black hair, wearing glasses, a tan jacket, jeans, and black shoulder bag.

UF described as Asian, 25 years old, long dark hair in a pony tail. UF was wearing a dark white two tone jacket and jeans.

UM4 described as 50 yrs, heavy build, short crew cut hair salt and pepper with shaved sides. UM4 was wearing blue jacket with two large white stripes on the sleeves.

**SYNOPSIS:**

Surveillance established at 1611 hours, BCL 603 MMK, 2014 Toyota Sienna, white located parked on the street in front of the Water Cube, 103 – 4411 No.3 Road, Richmond, BC. UM4 boarded and departed southbound on No. 3 Rd., VCB. BCL 603 MMK, 2014 Toyota Sienna, white was re-acquired parked in a stall in front of the Water Cube, 103 – 4411 No.3 Road, Richmond, BC. JIN, Paul King drove to Yue

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

PAGE 2 of 9

AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-	2015-04-16	PM	Thursday	Sunny

Delicacy Restaurant 8077 Alexandra Rd., Richmond, BC where he met with UM1 and UM2. Shortly after, UM3 arrived and JIN, Paul King passed off a paper shopping bag with rope handles. UM3 drove directly to the Edgewater Casino and cashed in the contents of the bag, \$50 000. Casino staff advised UM3 is a regular client and would be able to provide his information. Surveillance was reset on JIN, Paul King at the Yue Delicacy Restaurant. At 2140 hours, UF arrived at the restaurant driving BCL AD3 33G 2013 Bentley Continental white. UM4 emerged from the west door of the restaurant and received a backpack from UF. UM4 put the backpack in BCL 603 MMK, 2014 Toyota Sienna, white. UF then got into the driver's seat of BCL 603 MMK, 2014 Toyota Sienna, white. JIN, Paul King got into the passenger seat and BCL 603 MMK, 2014 Toyota Sienna, white drove to 8100 Fairbrook Cr. UM4 was observed in the driver's seat of BCL AD3 33G 2013 Bentley Continental white. Surveillance terminated at 2200 hours.

**SURVEILLANCE MASTER NOTES PREPARED BY:** Cst S. GIBSON 53869

TIME	LOCATION	OBSERVATIONS	MEMBER
1611	Water Cube, 103-4411 No.3 Road, Richmond, BC	Surveillance established.  BCL 603 MMK, 2014 Toyota Sienna, white unoccupied, parked in front of the business.	MEYER <i>[Signature]</i>
		150416-19:37:53 RE LIC:603MMK LIC:603MMK STATUS:ACTIVE EXP:2015-05-20 REG:11098422 SINCE:2014-05-21 LCHG:2015-04-01 DECAL# 74031993 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC0ES084178 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) 0820490 B C LTD (LESSEE) 103-4411 NO. 3 RD RICHMOND BC V6X2C3 PODL:5810437	GIBSON <i>[Signature]</i>
1626	Water Cube, 103-4411 No.3 Road, Richmond, BC	BCL 603 MMK, 2014 Toyota Sienna, white pulled away southbound. UM4 Bald Asian male, wearing a blue jacket. VCB.	YEE <i>[Signature]</i>
1724	Water Cube, 103-4411 No.3 Road,	BCL 603 MMK, 2014 Toyota Sienna, white acquired reversed into a parking spot and unoccupied.	YEE <i>[Signature]</i>



## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

PAGE 3 of 9

AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-	2015-04-16	PM	Thursday	Sunny

	Richmond, BC			
1825	Water Cube, 103 - 4411 No.3 Road, Richmond, BC	BCL 603 MMK, 2014 Toyota Sienna, white drove southbound on No 3 Rd. JIN, Paul King driving.	COHEN KC	
1828	Yue Delicacy Restaurant - 8077 Alexandra Rd., Richmond, BC	JIN, Paul King got out of BCL 603 MMK, 2014 Toyota Sienna, white and walked into the Yue Delicacy Restaurant, JIN, Paul King returned to the trunk of BCL 603 MMK, 2014 Toyota Sienna, white and then back into the restaurant. Unable to see the area of the trunk.	YEE MJ	
1832	Yue Delicacy Restaurant - 8077 Alexandra Rd., Richmond, BC.	JIN, Paul King met two Asian UM's in front of the restaurant, then all three went inside.  JIN, Paul King bald head, wearing a black waist-length jacket without a collar and dark jeans.  UM1 described as Asian male, 5'7", short black hair, 35-40 years old, 160lb., wearing black jacket.  UM2 described as Asian male, 5'9, very short or balding hair, 200lb, early 30's, wearing black t-shirt.	YEE MJ	
1859	Yue Delicacy Restaurant - 8077 Alexandra Rd., Richmond, BC.	JIN, Paul King came from the restaurant and returned to the trunk of BCL 603 MMK, 2014 Toyota Sienna, white. JIN, Paul King handed a large paper shopping bag with rope handles to UM3 who arrived from the Sun Tsu Wah parking lot. UM3 departed to same area. JIN, Paul King went back into the restaurant. UM3 departed in BCL 240 SRW 2003 BMW 325i grey, alone.  JIN, Paul King wearing a green shirt.  UM3 described as 35 years, 5'7, longer black hair, wearing glasses, a tan jacket, jeans, and black shoulder bag.	YEE MJ	
		150416-22:02:06 LIC:240SRW STATUS:ACTIVE EXP:2015-09-17 REG:01276180 SINCE:2013-09-18 LCHG:2014-09-18 DECAL# 78197911 2003 BMW 325i 4DSDN PASSENGER GREY VIN:WBAEV33433KL78729 GVW: 0 NET WEIGHT: 1,470 NUM OF OWNERS: 1 XU YITONG	GIBSON PJ	

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B



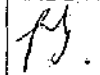


PAGE 4 of 9

AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-	2015-04-16	PM	Thursday	Sunny
		4007 DUNBAR ST VANCOUVER BC V6S2E5 ODN <del>9379457</del> PODL <del>9379457</del>		
1901		Switch target to UM3 as per Det/Cst UGANEC.		UGANEC <i>UGANEC</i>
1925	Edgewater Casino - 311 - 750 Pacific Blvd. S., Vancouver, BC	BCL 240 SRW 2003 BMW 325i grey drove to the Edgewater Casino and into the underground parkade.		MEYER <i>MEYER</i>
1928	Edgewater Casino - 311 - 750 Pacific Blvd. S., Vancouver, BC	UM3 exited the elevators from the underground and walked into The Salons, high rollers area. UM3 carrying the same paper shopping bag from previous.		BRANDER <i>BR</i>
1928	Edgewater Casino - 311 - 750 Pacific Blvd. S., Vancouver, BC	UM3 seated at a table in the high rollers area. Removed \$50 000 cash from the paper shopping bag and exchanged for chips. The entire contents of the bag. Casino staff advised UM3 is a regular client who attends almost every day.		ROBIDOUX <i>ROBIDOUX</i>
1940	Edgewater Casino - 311 - 750 Pacific Blvd. S., Vancouver, BC	UM3 ATP, switch target back to JIN, Paul King, as per Det/Cst MEYER.		MEYER <i>MEYER</i>
2015	Yue Delicacy Restaurant - 8077 Alexandra Rd., Richmond, BC.	Surveillance re-established on JIN, Paul King. BCL 603 MMK, 2014 Toyota Sienna, white still parked in the lot.		MEYER <i>MEYER</i>

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

PAGE 5 of 9

AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-	2015-04-16	PM	Thursday	Sunny
2029	Yue Delicacy Restaurant - 8077 Alexandra Rd., Richmond, BC.	UM2 in and out of the restaurant, on the phone pacing back and forth.		MEYER 
2110	Yue Delicacy Restaurant - 8077 Alexandra Rd., Richmond, BC.	BCL 339 TWV 2013 Mercedes R350 white parked in front of the restaurant. It arrived shortly after JIN, Paul King arrived, at approximately 1835 hours. Unknown occupants.		SIMPKINS 
		150416-23:54:49 LIC:339TWV STATUS:ACTIVE EXP:2015-11-19 REG:10712185 SINCE:2013-11-13 LCHG:2014-11-21 DECAL# 80042922 2013 MERCEDES R350 4DRSW PASSENGER WHITE VIN:4JGCB5HE9DA162189 GVW: 0 NET WEIGHT: 2,270 NUM OF OWNERS: 1 PFAFF MOTORS INC DBA PFAFF LEASING (LESSOR) CANADA WESTERN INVESTMENTS GROUP INC (LESSEE) 1711 2ND AVE W VANCOUVER BC V6J1H7 PODL:0051440		GIBSON 
2140	Yue Delicacy Restaurant - 8077 Alexandra Rd., Richmond, BC.	<p>UM4 exited the west door of the restaurant. UF arrived in BCL AD3 33G 2013 Bentley Continental white, exited the vehicle and retrieved a backpack from the trunk and gave it to UM4.</p> <p>UM4 then put backpack in passenger side of BCL 603 MMK, 2014 Toyota Sienna, white.</p> <p>UF described as Asian, 25 years old, long dark hair in a pony tail. UF was wearing a dark white two tone jacket and jeans.</p> <p>UM4 described as 50 yrs, heavy build, short crew cut hair salt and pepper with shaved sides. UM4 was wearing blue jacket with two large white stripes on the sleeves.</p>		MEYER 
2142	Yue Delicacy Restaurant - 8077 Alexandra	UF got into the driver's seat of BCL 603 MMK, 2014 Toyota Sienna white. JIN, Paul King exited the restaurant and got into the passenger seat. BCL 603 MMK, 2014 Toyota Sienna, white departed eastbound on Alexandra Rd.		MEYER 

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-	2015-04-16	PM	Thursday	Sunny

	Rd., Richmond, BC.	UM4 got into the driver's seat of BCL AD3 33G 2013 Bentley Continental white. Allowed to proceed.	
2153	Seafair Dr./Blundell Rd. Richmond BC	BCL 603 MMK, 2014 Toyota Sienna, white drove southbound on Seafair Dr. from Blundell Rd. towards 8100 Fairbrook Cr. V.C.B.	COHEN KC
2155	8100 Fairbrook Cr. Richmond, BC	Area contained. The interior light within the attached garage for 8100 Fairbrook Cr. was illuminated and then turned off as if a vehicle had recently parked in the garage.	BRANDER DB
2200		Surveillance terminated.	MEYER MM

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-	2015-04-16	PM	Thursday	Sunny

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
1900	1	JIN, Paul King and UM3	JIN, Paul King wearing black waist length jacket and dark jeans. UM3 described as 35 years, 5'7, longer black hair, wearing glasses, a tan jacket, jeans, and black shoulder bag.	Parking lot of Yue Delicacy Restaurant - 8077 Alexandra Rd., Richmond, BC.		Cst. SIMPKINS 
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
	1				
	2				
	3				
	4				
	5				

# FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-	2015-04-16	PM	Thursday	Sunny

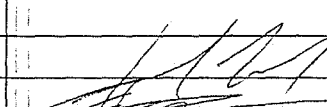
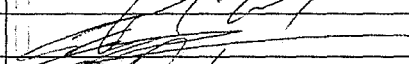
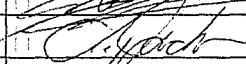
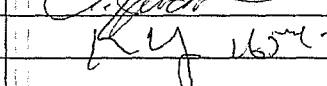
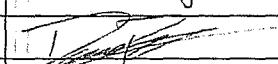
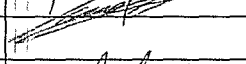
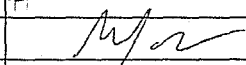
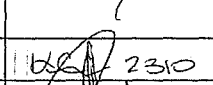
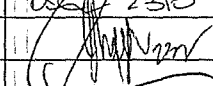

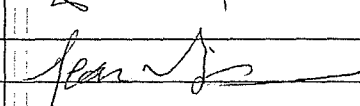
## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-	2015-04-16	PM	Thursday	Sunny

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130			
Sgt. Glenn ATKINS	42157			
Cpl Chris ROBIDOUX	39294		2015-04-16	2310
Cpl. Steve BOLT	48884		2015-04-16	2344
Det/Cst Anita JACKSON	1601		2015-04-16	2305
Det/Cst Kevin UGANEC	1654		2015-04-16	2340
Cst Sue LAVOIE	47290			
Det/Cst Dave BRANDER	2115		2015-04-16	2334
Det/Cst Greg PAXTON	2141			
Det/Cst Norman YEE	2162		2015-04-16	2301
Cst Kelly CRAIG	48224			
Det/Cst Kristy COHEN	2310		2015-04-16	2343
Det/Cst Jason MEYER	2345		2015-04-16	2352
Cst Pat SIMPKINS	49308		2015 04 16	2302
Cst Arash SEYED	56893			
Cst Sean GIBSON	53869		2015-04-16	2353
Det/Cst Ian THURBER				

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*





TIC/17/10/2015

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-23	AM	Thursday	Cloud, periodic showers 8 deg C

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	Det/Cst COHEN (RB,D) Det/Cst BRANDER (F) Cst SIMPKINS (D) – Cpl BOLT (F) Det/Cst JACKSON (F) – Cpl ROBIDOUX (D) Cst GIBSON (D) – Det/Cst Norm YEE (F) Sgt. PROCTOR (D)
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This is Exhibit "10" referred to in the Affidavit of M. Chizawsky affirmed before me this 28 day of FEBRUARY, 2015

<b>CONTACT:</b>	Det/Cst UGANEC
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**BRIEFING BY / OBJECTIVES** A Commissioner for taking Affidavits Within British Columbia  
 Briefed in the office by Det/Cst UGANEC. Objectives are to locate Paul JIN to establish his lifestyle and surface any evidence of illegal activity.

<b>TARGET(S) / RESIDENCE:</b>	<ul style="list-style-type: none"> <li>JIN, Paul King</li> <li>8100 Fairbrook Cr., Richmond, BC</li> </ul>
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<b>ADDRESSES ATTENDED:</b>	<ul style="list-style-type: none"> <li>WATER CUBE, 103 – 4411 No.3 Road, Richmond, BC</li> <li>YUE DELICACY RESTAURANT - 8077 Alexandra Rd., Richmond, BC</li> <li>8033 Saba Road, Richmond BC</li> <li>8100 Fairbrook Cr., Richmond, BC</li> <li>8120 Jones Road, Richmond, BC</li> <li>5811 Cooney Road, Richmond, BC</li> </ul>
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<b>VEHICLE(S) OBSERVED:</b>	<ul style="list-style-type: none"> <li>BCL 603 MMK, 2014 Toyota Sienna, white</li> <li>BCL 925PRJ 2012 VW Passat Gray</li> </ul>
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<b>UNKNOWN(S) OBSERVED:</b>	UM1 was wearing a darkish suit jacket blazer, maroon in colour, with short buzz cut hair and 40 to 50 years of age.  UM2 described as Asian male, 5'9, with a large round head, close cropped hair, heavy set.  UM3 described as being Asian 150 lbs 50 years of age black hair parted, clean shaven wearing a black down jacket and blue collared shirt and black pants  UM4 described as Caucasian male, 5'10 to 6'0, 50 years old, brown short hair, 220 lbs. wearing dark blazer and light colored pants.  UF1 described as wearing a long gray sweater, black pants and had her hair in a pony-tail and being in her early 20's.  UF2 was wearing a red coat with the hood up and a white scarf
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## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO. / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-23	AM	Thursday	Cloud, periodic showers 8 deg C

**SYNOPSIS:**

Surveillance established at 1001 hours, BCL 603MMK, 2014 Toyota Sienna departed the residence with JIN and UF1. BCL 603MMK arrived at 8033 Saba Road and parked. JIN and UF1 went to 120-6068 No 3. Both UF1 and JIN departed GUO LAW CORP. and drove to the WATER CUBE located at 103-4411 No 3 Road, Richmond. JIN exited WATER CUBE with an empty medium black roller suitcase also JIN had a large blue suitcase that he placed in the trunk along with an orange hard case suitcase that he placed in the trunk both appeared empty and light. JIN parked BCL 603MMK at PARKER PLACE MALL located at 4380 No 3 Rd, Richmond. Both JIN and UF1 exited and appeared to shop at the mall. BCL 603MMK departed PARKER PLACE driven by JIN and then went to the parkade at PACIFIC BUSINESS CENTRE located at 5811 Cooney Rd, Richmond. The vehicle was parked in stall # 197 marked "Reserved Rene MARCUT." BCL 603MMK departed 5811 Cooney Rd and traveled to a residential complex located at 8120 Jones Road, Richmond. At about 1156 JIN exited the vehicle and was pulling a small black suitcase on roller wheels with the handle extended. The bag appeared to be heavy and appeared to be the same bag that was observed loaded into the trunk by JIN earlier. JIN entered the building with the suitcases JIN subsequently exited the front doors of 8120 Jones Road, Richmond carrying a soft gym type bag loaded with contents and also carrying a cream coloured boutique type bag that appeared heavy. JIN placed both bags into the trunk of BCL 603MMK. JIN departed 8120 Jones Road and traveled to the YUE DELICACY RESTAURANT stopping briefly. BCL 603MMK driven by JIN departed the restaurant the traveled to the WATER CUBE. JIN exited the vehicle went to the trunk and removed the same cream boutique bag observed earlier and took it into the front doors of the WATER CUBE. At 1303 UM1, an Asian male entered the front doors of the WATER CUBE. At 1305 JIN exited the front doors of WATER CUBE with UM1. UM1 was carrying the same cream coloured boutique bag. UM1 placed the bag into the trunk of BCL 925PRJ, a silver VW Passat. UM1 boarded the vehicle. UF2 was observed in the vehicle. The vehicle u turned in the parking lot at which time JIN boarded the vehicle. At 1310 BCL 925PRJ parked in front of YUE DELICACY RESTAURANT at 8077 Alexandra Rd., Richmond, BC. UM1 exited the vehicle with UF2. BCL 925PRJ departed with UM1 and UF2. At 1436 BCL 603MMK arrived at 8077 Alexandra Rd., Richmond, BC driven by UM2. JIN exited the YUE DELICACY RESTAURANT and boarded BCL 603MMK. JIN had a small package in his hand. BCL 603MMK departed southbound. At 1444 BCL 603MMK arrived at PACIFIC BUSINESS CENTRE located at 5811 Cooney Rd, Richmond. At 1449 UM2 exited the lobby parkade doors with a yellow suitcase that appeared heavy, He placed the suitcase inside the trunk of BCL 603MMK. The vehicle departed and went to 8120 Jones Road, Richmond. At 1455 JIM and UM2 removed the suitcase from BCL 603MCK and walked with the roller suitcase inside 8120 Jones Road. UN2 returned to the vehicle empty handed. JIN exited the elevator after the second floor carrying a full Lululemon bag. JIN returned to BCL 603MMK with the bag, boarded the front passenger seat and then departed with UM2 driving. At 1511 JIN and UM2 parked at the WATER CUBE at 103-4411 No 3 Road, Richmond. JIM carried the Lululemon bag into the front doors of

## FSOC SURVEILLANCE MASTER NOTES

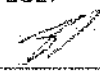
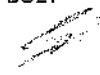

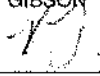


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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-23	AM	Thursday	Cloud, periodic showers 8 deg C

WATER CUBE followed by UM2. Surveillance terminated 1512.

**SURVEILLANCE MASTER NOTES PREPARED BY:** Cst PC SIMPKINS 49308

TIME	LOCATION	OBSERVATIONS	MEMBER
1001	8100 Fairbrook Dr, Richmond, BC	Surveillance established 8100 Fairbrook Cr, Richmond, BC	BOLT 
1014	8100 Fairbrook Dr, Richmond, BC	Garage doors of the residence opened and BCL 603MMK was visible parked inside along with another white vehicle parked beside it in the garage.	BOLT 
1014	8100 Fairbrook Dr, Richmond, BC	JIN and UF1 exited the residence garage area and boarded BCL 603MMk and departed north bound on Seafair Dr.	BOLT 
		RE LIC:603MMK LIC:603MMK STATUS:ACTIVE EXP:2015-05-20 REG:11098422 SINCE:2014-05-21 LCHG:2015-04-01 DECAL# 74031993 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC0ES084178 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) 0820490 B C LTD (LESSEE) 103-4411 NO. 3 RD RICHMOND BC V6X2C3 PODL:5810437	
1025	8033 Saba Road, Richmond BC	JIN driving BCL 603MMK entered the parkade at 8033 Saba Road.	GIBSON 
1026	8033 Saba Road, Richmond BC	BCL 603MMK was observed parked unoccupied in stall # 141.	YEE 
1037	120-6068 No 3 Road,	JIN and UF1 observed seated in the lobby of GUO LAW CORPORATION located at 120-6068 No 3 Road, Richmond.	BRANDER 

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-23	AM	Thursday	Cloud, periodic showers 8 deg C
	Richmond BC			
1037	120-6068 No 3 Road, Richmond BC	JIN was observed wearing a black jacket dark pants and a blue shirt and using a cellular phone while inside GUO LAW CORP.		BRANDER <i>DB</i>
1048	120-6068 No 3 Road, Richmond BC	JIN and UF1 exited GUO LAW CORP at 120-6068 No 3 Road, Richmond and walked south toward a breezeway. UF1 described as wearing a long gray sweater, black pants and had her hair in a pony-tail and being in her early 20's.		BRANDER <i>DB</i>
1049	120-6068 No 3 Road, Richmond BC	JIN and UF1 boarded BCL 603MMK and departed the parkade at 8033 Saba Road, Richmond.		YEE <i>M</i>
1058	103-4411 No 3 Road Richmond BC	BCL 603MMK observed parked in front of the WATER CUBE located at 103-4411 No 3 Road, Richmond.		SIMPKINS <i>[Signature]</i>
1101	103-4411 No 3 Road Richmond BC	JIN exited WATER CUBE with a carry-on sized black roller suitcase and a large blue suitcase that he placed in the trunk of BCL 603MMK. Both appeared to be empty and light as they were handled with one hand and easily lifted. JIN walked back into the front door of WATER CUBE.		BRANDER <i>DB</i>
1102	103-4411 No 3 Road Richmond BC	JIN and UF1 exited the front doors of WATER CUBE. JIN was carrying a large yellow hard cased suitcase which he put into the trunk of BCL 603MMK. The yellow suitcase appeared to be empty as JIN was easily able to handle the suitcase with one hand and lifted into the trunk with little effort. JIN entered the driver's seat and UF1 got into the passenger seat of BCL 603MMK and drove away southbound on No 3 Rd.		BRANDER <i>DB</i>
1105	4380 No 3 Road, Richmond BC	JIN parked BCL 603MMK at PARKER PLACE MALL located at 4380 No 3 Rd, Richmond. JIN and UF1 exited the vehicle and entered the mall.		YEE <i>M</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-23	AM	Thursday	Cloud, periodic showers 8 deg C

1108	4380 No 3 Road, Richmond BC	JIN and UF1 observed shopping for groceries inside RED TABLE PRODUCE unit 1040 4380 No 3 Road, Richmond BC.	YEE <i>[Signature]</i>
1113	4380 No 3 Road, Richmond BC	JIN and UF1 exited PARKER PLACE MALL with grocery bags and loaded them into the rear of BCL 603MMK. Both boarded the vehicle and departed the parking lot.	BRANDER <i>[Signature]</i>
1120	5811 Cooney Road, Richmond	BCL 603MMK parked in the public access portion of the parkade at PACIFIC BUSINESS CENTRE located at 5811 Cooney Rd, Richmond. The vehicle was parked in stall # 197 marked "Reserved Rene MARCUT."	YEE <i>[Signature]</i>
1131	5811 Cooney Road, Richmond	UF1 observed seated in BCL 603MMK front passenger seat alone.	YEE <i>[Signature]</i>
1150	5811 Cooney Road, Richmond	JIN observed exiting the parkade at 5811 Cooney Road, Richmond driving BCL 603MMK with the UF1 on board.	BRANDER <i>[Signature]</i>
1156	8120 Jones Road, Richmond	BCL 603MMK parked at a residential complex located at 8120 Jones Road, Richmond. JIN exited the vehicle and was pulling the carry on sized black suitcase on roller wheels with the handle extended. It was the same bag that was observed being loaded into BCL 603MMK by JIN at the WATER CUBE. The bag now appeared to be heavy as JIN was pulling it behind him. JIN walked to the front doors of 8120 Jones Road and into the building.	BRANDER <i>[Signature]</i>
1204	8120 Jones Road, Richmond	JIN exited the front doors of 8120 Jones Road, Richmond carrying a soft black gym bag and a cream coloured boutique type bag. The gym bag was described as being mostly black with two canvass handles and was approximately 2'X2'. The gym bag appeared to be heavy as the straps were taut and JIN's shoulder was being pulled down by the weight of the bag. The boutique bag also appeared to be heavy as the bottom of the bag protruded downwards beyond the sides of the bag and JIN's shoulder was being pulled down by the weight of the bag. JIN placed both bags into the trunk of BCL 603MMK. JIN then appeared to take something from the gym bag and placed it inside his jacket. The large blue and yellow suitcases which were loaded in BCL 603MMK at the WATER CUBE, were no longer in the trunk.	BRANDER <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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


AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-23	AM	Thursday	Cloud, periodic showers 8 deg C

1206	8120 Jones Road, Richmond	BCL 603MMK departed 8120 Jones Road, Richmond with JIN driving.	BRANDER <i>DB</i>
1214	8077 Alexandra Rd., Richmond, BC.	BCL 603MMK parked at the YUE DELICACY RESTAURANT located at 8077 Alexandra Rd., Richmond, BC.	YEE <i>[Signature]</i>
	8077 Alexandra Rd., Richmond, BC	Groceries were observed to still be in the rear of BCL 603MMK	YEE <i>[Signature]</i>
1248	8077 Alexandra Rd., Richmond, BC.	JIN exited YUE DELICACY RESTAURANT and boarded BCL 603MMK departing the area.	JACKSON <i>AS</i>
1254	4380 No 3 Road, Richmond BC	BCL 603MMK parked at the WATER CUBE. JIN exited the vehicle and went to the trunk. JIN removed the same heavy cream boutique bag observed earlier and took it into the front doors of the WATER CUBE.	BRANDER <i>DB</i>
1303	4380 No 3 Road, Richmond BC	UM1, an Asian male arrived exiting BCL 925PRJ and entered the front doors of the WATER CUBE. UM1 was wearing a darkish suit jacket blazer, maroon in colour, with short buzz cut hair and 40 to 50 years of age.	BRANDER <i>DB</i>
1305	4380 No 3 Road, Richmond BC	JIN exited the front doors of WATER CUBE with UM1. UM1 was carrying the heavy cream coloured boutique bag. UM1 placed the bag into the trunk of BCL 925PRJ, a silver VW Passat. UM1 boarded the vehicle. UF2 was observed in the vehicle. The vehicle u-turned in the parking lot at which time JIN then boarded the vehicle. The vehicle departed to No 3 Rd.	BRANDER <i>DB</i>

## FSOC SURVEILLANCE MASTER NOTES

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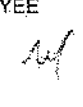
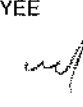
AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-23	AM	Thursday	Cloud, periodic showers 8 deg C
		RE LIC:925PRJ LIC:925PRJ STATUS:ACTIVE EXP:2016-01-02 REG:10406520 SINCE:2012-01-03 LCHG:2015-01-05 DECAL# 10029008 2012 VOLKSWAGEN PASAT 4DSDN PASSENGER GREY VIN:WVWHN9AN6CE535909 GVW: 0 NET WEIGHT: 1,482 NUM OF OWNERS: 1 ZHANG HONG 3764 LINWOOD ST BURNABY BC V5G1N5		
1310	8077 Alexandra Rd., Richmond, BC.	BCL 925PRJ parked in front of YUE DELICACY RESTAURANT at 8077 Alexandra Rd., Richmond, BC. UM1 exited the vehicle with UF2. UF2 was wearing a red coat with the hood up and a white scarf. UF2 exited the vehicle and went to the trunk of the car. The trunk was opened. It was not possible to see what took place at the trunk. UF2 closed the trunk and walked toward the front doors of the restaurant with UM1. It was not possible to see her left side. UM1 was wearing a dark gray suit type jacket and had short shaved hair.		SIMPKINS  
1326	Alderbridge Way and No 3 Rd	BCL 603MMK was observed departing the area of Alderbridge Way and No 3 Rd driven by UM2, an Asian male with short cropped hair, round faced and heavy set in his 30 to 40s.		BOLT  
1335	8100 Fairbrook Dr, Richmond, BC	BCL 603MMK parked at the 8100 Fairbrook Dr, Richmond, BC residence.		BOLT  
1337	8100 Fairbrook Dr, Richmond, BC	BCL 603MMK departed 8100 Fairbrook Dr, Richmond, BC with UM2 driving NFC.		BOLT  
1348	8077 Alexandra Rd., Richmond, BC.	JIN was observed standing outside the YUE DELICACY RESTAURANT talking to UM3.  UM3 described as being Asian 150 lbs 50 years of age black hair parted, clean shaven wearing a black down jacket and blue collared shirt and black pants.		YEE  
1402	8077 Alexandra Rd., Richmond,	JIN and the UM3 entered the restaurant.		YEE  

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-23	AM	Thursday	Cloud, periodic showers 8 deg C








	BC:		
1430	8077 Alexandra Rd., Richmond, BC.	<p>UM1 and UF2 exited the front door of YUE DELICACY RESTAURANT and boarded BCL 925PRJ.</p> <p>UM1 and UF2 exited at the same time as UM4. UM1 observed on the phone while UF2 and UM4 continued walking into the parking lot.</p> <p>UF2 and UM4 separated at the parking lot and UF2 boarded the driver side of BCL 925PLJ.</p> <p>UM4 entered the driver side of black Jeep Wrangler BCL 333RPT. NFC</p> <p>UM4 described as Caucasian male, 5'10 to 6'0, 50 years old, brown short hair, 220 lbs. wearing dark blazer and light colored pants.</p>	<p>YEE</p> 
		<p>RE LIC:333RPT                      LIC:333RPT STATUS:ACTIVE EXP:2015-06-10                      REG:04485042 SINCE:2013-06-11 LCHG:2014-05-28                      DECAL# 75079907                      2009 JEEP WRANG 4DRSW PASSENGER BLACK                      VIN:1J4GA391X9L709114                      GVW: 0 NET WEIGHT: 1,873 NUM OF OWNERS: 1                      BAZILLE SIMONE DOROTHY                      VIOLET                      474 ENGLISH BLUFF RD                      DELTA BC V4M2N2                      ODN:5192889 PODL:3957579</p>	
1432	8077 Alexandra Rd., Richmond, BC.	BCL 925PRJ departed the parking lot of YUE DELICACY RESTAURANT located at 8077 Alexandra Road, Richmond. NFC.	<p>YEE</p> 
1436	8077 Alexandra Rd., Richmond, BC.	BCL 603MMK arrived at 8077 Alexandra Rd., Richmond, BC driven by UM2. JIN exited the YUE DELICACY RESTAURANT and boarded the front passenger seat of BCL 603MMK. JIN had a small package in his hand. BCL 603MMK departed southbound.	<p>YEE</p> 



# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-23	AM	Thursday	Cloud, periodic showers 8 deg C
1444	5811 Cooney Road, Richmond BC	BCL 603MMK was located parked in the parkade of PACIFIC BUSINESS CENTRE, 5811 Cooney Road, Richmond BC.	PROCTOR 	
1449	5811 Cooney Road, Richmond BC	UM2 exited the elevator for the north building onto the main floor building lobby of 5811 Cooney Road, Richmond BC.  UM2 was rolling a large hard cover yellow suitcase. By the sound of the suitcase rolling on the tile floor and the way UM2 pulled on the handle of the suitcase it appeared the yellow hard sided suitcase had weight and was heavy.	YEE 	
1449	5811 Cooney Road, Richmond BC	UM2 walked from the building to the parkade pulling a hard case yellow suitcase with the telescopic handle extended. U/M2 placed the yellow suitcase into the rear of BCL 603MMK, the suitcase appeared to be heavy.  <b>VIDEO OBTAINED</b>	PROCTOR 	
1450	5811 Cooney Road, Richmond BC	U/M2 got into the driver's seat of BCL 603MMK, JIN, Paul King was the front passenger. BCL: 603MMK drove out of the parking lot departed 5811 Cooney Road, Richmond BC with UM2 driving and JIN in the front passenger seat.	PROCTOR 	
1455	8120 Jones Road, Richmond	BCL 603MMK arrived at 8120 Jones Road, Richmond.	YEE 	
1455	8120 Jones Road, Richmond	JIN exited the passenger side of BCL 603MMK, while UM2 exited the driver side and removed the heavy yellow suitcase from the trunk.  UM2 rolled the heavy yellow suitcase on roller wheels with the handle extended and walked with the suitcase to the front door of 8120 Jones Road, Richmond with JIN. JIN opened the front doors of the building. The yellow suitcase was the same empty yellow suitcase observed being loaded into BCL 603MMK at the WATER CUBE.	BRANDER 	
1456	8120 Jones Road,	UM2 returned to BCL 603MMK from the building. UM2 opened the trunk of BCL 603MMK.	BRANDER 	

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-23	AM	Thursday	Cloud, periodic showers 8 deg C

	Richmond			
1457	8120 Jones Road, Richmond	UM2 remained standing at the rear of BCL 603MMK with the trunk open. <b>Video obtained.</b>	BRANDER <i>DB</i>	
1500	8120 Jones Road, Richmond	The elevator for 8120 Jones Road, Richmond while viewing the floor indicator departed the main floor and stopped at the second floor.  From the second floor the elevator directly returned to the main floor. Elevator door opened and JIN observed exiting the elevator alone carrying a full Lululemon bag.	YEE <i>mf</i>	
1501	8120 Jones Road, Richmond	JIN boarded BCL 603MMK with the bag into the front seat of the vehicle. The BCL 603MMK departed with UM2 driving and JIN in the front passenger seat. <b>Video obtained</b>	BRANDER <i>DB</i>	
1510	4380 No 3 Road, Richmond BC	BCL 603MMK arrived at WATER CUBE.	JACKSON <i>AS</i>	
1511	4380 No 3 Road, Richmond BC	JIN and UM2 exited BCL 603MMK. JIN carried the cloth Lululemon bag into WATER CUBE.	JACKSON <i>AS</i>	
1512	4380 No 3 Road, Richmond BC	Surveillance terminated	COHEN <i>HR</i>	

# FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-23	AM	Thursday	Cloud, periodic showers 8 deg C

## PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	2					
	3					
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## VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
1455	1	UM2	UM2 alone	8120 Jones Rd RICHMOND	BRANDER <i>[Signature]</i>
1458	2	JIN	JIN with LuLu Lemon bag	8120 Jones Rd RICHMOND	BRANDER <i>[Signature]</i>
1449	3	UM#2 / JIN, Paul King	UM#2 loading Yellow suitcase into BCL 603MMK	5811 Cooney Street, Richmond, BC	PROCTOR <i>[Signature]</i> 2130
	4				
	5				

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-23	AM	Thursday	Cloud, periodic showers 8 deg C.

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
<b>Sgt Gerry PROCTOR</b>	2130	<i>[Signature]</i>	2015 04 24	0905
Sgt. Glenn ATKINS	42157			
<b>Cpl Chris ROBIDOUX</b>	39294	<i>[Signature]</i>	2015 04 24	0725
<b>Cpl. Steve BOLT</b>	48884	<i>[Signature]</i>	2015 04 24	08:20
<b>Det/Cst Anita JACKSON</b>	1601	<i>[Signature]</i>	2015 04 24	0825
Det/Cst Kevin UGANEC	1654			
Cst Sue LAVOIE	47290			
<b>Det/Cst Dave BRANDER</b>	2115	<i>[Signature]</i>	2015 04 24	0747
Det/Cst Greg PAXTON	2141			
<b>Det/Cst Norman YEE</b>	2162	<i>[Signature]</i>	2015 04 24	0817
Cst. Kelly CRAIG	48224			
<b>Det/Cst Kristy COHEN</b>	2310	<i>[Signature]</i>	2015 04 24	0930
Det/Cst Jason MEYER	2345			
<b>Cst Pat SIMPKINS</b>	49308	<i>[Signature]</i>	2015 04 24	0912
Cst Arash SEYED	56893			
<b>Cst Sean GIBSON</b>	53869	<i>[Signature]</i>	2015 04 24	0821
Det/Cst Ian THURBER				

\*\*\*Members indicated in BOLD were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*

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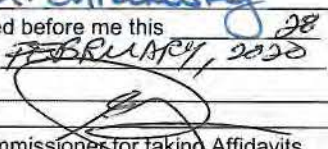
## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-29	AM	Wednesday	Sunny

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	COHEN (D, RB)	This is Exhibit "11" referred to in the Affidavit of <u>M. Chizowsky</u> affirmed before me this day of <u>FEBRUARY, 2020</u>
	MEYER (D)- JACKSON (F) PROCTOR (D)- YEE (F) GIBSON (D)- SIMPKINS (F)	
	UGANEC ( master- office)	
		A Commissioner for taking Affidavits Within British Columbia
<b>CONTACT:</b>	Detective Constable UGANEC	

**BRIEFING BY / OBJECTIVES**

Briefed by Detective Constable UGANEC. Objectives of surveillance are to locate and monitor the activities of JIN, Paul King. To make observations of any bag exchanges and gather info on origins of bags observed.

<b>TARGET(S) / RESIDENCE:</b>	JIN, Paul King (DOB 1967-12-10) 502-8080 Cambie Road, Richmond, BC 8100 Fairbrook Crescent, Richmond, BC
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<b>ADDRESSES ATTENDED:</b>	Water Cube Spa, 103-4411 No. 3 Road, Richmond, BC Bank of Montreal, 100- 6088 No. 3 Road, Richmond, BC Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC Kary and Ma Nail Salon, 100-6133 Buswell Street, Richmond, BC 8100 Fairbrook Crescent, Richmond, BC 8120 Jones Road, Richmond, BC
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<b>VEHICLE(S) OBSERVED:</b>	BCL: 603MMK, 2014 Toyota Sienna 4 dr white BCL: 018WRG, 2013 Infiniti JX35 4 dr green BCL: 925PRJ, 2012 VW Passat 4 dr grey.
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<b>UNKNOWN(S) OBSERVED:</b>	UM#1 was described as an Asian male, 40's,tall, thin build, spikey black hair, wearing a blue sport coat.  UM#2 (driver of BCL: 018WRG) was described as an Asian male, large and muscular about 100 kgs 5'8" , he had a high and tight hair cut and a deep voice  UM#3 was described as an Asian male, 55-60 yrs, 5'8, 200 lbs, short black hair (parted), wearing a peacock blue shirt, black jacket and dark slacks.  UM#4 was described as an Asian male, described as approximately 5'10, wearing a black jacket and a maroon pants.
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## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B




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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-29	AM	Wednesday	Sunny

	UF#1 was described as an Asian female, 5'6, long black hair, 30 years old and wearing grey jacket,
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<b>SYNOPSIS:</b>	Surveillance was established at Water Cube Spa, 103-4411 No. 3 Road, Richmond, BC and Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC. BCL: 603MMK arrived at the Water Cube briefly. JIN, Paul King was driving, UM#1 was the passenger. BCL: 603MMK drove to bank of Montreal on No. 3 Road, JIN, Paul King and UM#1 observed leaving the bank and getting in to BCL: 603MMK. BCL: 603MMK stopped briefly at the Water cube. BCL: 603MMK drove to Buswell Street and Westminster Highway where UM#1 got out and BCL: 603MMK drove to Yue Delicacy Restaurant, where JIN, Paul King, UF#1 and a child went in to the restaurant. UM#1 met up with UM#2, the driver of BCL:018WRG, and they went in to a business at Kary and Ma Nail Salon, 100-6133 Buswell Street, Richmond, BC. JIN, Paul King, UF#1 and child left in BCL: 603MMK and drove to the Water Cube. JIN, Paul King, UF#1 and UM#5 left the Water Cube and drove to 8100 Fairbrook Crescent, Richmond, BC. JIN, Paul King left in BCL: 603MMK and drove to 8120 Jones Road, Richmond, BC where he was observed entering the building empty handed. JIN, Paul King came out of either suite 202 or 203 carrying a blue bag full of money, got in to BCL: 603MMK and drove to the Water Cube. Surveillance was terminated.
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<b>SURVEILLANCE MASTER NOTES PREPARED BY:</b>	Detective Constable UGANEC
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TIME	LOCATION	OBSERVATIONS	MEMBER
1000	Water Cube Spa, 103-4411 No. 3 Road, Richmond, BC	Surveillance was established at this location. No associated vehicles were at this location.	PROCTOR 
1010	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	Surveillance was established at this location. No associated vehicles were at this location.	MEYER 
1046	Water Cube Spa, 103-4411 No. 3 Road, Richmond, BC	BCL: 603MMK arrived and parked in front of the business. BCL: 603MMK, 2014 Toyota Sienna 4 dr white	SIMPKINS 

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-29	AM	Wednesday	Sunny
		150429-13:49:39 LIC:603MMK STATUS:ACTIVE EXP:2015-05-20 REG:11098422 SINCE:2014-05-21 LCHG:2015-04-01 DECAL# 74031993 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC0ES084178 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) 0820490 B C LTD (LESSEE) 103-4411 NO. 3 RD RICHMOND BC V6X2C3 PODL:5810437		UGANEC <i>Ku 165</i>
1122	Water Cube Spa, 103-4411 No. 3 Road, Richmond, BC	BCL: 603MMK drove out of the parking lot and south on No. 3 Road. JIN, Paul King was the driver.		SIMPKINS <i>S</i>
1126	6088 No. 3 Road, Richmond, BC	BCL: 603MMK drove north in to the parking lot.		PROCTOR <i>JP</i>
1128	Bank of Montreal parking lot, 100- 6088 No. 3 Road, Richmond, BC	BCL: 603MMK located, parked and unoccupied.		PROCTOR <i>JP</i>
1137	Bank of Montreal parking lot, 100- 6088 No. 3 Road, Richmond, BC	JIN, Paul King walked out of the bank with UM#1. UM#1 was described as an Asian male, 40's,tall, thin build, spikey black hair, wearing a blue sport coat.		PROCTOR <i>JP</i>
1138	6088 No. 3 Road, Richmond, BC	JIN, Paul King and UM#1 got in to BCL: 603MMK . BCL: 603MMK started to move and stopped.		SIMPKINS <i>S</i>
1140	Bank of Montreal parking lot, 100- 6088 No.	JIN, Paul King walked out of the bank carrying a small white object likely an envelope and got back in to BCL: 603MMK. BCL: 603MMK drove out of the parking lot and west on Cambie Road.		SIMPKINS <i>S</i>



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-29	AM	Wednesday	Sunny
	3 Road, Richmond, BC			
1144	Water Cube Spa, 103- 4411 No. 3 Road, Richmond, BC	BCL: 603MMK drove west in the parking lot towards the business.		YEE <i>M</i>
1145	Water Cube Spa, 103- 4411 No. 3 Road, Richmond, BC	BCL: 603MMK was reversed in to a parking space in front of the business. JIN, Paul King was sitting in the driver's seat. BCL: 603MMK drove out of the parking lot and south on No.3 Road. There was a male in the front passenger seat.		JACKSON <i>AS</i>
1150	Buswell Street and Westminster Highway, Richmond, BC	BCL: 603MMK drove east on Westminster from Buswell Street V.C.B.		PROCTOR <i>AS</i>
1152	Buswell Street and Westminster Highway, Richmond, BC	BCL: 603MMK re-acquired parked on the west side of Buswell Street just south of Westminster Highway. JIN, Paul King was observed walking back to the vehicle.		PROCTOR <i>AS</i>
1154	Buswell Street and Westminster Highway, Richmond, BC	UM#1, carrying a black purse, got out of BCL: 603MMK and BCL: 603MMK drove away south on Buswell Street.		JACKSON <i>AS</i>
1159	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	BCL: 603MMK was observed parked in front of the restaurant. JIN, Paul King at the rear driver side talking on a cell phone, CHAN, Hung Tak Dennis; UF#1 and small child walked in to the restaurant.  UF#1 was described as an Asian female, 5'6, long black hair, 30 years old and wearing grey jacket,		YEE <i>M</i>
1201	Yue Delicacy Restaurant, 8077	JIN, Paul King walked out of the restaurant and stood out front talking on his cell phone.		YEE <i>M</i>

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-29	AM	Wednesday	Sunny
	Alexandra Road, Richmond, BC			
1208	Kar and Ma Nail Salon, 100-6133 Buswell Street, Richmond, BC	UM#1 met waited on the sidewalk for a period of time. UM#1 then waved and met up with UM#2, driver of BCL:018WRG, who was carrying a large bank satchel (appeared very heavy) and they walked in to the business, A.T.P.  BCL: 018WRG, 2013 Infiniti JX35 4 dr green  UM#2 (driver of BCL: 018WRG) was described as an Asian male, large and muscular about 100 kgs 5'8" , he had a high and tight hair cut and a deep voice		SIMPKINS  S
		150429-15:11:41 LIC:018WRG STATUS:ACTIVE EXP:2015-12-11 REG:10608392 SINCE:2012-08-30 LCHG:2014-12-12 DECAL# 81143545 2013 INFINITI JX35 4DRSW PASSENGER GREEN VIN:5N1AL0MMXDC307832 GVW: 0 NET WEIGHT: 2,005 NUM OF OWNERS: 1 NISSAN CANADA INC DBA INFINITI FINANCIAL (LESSOR) CAO YONGXIN (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:9120846		UGANEC  mclm
1212	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	JIN, Paul King walked back in to restaurant.		JACKSON  S
1323	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	JIN, Paul King, UF#1, and child exited the restaurant, with UM#3, who appeared to be carrying takeout food. JIN, Paul King, UF#1 and child got in to BCL: 603MMK and UM#3 got in to BCL: . BCL: 603MMK drove out of the parking lot and north on No.3 Road. UM#3 was V.C.B. in the parking lot.  UM#3 was described as an Asian male, 55-60 yrs, 5'8, 200 lbs, short black hair (parted), wearing a peacock blue shirt, black jacket and dark slacks.		YEE  M

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-29	AM	Wednesday	Sunny
1326	Leslie Road and No. 3 Road, Richmond, BC	BCL: 603MMK drove west on Leslie Road from No.3 Road.		SIMPKINS <i>PS</i>
1328	Water Cube Spa, 103-4411 No. 3 Road, Richmond, BC	BCL: 603MMK parked across from the front doors. JIN, Paul King, UF#1 and child got out of the van, and walked in to the business.		COHEN <i>HC</i>
1348	Water Cube Spa, 103-4411 No. 3 Road, Richmond, BC	<p>UM#4 walked out of the business and got in to BCL 925PRJ. BCL: 925PRJ drove out of the parking lot, A.T.P</p> <p>BCL: 925PRJ, 2012 VW Passat 4 dr grey.</p> <p>UM#4 was described as an Asian male, described as approximately 5'10, wearing a black jacket and a maroon pants.</p>		COHEN <i>HC</i>
		<p>150429-16:51:04            LIC:925PRJ STATUS:ACTIVE EXP:2016-01-02            REG:10406520 SINCE:2012-01-03 LCHG:2015-01-05            DECAL# 10029008            2012 VOLKSWAGEN PASAT 4DSDN PASSENGER GREY            VIN:WVWHN9AN6CE535909            GVW: 0 NET WEIGHT: 1,482 NUM OF OWNERS: 1            ZHANG HONG            3764 LINWOOD ST            BURNABY BC V5G1N5            ODN:9010151 PODL:9010156</p>		UGANEC <i>in 1659</i>
1353	Water Cube Spa, 103-4411 No. 3 Road, Richmond, BC	<p>JIN, Paul King, UF#1 and an unidentified male (no further description obtained) walked out of the business and got in to BCL: 603MMK. BCL: 603MMK drove out of the parking lot and south on No. 3 Road.</p>		COHEN <i>HC</i>
1355	No 3 and Alderbridge Road, Richmond, BC	BCL: 603MMK drove west on Alderbridge Road, V.C.B.		YEE <i>my</i>
1402	No 1 Road and Westminster	BCL: 603MMK reacquired as it drove south on No1 Road.		PROCTOR <i>PS</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-29	AM	Wednesday	Sunny
	Highway, Richmond, BC			
1406	8100 Fairbrook Crescent, Richmond, BC	BCL: 603MMK was stopped in the driveway.		SIMPKINS <i>B</i>
1411	8100 Fairbrook Crescent, Richmond, BC	BCL: 603MMK drove out of the driveway and north bound.		SIMPKINS <i>B</i>
1420	8120 Jones Road, Richmond, BC	BCL: 603MMK parked near the front of the building.		JACKSON <i>JS</i>
1423	8120 Jones Road, Richmond, BC	JIN, Paul King walked out from the area of suite 202 or 203. JIN, Paul King was carrying a heavy, blue cloth bag that was ¾ full of cash.		JACKSON <i>JS</i>
1424	8120 Jones Road, Richmond, BC	JIN, Paul King walked out the front doors and towards BCL: 603MMK. JIN, Paul King was carrying the heavy, blue cloth bag, and a small piece of paper. JIN, Paul King placed the bag in the rear of the van and got in the driver's seat. BCL: 603MMK drove away west bound.		YEE <i>Y</i>
1434	Water Cube Spa, 103- 4411 No. 3 Road, Richmond, BC	BCL: 603MMK stopped and parked in front of the business. JIN, Paul King opened the rear of the vehicle,		PROCTOR <i>P</i>
1436	Water Cube Spa, 103- 4411 No. 3 Road, Richmond, BC	JIN, Paul King walked away from BCL: 603MMK in to the business, V.C.B.		YEE <i>Y</i>
1507	Water Cube Spa, 103- 4411 No. 3	Surveillance terminated.		COHEN <i>C</i>

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-29	AM	Wednesday	Sunny

Road, Richmond, BC	
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*Sp...*  
*15-04-15*  
*R 15/04/15*  
*AM*  
*2310*

JIN, Paul King

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-29	AM	Wednesday	Sunny

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
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### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
	1				
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	4				
	5				

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-04-29	AM	Wednesday	Sunny

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
<b>Sgt Gerry PROCTOR</b>	2130	<i>Gerry Proctor</i>	2015-04-29	1702
Sgt. Glenn ATKINS	42157			
Cpl Chris ROBIDOUX	39294			
Cpl. Steve BOLT	48884			
<b>Det/Cst Anita JACKSON</b>	1601	<i>Anita Jackson</i>	2015-04-29	1625
<b>Det/Cst Kevin UGANEC</b>	1654	<i>Kevin Uganec</i>	2015-04-29	1716
Cst Sue LAVOIE	47290			
Det/Cst Dave BRANDER	2115			
Det/Cst Greg PAXTON	2141			
<b>Det/Cst Norman YEE</b>	2162	<i>Norman Yee</i>	2015-04-29	1642
Cst Kelly CRAIG	48224			
<b>Det/Cst Kristy COHEN</b>	2310	<i>Kristy Cohen</i>	2015-04-29	1700
<b>Det/Cst Jason MEYER</b>	2345	<i>Jason Meyer</i>	2015-04-29	1700
<b>Cst Pat SIMPKINS</b>	49308	<i>Pat Simpkins</i>	2015-04-29	1630
Cst Arash SEYED	56893			
<b>Cst Sean GIBSON</b>	53869	<i>Sean Gibson</i>	2015-04-29	1633
Det/Cst Ian THURBER				

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*

## FSOC JTF 6 SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC FILE 2015-2543	2015-04-30	AM	Thursday	Overcast/Dry

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	JTF Group 6 Det/Cst COHEN (RB,D) Det/Cst MEYER (D,M) Cst SIMPKINS (WD), Cst GIBSON (F) Det/Cst YEE (WD), Det/Cst JACKSON (F) Sgt PROCTOR (WD)
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This is Exhibit "12" referred to in the Affidavit of M. Chizausky affirmed before me this day of FEBRUARY, 2020

<b>CONTACT:</b>	Det/Cst UGANEC
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**BRIEFING BY / OBJECTIVES** A Commissioner for taking Affidavits Within British Columbia  
 Briefed in the office by Det/Cst UGANEC. Goals of surveillance: document activities of JIN, Paul King including video/pictures of any meets with associates or unknowns. In addition, if JIN, Paul King is observed passing bags to unknown persons to determine the activities associated to the bag.

<b>TARGET(S) / RESIDENCE:</b>	JIN, Paul King (DOB: 1967-12-10) Residence: 8100 Fairbrook Cres, Richmond,BC
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<b>ADDRESSES ATTENDED:</b>	<ul style="list-style-type: none"> <li>• 103-4411 No 3 Rd, Richmond, BC (Water Cube)</li> <li>• 8080 Cambie St, Richmond, BC</li> <li>• 8100 Fairbrook, Cres, Richmond, BC</li> <li>• 8120 Jones Rd, Richmond, BC</li> <li>•</li> </ul>
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<b>VEHICLE(S) OBSERVED:</b>	<ul style="list-style-type: none"> <li>• BCL 603 MMK 2014 Toyota Sienna White</li> </ul>
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<b>UNKNOWN(S) OBSERVED:</b>	
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**SYNOPSIS:** Setup at Water Cube 4411 No 3 Rd. At approximately 1125 hrs, BCL 603 MMK observed in open garage to 8100 Fairbrook Cres, Richmond, BC. BCL 603 MMK drove to 8120 Jones Rd, Richmond, BC with JIN driving. JIN observed keying into suite 210. Surveillance terminated at 1455 hrs.

<b>SURVEILLANCE MASTER NOTES PREPARED BY:</b>	Det/Cst MEYER, VPD #2345
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TIME	LOCATION	OBSERVATIONS	MEMBER
0930	103-4411 No 3 Rd, Richmond, BC	Setup at Water Cube business (103-4411 No 3 Rd, Richmond, BC).	COHEN <i>[Signature]</i>

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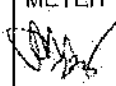


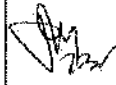





## FSOC JTF 6 SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC FILE 2015-2543	2015-04-30	AM	Thursday	Overcast/Dry

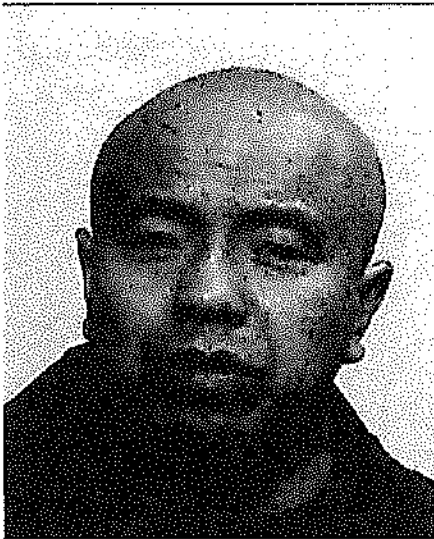
0935	8100 Fairbrook Cres, Richmond, BC	No associated vehicles observed around residence. All blinds to residence closed.	MEYER 
0950	8080 Cambie Rd, Richmond, BC	No associated vehicles found in underground to 8080 Cambie St.	SIMPKINS 
1125	8100 Fairbrook Cres, Richmond, BC	BCL 603 MMK 2014 Toyota Sienna White observed inside the open garage to 8100 Fairbrook Cres, Richmond, BC.	SIMPKINS 
	N/A	RE LIC:603MMK LIC:603MMK STATUS:ACTIVE EXP:2015-05-20 REG:11098422 SINCE:2014-05-21 LCHG:2015-04-01 DECAL# 74031993 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC0ES084178 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) 0820490 B C LTD (LESSEE) 103-4411 NO. 3 RD RICHMOND BC V6X2C3 PODL:5810437	MEYER 
1140	8100 Fairbrook Cres, Richmond, BC	BCL 603 MMK 2014 Toyota Sienna White reversed out of driveway and drove northbound on Seafair Dr. Unable to identify driver.	GIBSON 
1142	No. 1 Rd/Blundell Rd, Richmond, BC	JIN, Paul King observed driving BCL 603 MMK 2014 Toyota Sienna White.	YEE 
1145	8120 Jones Rd, Richmond, BC	BCL 603 MMK 2014 Toyota Sienna White parked illegally in front of 8120 Jones Rd, Richmond, BC. JIN, Paul King out of driver's seat and walking towards the front doors of building.	JACKSON 

## FSOC JTF 6 SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC FILE 2015-2543	2015-04-30	AM	Thursday	Overcast/Dry
1147	8120 Jones Rd, Richmond, BC	BCL 603 MMK 2014 Toyota Sienna White reversed from front of building and drove northbound on No 3 Rd from Jones Rd with UM driving. Unable to obtain further description. Allowed to proceed.		COHEN <i>KG</i>
1148	#210- 8120 Jones Rd, Richmond, BC	JIN, Paul King into #210 by himself.		JACKSON <i>JS</i>
1455		Surveillance terminated.		COHEN <i>KG</i>



JIN, Paul King (1967-12-10)

## FSOC JTF 6 SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC FILE 2015-2543	2015-04-30	AM	Thursday	Overcast/Dry

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
	1				
	2				
	3				
	4				
	5				


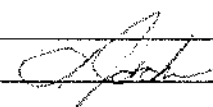
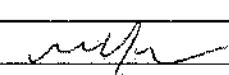
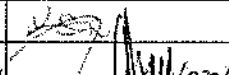

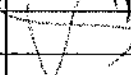
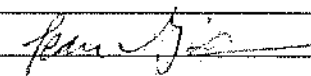
## FSOC JTF 6 SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC FILE 2015-2543	2015-04-30	AM	Thursday	Overcast/Dry

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
<b>Sgt Gerry PROCTOR</b>	2130		2015-04-30	1626
Sgt. Glenn ATKINS	42157			
Cpl Chris ROBIDOUX	39294			
Cpl. Steve BOLT	48884			
<b>Det/Cst Anita JACKSON</b>	1601		2015-04-30	1625
Det/Cst Kevin UGANEC	1654			
Cst Sue LAVOIE	47290			
Det/Cst Dave BRANDER	2115			
Det/Cst Greg PAXTON	2141			
<b>Det/Cst Norman YEE</b>	2162		2015-04-30	1630
Cst Kelly CRAIG	48224			
<b>Det/Cst Kristy COHEN</b>	2310		2015-04-30	1649
<b>Det/Cst Jason MEYER</b>	2345		2015-04-30	1628
Cst Pat SIMPKINS	49308		2015 04 30	1619
Cst Arash SEYED	56893			
<b>Cst Sean GIBSON</b>	53869		2015-04-30	1623
Det/Cst Ian THURBER				

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*



# FSOC

## SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-06	AM	Wednesday	Cloud, 15 deg C

**GROUP 6 SURVEILLANCE TEAM****TEAM LINEUP:**

Det/Cst BRANDER (RD)  
 Cst SIMPKINS (D) – Cst LAVOIE (F)  
 Det/Cst JACKSON (F) – Cpl BOLT (D)  
 Cpl ROBIDOUX (W/D) – Det/Cst Norm YEE (F)  
 D/Cst MEYER

This is Exhibit "13"  
 referred to in the Affidavit  
 of M. Chizowsky

**CONTACT:**

Det/Cst UGANEC

affirmed before me this  
 day of FEBRUARY, 2020

**BRIEFING BY / OBJECTIVES**

A Commissioner for taking Affidavits

Briefed in the office by Det/Cst UGANEC. Objectives are to locate Paul JIN to establish his lifestyle and surface any evidence of illegal activity.

Within British Columbia

**TARGET(S) / RESIDENCE:**

- JIN, Paul King
- 8100 Fairbrook Cr., Richmond, BC

**ADDRESSES ATTENDED:**

- 8120 Jones Road, Richmond, BC
- WATER CUBE, 103 – 4411 No.3 Road, Richmond, BC
- 100-8100 Ackroyd Rd, Richmond BC
- 4380 No 3 Rd, Richmond, BC
- Continental Mall, 3779 Sexsmith Rd., Richmond, BC
- 8033 Saba Road, Richmond BC
- 8100 Fairbrook Cr., Richmond, BC
- 8120 Granville St., Richmond, BC
- 8120 Jones Road, Richmond, BC
- 6011 No. 3 Rd., Richmond, BC
- 5811 Cooney Road, Richmond, BC

**VEHICLE(S) OBSERVED:**

- BCL 603 MMK, 2014 Toyota Sienna, white
- BCL AD333G 2015 Bentley Continental, white

**UNKNOWN(S) OBSERVED:**

UM#1 described as older Asian male 70 plus years, thin build, 5'8", gray short buzz cut, wearing a gray long sleeved shirt and black jogging pants with white stripes up the sides.

UF1 described as wearing a long cream sweater, white shirt with a frog on the front had her hair in a pony-tail and being in her early 20's.

T200 on file. Asian male shaved/short hair, dark colored jacket over light colored shirt, heavy build.

**SYNOPSIS:**

Surveillance established at 0946 hours, BCL 603MMK, 2014 Toyota Sienna White with JIN, UF#1 and child on board. Arrived at 8120 Jones Rd., Richmond. JIN handed a blk medium sized bag to UM#1. UM#1 entered 210-8120 Jones Rd., Richmond. JIN in BCL 603MMK departed. JIN attended the Signature Liquor Store. JIN attended the Water Cube, Parker Place & Landmark Fresh Meats BBQ for

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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-06	AM	Wednesday	Cloud, 15 deg C

groceries. JIN loaded groceries into the trunk of BCL 603MMK. JIN re-attended 8120 Jones Rd., Richmond and was met by UM#1, JIN gave UM#1 3 grocery bags from the trunk of BCL 603MMK. JIN departed and returned to 8100 Fairbrook Cres, Richmond. JIN, UF#1 and child returned to their residence. JIN departed in BCL 603MMK and made a quick stop at 8120 Jones Rd., Richmond. JIN attended 8120 Granville St., Richmond. JIN departed to the CIBC for a quick with drawl and attended the Water Cube. T200 exited the Water Cube and entered the driver's seat of BCL 603MMK, JIN moved to the front passenger seat. JIN & T200 departed and attended Modern Reflexology. T200 entered Modern Reflexology and into the Dollar Store. T200 exited the Dollar Store and returned to the driver's seat of BCL 603MMK. T200JIN & T200 departed in BCL MMK and were lost to surveillance at Alderbridge and Minoru Blvd. Surveillance terminated at 1457 hours.

**SURVEILLANCE MASTER NOTES PREPARED BY:** Cst PC SIMPKINS 49308


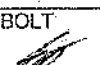


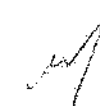
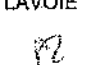

TIME	LOCATION	OBSERVATIONS	MEMBER
0946	8100 Fairbrook Dr, Richmond, BC	Surveillance established 8100 Fairbrook Cr, Richmond, BC	MEYER <i>[Signature]</i>
1019	8100 Fairbrook Dr., Richmond, BC	JIN, Paul exited the front door to retrieve his mail and entered the garage door. Picked up a black and blue (grey) gym bag from the trunk of BCL AD333G 2013 Bentley Continental White. JIN walked towards the area of BCL 603MMK 2014 Toyota Sienna White.	BOLT <i>[Signature]</i>
N/A		LIC:AD333G STATUS:ACTIVE EXP:2015-10-07 REG:10868331 SINCE:2014-10-08 LCHG:2014-10-09 DECAL# 79111027 2013 BENTLEY CONTL 2DCPE PASSENGER WHITE VIN:SCBFT7ZA8DC085585 GVW: 0 NET WEIGHT: 2,321 NUM OF OWNERS: 1 2258756 ONTARIO LIMITED DBA AUTO/ONE LEASING LP LSR DONG LEI (LESSEE) 8555 CAMBIE ST VANCOUVER BC V6P3J9 PODL:9179995	SIMPKINS <i>[Signature]</i>
N/A		LIC:AD333G STATUS:ACTIVE EXP:2015-10-07 REG:10868331 SINCE:2014-10-08 LCHG:2014-10-09 DECAL# 79111027 2013 BENTLEY CONTL 2DCPE PASSENGER WHITE VIN:SCBFT7ZA8DC085585 GVW: 0 NET WEIGHT: 2,321 NUM OF OWNERS: 1	SIMPKINS <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-06	AM	Wednesday	Cloud, 15 deg C

		2258756 ONTARIO LIMITED DBA AUTO/ONE LEASING LP LSR DONG LEI (LESSEE) 8555 CAMBIE ST VANCOUVER BC V6P3J9 PODL:9179995	
1022	8100 Fairbrook Dr., Richmond, BC	JIN was wearing a black hoodie and jeans exited the front door of the residence with a child.	BOLT 
1024	8100 Fairbrook Dr., Richmond, BC	JIN returned inside the residence and UF#1 outside with a child.	BOLT 
1031	8100 Fairbrook Dr., Richmond, BC	JIN UF#1 and child are back into the residence. Black & blue (grey) into the trunk of BCL 603MMK 2014 Toyota Sienna White. CHAN, Hung Tak Dennis, UF#1 and child into BCL 603MMK.	BOLT 
1033	8100 Fairbrook Dr., Richmond, BC	BCL 603MMK 2014 Toyota Sienna White departed residence.	BOLT 
1043	8120 Jones Road, Richmond, BC	BCL 603MMK parked in front of 8120 Jones Road, JIN exited the vehicle and met and elderly Asian UM#1 previously observed on surveillance.  JIN withdrew a black bag with grey handles from the rear hatch area of BCL 603MMK.  JIN gave UM#1 a bag which appeared to have some contents inside. UM#1 departed walking into 8120 Jones Road building.	YEE 
1044	8120 Jones Road, Richmond, BC	JIN boarded BCL 603MMK and departed the complex.	LAVOIE 
1044	8120 Jones Road, Richmond, BC	UM#1 was observed entering unit 210 of 8120 Jones Road with the bag.  UM#1 described as older Asian male 70 plus years, thin build,	YEE 



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-06	AM	Wednesday	Cloud, 15 deg C
		5'8", gray short buzz cut, wearing a gray long sleeved shirt and black jogging pants with white stripes up the sides.		
1059	100-8100 Ackroyd Rd, Richmond BC	BCL 603MMK located parked in front of the Signature Liquor Store.		BRANDER <i>JB</i>
1102	100-8100 Ackroyd Rd, Richmond BC	JIN and UF#1 and child exited the Signature Liquor Store and boarded BCL 603MMK departing northbound.		BOLT <i>[Signature]</i>
1113	Capstan Way mid-block between No 3 rd and River Road	BCL 603MMK stopped mid-block on Capstan Way just west of No 3 Rd and stopped. No one observed on or off the vehicle.		MEYER <i>[Signature]</i>
1114	Capstan Way mid-block between No 3 rd and River Road	BCL 603 MMK executed a u-turn and traveled east to No 3 Rd.		BOLT <i>[Signature]</i>
1117	103 - 4411 No.3 Road, Richmond, BC	BCL 603MMK turned and parked in front of 103 - 4411 No.3 Road, Richmond, BC.		SIMPSONS <i>[Signature]</i>
1118	103 - 4411 No.3 Road, Richmond, BC	JIN and UF#1 and child exited BCL 603 MMK and entered the Water Cube all were empty handed.		MEYER <i>[Signature]</i>
1156	103 - 4411 No.3 Road, Richmond, BC	JIN boarded BCL 603MMK and departed the Water Cube.		MEYER <i>[Signature]</i>
1203	4380 No 3 Rd, Richmond, BC	BCL 603MMK drove to Parker Place Mall and parked		BOLT <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-06	AM	Wednesday	Cloud, 15 deg C
1203	4380 No 3 Rd, Richmond, BC	JIN exited BCL L603MMK and walked into the Parker Place Mall. Vehicle parked with hazard lights on.		BOLT <i>[Signature]</i>
1206	4380 No 3 Rd, Richmond, BC	JIN was observed at Red Label Grocery shopping.		LAVOIE <i>P2</i>
1208	4380 No 3 Rd, Richmond, BC	JIN exited the grocery store and walked to the Top Kerr Seafood.		YEE <i>[Signature]</i>
1211	4380 No 3 Rd, Richmond, BC	JIN exited Parker Place and boarded BCL 603MKK with a grocery bag.		BOLT <i>[Signature]</i>
1212	4380 No 3 Rd, Richmond, BC	JIN loaded the bag in the trunk and boarded BCL 603MMK. BCL 603MKK departed.		BOLT <i>[Signature]</i>
1215	Continental Mall, 3779 Sexsmith Rd., Richmond, BC	JIN parked BCL 603MMK in front of Dynasty Dumpling House.		LAVOIE <i>A</i>
1222	Landmark Fresh Meat BBQ, 1171- 3779 Sexsmith Rd., Richmond, BC	JIN exited front of Landmark Fresh Meat BBQ with UM#2 believed to be an employee. JIN opened the trunk of BCL 603MMK and UM#2 loaded white plastic bags into the trunk. JIN & UM#2 returned to Landmark Fresh Meat BBQ. V.C.B.		LAVOIE <i>B</i>
1224	Landmark Fresh Meat, 1171-3779 Sexsmith Rd., Richmond, BC	JIN exited the front of Landmark Fresh Meat BBQ on his cell phone. Closed the trunk of BCL 603MMK and departed westbound to Brown Rd., Richmond.		LAVOIE <i>B</i>
1241	8120 Jones Rd., Richmond, BC	JIN waiting in BCL 603MMK parked facing eastbound in front of 8120 Jones Rd., Richmond. UM#1 walked up to BCL 603MMK and JIN exited the vehicle. JIN & UM#1 to rear of BCL 603MMK with the trunk open. JIN handed UM#1 two full		LAVOIE <i>B</i>

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-06	AM	Wednesday	Cloud, 15 deg C
1243	8120 Jones Rd., Richmond, BC			LAVOIE A
1244	8120 Jones Rd., Richmond, BC			LAVOIE R2
1255	8100 Fairbrook Cres., Richmond, BC			BRANDER DB
1256	8100 Fairbrook Cres., Richmond, BC			YEE M
1302	8100 Fairbrook Cres., Richmond, BC			YEE M
1350	8100 Fairbrook Cres., Richmond, BC			BOLT <del>          </del>
1351	8100 Fairbrook Cres., Richmond, BC			BOLT <del>          </del>
1400	8120 Jones Rd.,			MEYER JM 234

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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-06	AM	Wednesday	Cloud, 15 deg C
	Richmond, BC			
1402	8120 Jones Rd., Richmond, BC		BCL 603MMK out from the area of 8120 Jones Rd and drove northbound on No 3 Rd.	MEYER <i>[Signature]</i>
1403	8120 Granville St., Richmond, BC		BCL 603MMK angle parked to the east of 8120 Granville St., Richmond, BC.	SIMPINS <i>[Signature]</i>
1406	8120 Granville St., Richmond, BC		JIN exited the front door of 8120 Granville St., Richmond into BCL 603MMK and departed northbound on Buswell St., Richmond, BC.	BOLT <i>[Signature]</i>
1413	CIBC, 6011 No. 3 Rd., Richmond, BC		BCL 603MMK parked on street level unoccupied in the covered parking lot area to 3 West Centre Lot next to the CIBC.	MEYER <i>[Signature]</i>
1415	CIBC, 6011 No. 3 Rd., Richmond, BC		JIN observed at the service bank teller at the CIBC Business Centre and made a cash with-drawl.  JIN observed receiving a stack of \$20 bills approximately \$500 cash from the teller.  Teller's name was Yani as per name tag, Asian female, early to mid 20's, shoulder length black hair, 5'4, thin build.	YEE <i>[Signature]</i>
1420	CIBC, 6011 No. 3 Rd., Richmond, BC		JIN boarded BCL 603MMK and departed northbound on No. 3 Rd., Richmond, BC.	BOLT <i>[Signature]</i>
1425	103-4411 No. 3 Rd., Richmond, BC		BCL 603MMK arrived at the Water Cube. JIN exited the vehicle and T200 boarded the driver seat after he exited the Water Cube. T200 empty handed.	BOLT <i>[Signature]</i>
1427	103-4411 No. 3 Rd., Richmond, BC		T200 into the driver side of BCL 603MMK and JIN walked over to the passenger side.  T200 driving JIN into the front passenger side. Vehicle departed southbound on No. 3 Rd., Richmond.	YEE <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-06	AM	Wednesday	Cloud, 15 deg C

1436	165-4811 Hazelbridge Rd., Richmond, BC	T200 & JIN in BCL 603MMK parked in front of Modern Reflexology,	LAVOIE <i>P</i>
1437	165-4811 Hazelbridge Rd., Richmond, BC	T200 exited BCL 603MMK and entered Modern Reflexology, empty handed. T200 exited Modern Reflexology and entered the Dollar Store.  T200 described as blk short cropped hair, wearing a black t-shirt and black jogging pants with white stripes down the sides.	LAVOIE <i>P</i>
1441	165-4811 Hazelbridge Rd., Richmond, BC	T200 entered BCL 603MMK. T200 and JIN departed southbound in BCL 603MMK.	LAVOIE <i>P</i>
1455	Landsdowne Rd & Minoru Blvd., Richmond, BC	BCL 603 MMK westbound on Landsdowne Rd from Minoru Blvd. V.C.B.	ROBIDOUX <i>A</i>
1512	4380 No 3 Road, Richmond BC	Surveillance terminated as per Det/Cst UGANEC. Area search negative for BCL 603 MMK.	BRANDER <i>DB</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-06	AM	Wednesday	Cloud, 15 deg C

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	2					
	3					
	4					
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### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
1241	1	UM#1 & JIN	older Asian male 70 plus years; thin build, 5'8", gray short buzz cut, wearing a gray long sleeved shirt and black jogging pants with white stripes up the sides.	8120 Jones Rd., Richmond, BC	LAVOIE  <i>PL</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-06	AM	Wednesday	Cloud, 15 deg C

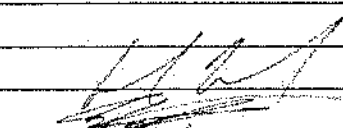
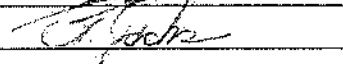
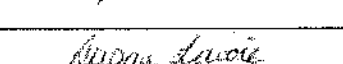
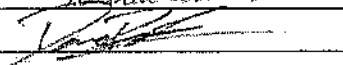
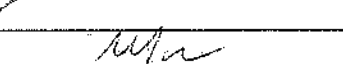
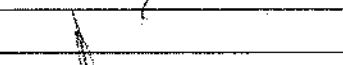
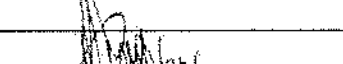
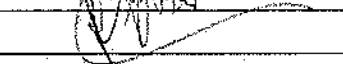
Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
1244	2	UM#1 & JIN	Older Asian male. 70 plus years, thin build, 5'8", gray short buzz cut, wearing a gray long sleeved shirt and black jogging pants with white stripes down the sides.	8120 Jones Rd., Richmond, BC	LAVOIE <i>[Handwritten mark]</i>
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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-06	AM	Wednesday	Cloud, 15 deg C

MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)				
Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130			
Sgt. Glenn ATKINS	42157			
Cpl Chris ROBIDOUX	39294		2015 05 06	1604
Cpl. Steve BOLT	48884		2015 05 06	1609
Det/Cst Anita JACKSON	1601		2015 05 06	1647
Det/Cst Kevin UGANEC	1654		2015 05 06	
Cst Susan LAVOIE	47290		2015 05 06	1645
Det/Cst Dave BRANDER	2115		2015 05 06	1651
Det/Cst Greg PAXTON	2141			
Det/Cst Norman YEE	2162		2015 05 06	1624
Cst Kelly CRAIG	48224			
Det/Cst Kristy COHEN	2310			
Det/Cst Jason MEYER	2345		2015 05 06	1640
Cst Pat SIMPKINS	49308		2015 05 06	1655
Cst Arash SEYED	56893			
Cst Sean GIBSON	53869			
Det/Cst Ian THURBER				

\*\*\*Members indicated in BOLD were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*





## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	Det/Cst BRANDER (RB/D) / Cst SIMPKINS (F) Sgt PROCTOR (D) – Cst LAVOIE (F) Det/Cst COHEN (D/M) – Det/Cst YEE (F) Cpl ROBIDOUX (D) – Cpl BOLT (F) Det/Cst MEYER (D) Sgt ATKINS/ Det/Cst JACKSON (F)
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This is Exhibit "14"  
referred to in the Affidavit  
of M. Chizewsky  
affirmed before me this  
day of FEBRUARY, 2015

<b>CONTACT:</b>	Det/Cst UGANEC
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A Commissioner for taking Affidavits

**BRIEFING BY / OBJECTIVES**

Within British Columbia

Briefed in the office by Det/Cst UGANEC. Objectives are to locate Paul JIN to establish his lifestyle and surface any evidence of illegal activity.

<b>TARGET(S) / RESIDENCE:</b>	<ul style="list-style-type: none"> <li>• JIN, Paul King</li> <li>• 8100 Fairbrook Cr., Richmond, BC</li> </ul>
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<b>ADDRESSES ATTENDED:</b>	<ul style="list-style-type: none"> <li>• 8100 Fairbrook Cr, Richmond, BC</li> <li>• Water Cube, 103 – 4411 No.3 Road, Richmond, BC</li> <li>• Yue Delicacy Restaurant - 8077 Alexandra Road, Richmond, BC.</li> <li>• Opertune Autobody - 8060 Capstan Way, Richmond, BC.</li> <li>• European Classic Furniture – 5000 Minoru Blvd, Richmond, BC.</li> <li>• Kings Auto Spa - 4451 No 3 Rd, Richmond, BC</li> <li>• Modern Reflexology -165-4811 Hazelbridge Rd, Richmond, BC.</li> <li>• Kirkmond Rd and Francis Rd, Richmond, BC.</li> <li>• Pacific Business Center – 5811 Cooney Rd, Richmond, BC.</li> <li>• Pho Lan Beef Noodle Soup Restaurant – 6950 No 3 Rd, Richmond, BC.</li> <li>• Costco Wholesale – 9151 Bridgeport Rd, Richmond, BC</li> <li>• River Rock Casino Resort Hotel - 8811 River Rd, Richmond, BC</li> <li>• Husky Gas - 9060 Bridgeport Rd, Richmond, BC.</li> </ul>
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<b>VEHICLE(S) OBSERVED:</b>	<ul style="list-style-type: none"> <li>• BCL AD333G 2015 Bentley Continental white</li> <li>• BCL 603 MMK 2014 Toyota Sienna white</li> <li>• BCL 630DNT 2003 Mazda Protégé black</li> <li>• BCL 558MVJ 2014 Toyota Sienna white.</li> </ul>
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<b>UNKNOWN(S) OBSERVED:</b>	<p>U/F#1 (Front passenger of BCL 603 MMK) - Described as an Asian female, early 20's, wearing her hair in a pony tail and wearing a long sleeved dark sweater and a patterned dress.</p> <p>U/M#1 (Observed walking around the Yue Delicacy) - Described as an Asian male, mid 40's, short black hair, approximately 5'10, thin build, wearing a multi-tone grey long sleeve shirt and blue pants.</p>
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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C

	<p>U/M#2 (Believed to be staff at the Yue Delicacy) - Described as an Asian male, 20's to early 30's, wearing a long sleeved zip up shirt with dark grey patches on the shoulder, dark track pants with orange stripes down the side.</p> <p>U/M#3 (Spoke to JIN, Paul outside of Yue Delicacy) - Described as an Asian male, short dark hair, approximately 5'8, wearing a dark blue suit with a bright blue shirt underneath.</p> <p>T200 Described as wearing a faded black t-shirt with a red logo on the front, black track pants with blue stripes down the side</p> <p>U/M#4 (Front passenger in BCL 603 MMK) - Described as an Asian male, short black hair, small in stature wearing a black shirt.</p> <p>U/M#5 (Front passenger of BCL 603 MMK) - Described as an Asian Male, 5'7, thin build, wearing a black baseball cap and a blue jacket.</p> <p>U/M#6 (Rear passenger of BCL 603 MMK) - Described as an Asian male, wearing a dark shirt.</p> <p>U/M#7: (Received a bag from JIN, Paul &amp; passenger of BCL 558MVJ) - Described as an Asian male, 40's, approximately 5'8, medium build, short black hair, wearing a bright green golf shirt and black pants.</p> <p>U/M#8 (Met with U/M#7 in the Costco parking lot) - Described as an Asian male, late 30's - early 40's short black hair, wearing a dark blue golf shirt with a red stripe on the chest and blue jeans.</p>
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<b>SYNOPSIS:</b>	<p>Acquired BCL 603MMK 2014 Toyota Sienna white driving into the Yue Delicacy. JIN, Paul and U/F#1 got out of the vehicle and went inside. JIN, Paul met with U/M#2 out front of the Yue Delicacy who was showing JIN photos. JIN also had interaction with U/M#1 and U/M#3.</p> <p>JIN got into BCL 603 MMK and drove to Opertune Autobody where JIN was observed looking into the windows of the business. JIN left the Autobody made a brief stop at the Water Cube before driving to 8120 Jones where he parked out front and went inside empty handed. JIN exited 8120 Jones Rd carrying a black over grey duffie bag and a gold coloured boutique with handles. Both bags appeared to be heavy, were placed in the trunk and JIN drove BCL 603 MMK to 8100 Fairbrook drive where JIN went inside.</p> <p>JIN then left 8100 Fairbrook Drive and made a brief stop at 5000 Minoru Blvd where it appeared he looked at commercial leasing sign. JIN left the parking lot and returned to the Water Cube. BCL 603 MMK drove west out of the Water Cube stopping at the Kings Auto Wash. BCL 603 MMK returned to the Water Cube and parked out front. Unable to determine who drove BCL 603 MMK to the carwash.</p> <p>T200 and JIN, Paul walked out of the Water Cube. T200 drove JIN, Paul to Modern Reflexology where he was A.T.P. T200 drove BCL 603 MMK to the residential area of Kirkmond Rd and Francis Rd where it</p>
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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C

went V.C.B. in the residential area. BCL 603 MMK was re-acquired leaving the area with U/M#4 in the front passenger seat.

BCL 603 MMK drove to the Water Cube and parked out front. T200 walked out of the Water Cube with 2 packages and a black boutique bag and placed them in the trunk. U/M#5 and U/M#6 also walked out of the Water Cube and got into the passenger sides of BCL 603 MMK. BCL 603 MMK drove into the lot for the Modern Reflexology. It was unknown if BCL 603 MMK stopped, picked up or dropped anyone off.

BCL 603 MMK drove into the underground of Pacific Business Center – 5811 Cooney Rd, Richmond, BC. T200 was observed getting into the elevator of the north tower and attending to the 3<sup>rd</sup> floor. BCL 603 MMK remained parked in the underground and occupied (unable to identify occupant(s)) T200 returned to the lobby of the Business Center from the 3<sup>rd</sup> floor and was now rolling a large black suitcase on wheels with an extendable handle. T200 placed this weighted bag into the trunk of BCL 603 MMK. T200 drove to Pho Lan Beef Noodle Soup Restaurant – 6950 No 3 Rd where it parked out back. No one was seen getting in our out of the vehicle, however, it left a short time later with T200 in the driver seat and alone. The large black suitcase was still visible in trunk.

BCL 603 MMK drove into the Costco Parking lot where T200 met up with U/M#7 who arrived in BCL 558MVJ. T200 gave U/M#7 the gold boutique bag and two black boutique bags. U/M#7 stopped briefly in the lot and spoke to U/M#8 before walking back to BCL 558MVJ and getting into the vehicle.

T200 drove out of the Costco lot- A.T.P, however, was observed repeatedly driving around the area appearing to be looking for police members.

BCL 558MVJ driven by an unknown male stopped at Douglas St and Sexsmith Rd in Richmond where U/M#7 got out of the vehicle empty handed, U/M#7 proceeded to walk around the area for no apparent purpose - A.T.P.

The behavior change of T200, U/M#7 and the occupants of BCL 558MVJ appeared to be repeated attempts to identify surveillance. Due to these observations, BCL 558MVJ drove south on No 3 Rd from Cambie – ATP. Surveillance terminated.

**SURVEILLANCE MASTER NOTES PREPARED BY:** Det/Cst 2310 COHEN

TIME	LOCATION	OBSERVATIONS	MEMBER
0955	8100 Fairbrook Cr, Richmond, BC	Surveillance established 8100 Fairbrook Cr, Richmond, BC.	BRANDER <i>JB</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C
1129	Water Cube, 103 - 4411 No.3 Road, Richmond, BC	Surveillance established at the Water Cube. BCL: AD333G 2013 Bentley Continental white was parked out front and unoccupied.		COHEN <i>hc</i>
	Water Cube, 103 - 4411 No.3 Road, Richmond, BC	LIC:AD333G STATUS:ACTIVE EXP:2015-10-07 REG:10868331 SINCE:2014-10-08 LCHG:2014-10-09 DECAL# 79111027 2013 BENTLEY CONTL 2DCPE PASSENGER WHITE VIN:SCBFT7ZA8DC085585 GVW: 0 NET WEIGHT: 2,321 NUM OF OWNERS: 1 2258756 ONTARIO LIMITED DBA AUTO/ONE LEASING LP LSR DONG LEI (LESSEE) 8555 CAMBIE ST VANCOUVER BC V6P3J9 PODL:9179995		COHEN <i>hc</i>
1130	8100 Fairbrook Dr, Richmond, BC	Surveillance terminated at the residence. Surveillance established at 8210 Jones Rd and 8077 Alexandra Rd- Yue Delicacy.		BRANDER <i>DB</i>
1200	Yue Delicacy Restaurant, . 8077 Alexandra Rd, Richmond, BC.	Acquired BCL 603 MMK, 2014 Toyota Sienna white driving into the parking lot of the Yue Delicacy. BCL 603 MMK parked in the lot facing North. JIN, Paul and U/F#1 got out of the vehicle and walked into the front doors of the restaurant.  JIN, Paul described as wearing a black jacket, a red shirt underneath and dark blue jeans.  U/F#1 described as an Asian female, black hair in a pony tail, wearing a long dark sweater with a patterned dress.		SIMPKINS <i>S</i>
	Yue Delicacy Restaurant, . 8077 Alexandra Rd, Richmond, BC.	RE LIC:603MMK LIC:603MMK STATUS:ACTIVE EXP:2015-05-20 REG:11098422 SINCE:2014-05-21 LCHG:2015-04-01 DECAL# 74031993 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC0ES084178 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC. (LESSOR) 0820490 B C LTD (LESSEE)		COHEN <i>hc</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C







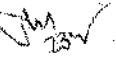
		103-4411 NO. 3 RD RICHMOND BC PODL:5810437	V6X2C3	
1205	Yue Delicacy Restaurant. 8077 Alexandra Road, Richmond, BC.	U/M#1 was observed standing out front of the Yue Delicacy. He walked back and forth in the parking lot and on Alexandra Rd.  U/M#1 - Described as an Asian male, mid 40's, short black hair, approximately 5'10, thin build, wearing a multi-tone grey long sleeve shirt and blue pants.		SIMPKINS 
1220	Yue Delicacy Restaurant. 8077 Alexandra Road, Richmond, BC.	JIN, Paul walked out the restaurant and stood outside talking on a cellular phone. The cellular phone he was using had a white backing and was similar in style to an I-phone. JIN, Paul was further described as wearing a long sleeved red t-shirt.		YEE 
1229	Yue Delicacy Restaurant. 8077 Alexandra Road, Richmond, BC.	U/M#2 walked out of the Yue Delicacy and got into driver side of BCL 603 MMK and re-parked it in the same stall. U/M#2 then walked back inside the restaurant empty handed.  U/M#2 Described as an Asian male, mid-late 20's, 6'3, wearing a grey zip up top with dark grey patches on the shoulder, dark coloured track pants with orange stripes down the side.		YEE 
1330	Yue Delicacy Restaurant. 8077 Alexandra Road, Richmond, BC.	JIN, Paul, U/F#1 and U/M#3 walked out from the front of the restaurant. JIN, Paul was speaking to U/M# 3 who was showing him papers.  Described as an Asian male, short dark hair, approximately 5'8, wearing a dark blue suit jacket with a bright blue shirt underneath and sunglasses.  Photos obtained of U/M#3		SIMPKINS 
1335	Yue Delicacy Restaurant. 8077 Alexandra Road, Richmond, BC.	U/M#1 walked into the front doors of the Yue Delicacy briefly then exited and proceeded to walk the parking lot and surrounding area - A.T.P.  Photos obtained of U/M#1		SIMPKINS 

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C

1353	Yue Delicacy Restaurant. 8077 Alexandra Road, Richmond, BC.	U/M#3 walked back into the Yue Delicacy – A.T.P. JIN, Paul got into the driver seat of BCL 603 MMK and drove away north in the parking lot.	SIMPKINS 
1355	Capstan Way/ No 3 Rd, Richmond, BC.	BCL 603 MMK drove north on No 3 Rd towards Capstan Rd, V.C.B.	ROBIDOUX 
1402	Opertune Autobody, 8060 Capstan Way	Reacquired BCL 603 MMK parked in front of the Opertune Autobody. JIN, Paul was outside the vehicle and observed looking inside of the windows of the business.	BOLT 
1408	Opertune Autobody, 8060 Capstan Way	JIN, Paul got into the driver side of BCL 603 MMK and drove east on Capstan Way.	BOLT 
1412	Water Cube, 103 – 4411 No.3 Road, Richmond, BC	BCL 603 MMK drove into the parking lot for the Water Cube and parked in front of the business. Unable to observe if JIN, Paul got out of the vehicle or went inside the business.	BRANDER 
1416	Water Cube, 103 – 4411 No.3 Road, Richmond, BC	BCL 603 MMK reversed out of the parking lot of the Water Cube and drove south on No 3 Rd. Unable to identify the occupants.	SIMPKINS 
1418	No.3 Rd / Alderbridge Rd, Richmond, BC.	JIN, Paul was confirmed as being the driver and only occupant in BCL 603 MMK.	MEYER 

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C
1422	No 3 Rd/ Westminster Hwy, Richmond, BC.	BCL 603 MMK drove south on No.3 Rd from Westminster Hwy, V.C.B.		COHEN <i>HC</i>
1425	8120 Jones Rd, Richmond, BC.	Reacquired BCL 603 MMK parked in front of 8120 Jones Rd. JIN, Paul observed walking towards the front of the building after remotely locking his vehicle. JIN, Paul was not carrying anything in his hands.		LAVOIE <i>PL</i>
1432	8120 Jones Rd, Richmond, BC.	JIN, Paul walked out from the front doors of the building. JIN, Paul was carrying a black on grey duffel bag with handles and a gold boutique bag. JIN, Paul placed both bags into the trunk of BCL 603 MMK and then got into the driver side. BCL 603 MMK drove away north in the complex.  Both bags appeared full and had some weight.  20 seconds of video was obtained of JIN, Paul exiting with the bags.		YEE <i>YEE</i>
1447	8100 Fairbrook Dr, Richmond, BC	BCL 603 MMK parked on the driveway of the residence. JIN, Paul got out of the driver side and opened the trunk. JIN, Paul removed a small white plastic bag from the trunk and went inside the residence.		BRANDER <i>DB</i>
1450	8100 Fairbrook Dr, Richmond, BC	JIN, Paul walked out from the front of the residence, opened the garage and got into the driver side of BCL 603 MMK. JIN, Paul was now wearing a grey t-shirt.		SIMPKINS <i>S</i>
1510	European Classic Furniture – 5000 Minoru Blvd, Richmond, BC.	BCL 603 MMK drove south into the parking lot. BCL 603 MMK parked at the north west corner of the parking lot directly in front of European Classic Furniture. JIN, Paul got out of the driver side, holding something in his right hand. The item was thick, rectangular shaped and appeared to be either white or grey.		COHEN <i>COHEN</i>
1514	European Classic Furniture – 5000 Minoru Blvd, Richmond, BC.	JIN, Paul walked to the far north west corner of the parking lot and stood beside the passenger side of BCL 630DNT 2003 Mazda Protégé black, which was the only vehicle in the parking lot. (BCL: 630DNT did not appear to be occupied) JIN, Paul stood in the parking lot facing a posted sign on the lot. The sign read "For Lease (604) 279-0022. Rob McCullough or Jamie Hudson" It did not appear JIN, Paul had any interaction		COHEN <i>COHEN</i>



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C

		with BCL 630DNT or the European Classic Furniture business.	
	European Classic Furniture – 5000 Minoru Blvd, Richmond, BC.	BC10164 RE LIC:630DNT LIC:630DNT STATUS:ACTIVE EXP:2015-09-14 REG:01853336 SINCE:2007-09-11 LCHG:2014-09-17 DECAL# 78172753 2003 MAZDA PRTG5 HATBK PASSENGER .BLACK VIN:JM1BJ245831209699 GVW: 0 NET WEIGHT: 1,246 NUM OF OWNERS: 1 FROH THOMAS SPENCER 4563 46B ST DELTA BC V4K2N2 ODN:6497262 PODL:6464577	COHEN  <i>HC</i>
1517	European Classic Furniture – 5000 Minoru Blvd, Richmond, BC.	JIN, Paul got back into the driver side of BCL 603 MMK and drove east on Alderbridge Ave.	YEE  <i>mf</i>
1520	Water Cube, 103 – 4411 No.3 Road, Richmond, BC	BCL 603 MMK drove into the parking lot for the Water Cube and parked out front. Unable to determine if anyone got out of the vehicle.	PROCTOR  <i>JK</i>
1522	Water Cube 103 – 4411 No.3 Road, Richmond, BC	T200 walked out of the front of the Water Cube. He walked over to the trunk of BCL 603 MMK and removed the small yellow boutique bag. He closed the trunk and stopped at the passenger side of BCL 603 MMK where he was no longer visible. T200 then walked into the front of the Water Cube. Unable to determine if he had anything in his hands.  T200 Described as wearing a faded black t-shirt with a red logo on the front, black track pants with blue stripes down the side.	YEE  <i>mf</i>
1525	Water Cube- 103-4411 No 3 Rd, Richmond, BC.	BCL 603 MMK reversed out from the front of the Water Cube and drove west and south in the lot, unable to determine who was in the vehicle, VCB.	YEE  <i>mf</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C

1535	Kings Auto Spa- 4451 No 3 Rd, Richmond, BC	Reacquired BCL 603 MMK in the Bay for Kings Auto Spa. Unable to see who was in the vehicle.	LAVOIE <i>pl</i>	
1630	Water Cube 103-4411 No 3 Rd, Richmond, BC.	BCL 603 MMK drove from the Kings Auto Spa back to the front of the Water Cube where it parked out front. Unable to determine who was in the vehicle.	PROCTOR <i>pl</i>	
1658	Water Cube- 103-4411 No 3 Rd, Richmond, BC.	T200 walked out from the area of the Water Cube carrying a small gold coloured boutique bag under his arm. He was also carrying two dark coloured bottles. approx 1 litre. T200 placed all items into the trunk of BCL 603 MMK and returned into the Water Cube.	PROCTOR <i>pl</i>	
1700	Water Cube- 103-4411 No 3 Rd, Richmond, BC.	JIN, Paul and T200 walked out of the front doors of the Water Cube. T200 got into the driver's seat and JIN, Paul got into the front passenger seat of BCL 603 MMK which drove away south on No 3 Rd.	PROCTOR <i>pl</i>	
1705	Modern Reflexology - 165-4811 Hazelbridge Rd, Richmond, BC.	BCL 603 MMK drove into the Modern Reflexology and parked out front. JIN, Paul exited the passenger side of BCL 603 MMK and observed standing out front of the business empty handed.	YEE <i>pl</i>	
1710	Modern Reflexology - 165-4811 Hazelbridge Rd, Richmond, BC.	BCL 603 MMK drove out of the parking lot of Modern Reflexology and continued south on Hazelbridge. T200 was the driver and lone occupant.  JIN, Paul A.T.P at Modern Reflexology.	YEE <i>pl</i>	
1725	Kirkmond Rd/ Francis Rd,	BCL 603 MMK drove south on Kirkmond Rd from Francis Rd, V.C.B.	BRANDER <i>03</i>	

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C
	Richmond, BC			
1732	Kirkmond Rd/ No 1 Rd, Richmond, BC.	Reacquired BCL 603 MMK driving east on Francis Rd from Kirkmond Rd, T200 was driving and U/M#4 was the front passenger. No description of U/M#4 obtained at this time.		BOLT <i>[Signature]</i>
1737	No 1 Rd/ River Rd, Richmond, BC.	As BCL 603 MMK drove north on No 1 Road towards River Road U/M#4 was further described as an Asian male, short black hair, small in stature.		BRANDER <i>[Signature]</i>
1746	Water Cube- 103-4411 No 3 Rd, Richmond, BC.	BCL 603 MMK drove into the parking lot of the Water Cube and parked out front. No one was observed exiting the vehicle.		COHEN <i>[Signature]</i>
1747	Water Cube- 103-4411 No 3 Rd, Richmond, BC.	T200 was observed walking into the front doors of the Water Cube. Unable to determine the location of U/M#4.		YEE <i>[Signature]</i>
1748	Water Cube- 103-4411 No 3 Rd, Richmond, BC.	T200 walked out of the Water Cube carrying 2 bottles, 2 small dark boutique bags with black glittery design on the side. All items were placed in the trunk of BCL 603 MMK. T200 got into the driver side of BCL 603 MMK.  U/M#5 and U/M#6 walked out from the Water Cube and got into the front and rear passenger side.  U/M#5 Described as an Asian Male, black baseball cap, wearing a blue jacket, 5'7, thin build.  U/M#6 Described as an Asian male wearing a dark shirt.		YEE <i>[Signature]</i>
1751	Modern Reflexology - 165-4811 Hazelbridge Rd, Richmond, BC.	BCL 603 MMK drove into the parking lot of the Modern Reflexology. It slowed briefly and then drove out of the lot and south on Hazelbridge Rd. Unable to determine if any people got in or out of the vehicle.		ROBIDOUX <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C
1755	Pacific Business Center – 5811 Cooney Rd, Richmond, BC.	BCL 603 MMK drove south into the parking lot for the Pacific Business Center, V.C.B.	BRANDER <i>DB</i>	
1758	Pacific Business Center – 5811 Cooney Rd, Richmond, BC.	Reacquired T200 in the Lobby of the Pacific Business Center. T200 got into the elevator of the north business tower and went up to the 3 <sup>rd</sup> floor.	BOLT <i>[scribble]</i>	
1800	Pacific Business Center – 5811 Cooney Rd, Richmond, BC.	Reacquired BCL 603 MMK in the underground parked outside of the main entrance for the lobby. The rear passenger side sliding door was open and movement was observed inside. Unable to determine who was in the vehicle.	COHEN <i>re</i>	
1803	Pacific Business Center – 5811 Cooney Rd, Richmond, BC.	T200 walked out of the elevator of the Pacific Business Center pulling a large rolling dark coloured suitcase with an extendable handle. T200 walked towards the doors for the underground.	BOLT <i>[scribble]</i>	
1805	Pacific Business Center – 5811 Cooney Rd, Richmond, BC.	T200 walked out of the lobby doors from the Pacific Center. T200 placed the dark coloured rolling suitcase into the rear trunk of BCL 603 MMK and closed the hatch. The suitcase appeared to be weighted and required effort to lift the bag off the ground and place it into the rear hatch. BCL 603 MMK drove out of the parking lot towards Cooney Rd.	COHEN <i>re</i>	
1809	E/L of No 3 Rd/ Anderson Rd, Richmond,	BCL 603 MMK drove south in the east lane of No 3 Rd from Anderson Rd, V.C.B.	ROBIDOUX <i>al</i>	

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C
	BC.			
1811	Pho Lan Beef Noodle Soup Restaurant – 6950 No 3 Rd, Richmond, BC.	Reacquired BCL 603 MMK parked and unoccupied directly behind Pho Lan Beef Noodle Soup Restaurant.		MEYER <i>[Signature]</i>
1823	Pho Lan Beef Noodle Soup Restaurant – 6950 No 3 Rd, Richmond, BC.	BCL 603 MMK reversed out of the lane and drove north on No 3 rd. T200 was observed as being the driver and lone occupant in the vehicle.		LAVOIE <i>[Signature]</i>
1825	Cook Rd/ Garden City, Richmond, BC.	While driving north bound on Garden City Rd, an extended handle of a carry on sized suitcase was observed in the trunk of BCL 603 MMK. The handle could be seen through the rear window and it was located on the passenger side of the trunk. Based on the description that was provided earlier, it was believed that it was the same suitcase that was observed loaded from the Pacific Business Centre.		BRANDER <i>[Signature]</i>
1835	Costco Wholesale – 9151 Bridgeport Rd, Richmond, BC.	BCL 603 MMK drove into the parking lot of the Costco lot and parked on the north side of the lot close to the Tire Center.		MEYER <i>[Signature]</i>
1838	Costco Wholesale – 9151 Bridgeport Rd, Richmond, BC.	T200 got out of the vehicle, lit up a cigarette and stood beside the vehicle. He stood outside looking around the parking lot and was checking his cell phone. T200 was observed making a phone call.  Video obtained of T200 3 mins & 38 secs.		LAVOIE <i>[Signature]</i>
1843	Beckwith Rd/ Smith St. Richmond, BC	BCL 558 MVJ 2014 Toyota Sienna was observed parked on Beckwith Rd facing east with four Asian males on board. The driver appeared to be looking around furtively. No further description on the males obtained.		BRANDER <i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C

1843	Beckwith Rd/ Smith St. Richmond, BC	U/M#7 exited the rear passenger side of BCL 558MVJ 2014 Toyota Sienna and walked eastbound towards Great Canadian Way. V.C.B.  U/M#7 Described as an Asian male, 40's, approximately 5'8, medium build, short black hair, wearing a bright green golf shirt and black pants.	BRANDER <i>JB</i>
1843	Beckwith Rd/ Smith St. Richmond, BC	Based on the body language of the driver and the positioning of the vehicle. Det/Cst Brander believed that the occupants of BCL 558MVJ were conducting counter surveillance.	BRANDER <i>JB</i>
	Beckwith Rd/ Smith St. Richmond, BC	HC BC41028 BC10164 RE LIC:558MVJ LIC:558MVJ STATUS:ACTIVE EXP:2015-07-16 REG:11124568 SINCE:2014-07-17 LOHG:2014-07-18 DECAL# 76032985 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC2ES084182 GVW: 0.NET WEIGHT: 2,164 NUM OF OWNERS: 1 ZHANG YING 7360 ASH ST RICHMOND BC V6Y2S1 ODN:8626750 PODL:8626750	COHEN <i>KC</i>
1845	Costco Wholesale - 9151 Bridgeport Rd, Richmond, BC.	U/M#7 walked into the Costco Parking lot and met up with T200. T200 opened the rear trunk for BCL 603 MMK and removed a gold coloured boutique bag and two black boutique bags which he gave to U/M#7. The gold coloured boutique bag was the same bag observed JIN, Paul carrying from 8120 Jones Rd at 1432 hours. UM#7 was on his cell phone immediately after he met up with T200.  Video obtained of meeting 1 min & 39 secs.	LAVOIE LAVOIE <i>RE</i>
1848	Costco Wholesale - 9151 Bridgeport Rd, Richmond, BC.	U/M#7 walked away east in the lot and met up with U/M#8 at the eastern edge of the parking lot. They spoke briefly in the parking lot, but nothing was exchanged or passed off.  U/M#8 Described as an Asian male, mid 30's short black hair, wearing a blue golf shirt with a red stripe, wearing blue jeans.  U/M#8 walked north in the lot- A.T.P.	COHEN <i>KC</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
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1849	Costco Wholesale – 9151 Bridgeport Rd, Richmond, BC.	T200 got into the driver side of BCL 603 MMK and drove away east in the parking lot – A.T.P.	LAVOIE <i>fl</i>
1850	Costco Wholesale – 9151 Bridgeport Rd, Richmond, BC.	U/M#7 walked west in the lot and then north on Great Canadian Way.  56 seconds of video obtained of U/M#7 & boutique bags.	LAVOIE <i>fl</i>
1852	Beckwith Rd / Great Canadian Way, Richmond, BC.	UM#7 entered the rear passenger side of BCL 558MVJ 2014 Toyota Sienna white which was stopped facing east bound on Beckwith Rd just west of Great Canadian Way.  UM#7 observed placing the boutique bags in the rear passenger seat and the getting inside BCL 558MVJ 2014 Toyota Sienna white.  Several figures observed in the vehicle but no description obtained. BCL 558MVJ 2014 Toyota Sienna white drove away south bound on great Canadian Way.	YEE <i>my</i>
1853	Sexsmith Rd/ Bridgeport Rd., Richmond, BC	BCL 558MVJ 2014 Toyota Sienna drove southbound on Sexsmith Rd from Bridgeport Rd. V.C.B.	BRANDER <i>DB</i>
1853	River Rock Casino Resort Hotel (8811 River Rd, Richmond, BC)	BCL 603 MMK drove to roundabout of River Rock Casino Resort Hotel with T200 in vehicle alone. T200 had the vehicle window done and was staring across the street at the entrance to River Rock Casino.	MEYER <i>DM</i>
1855	River Rock Casino Resort Hotel (8811 River Rd, Richmond,	BCL 603 MMK left roundabout alone in vehicle and drove eastbound on River Road and then southbound on Great Canadian Way back towards the Costco parking lot. Allowed to proceed.	MEYER <i>DM</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C

	BC)			
1856	Husky Gas 9060 Bridge Port Rd, Richmond, BC.	BCL 603 MMK drove into the parking lot for the Airport Husky. T200 parked the vehicle and appeared to be watching the area and intersection.	BOLT	
1857	Douglas St/ Sexsmith Rd, Richmond, BC.	Reacquired BCL 558MVJ 2014 stopped on Sexsmith Rd just to the south of Douglas Rd. The vehicle was still running, unable to determine who was on board.	BRANDER	
1858	Douglas Rd/ Sexsmith Rd, Richmond, BC.	The two occupants in the front seat of BCL 558MVJ were looking down & back at something in the middle of the van. U/M#7 got out of the rear passenger side of BCL 558MVJ and walked south on Sexsmith Rd on foot. U/M#7 was not carrying anything in his hands. U/M#7 was looking around at BCL 558MVJ departing the area- A.T.P. BCL 558MVJ 2014 Toyota Sienna drove away southbound on Sexsmith Rd. The driver and front passenger of BCL 558MVJ were looking around the area possibly to detect surveillance.	LAVOIE	
1900	No 3 Rd/ Cambie Rd, Richmond, BC.	BCL 558MVJ 2014 Toyota Sienna white drove south on No 3 Rd from Cambie Rd- A.T.P. Surveillance terminated.  Surveillance was terminated for the following reasons: <ul style="list-style-type: none"> <li>- The observations made of the occupants of BCL 558MVJ prior to the bag exchange with T200. It appeared as though they were conducting counter surveillance for U/M#7 as he walked towards the Costco lot. The occupants of BCL 558MVJ observed a covert police vehicle driving in the area.</li> <li>- During the bag exchange, U/M#7 answered his phone. Its possible that it was an occupant of BCL 558MVJ or U/M#8 calling U/M#7 advising of police or other criminal group presence. One would not think someone would answer their phone during a transaction like this for a trivial phone call.</li> <li>- After the bag exchange, U/M#7 walked towards U/M#8 who was standing in a position to observe the entire parking lot where the bag exchange occurred. It is possible that U/M#8 saw police members in the parking lot.</li> <li>- The behavior of T200 post bag exchange suggested</li> </ul>	BRANDER	



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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C

		<p>that he may have been looking out for police presence or the presence of another criminal group.</p> <p>U/M#7 was let out of BCL 558MVJ several blocks away from the River Rock Casino and walked in behind police members.</p>	



*DM*  
*M 29 04 14*  
*PL 472157*  
*PL 2162*  
*PL 472142*  
*[Signature]*  
*[Initials]*

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
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### PHOTO/VIDEO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
1330	1	U/M#3	Asian male, wearing a blue suit with a blue shirt undemeath	Yue Delicacy Restaurant. 8077 Alexandra Road, Richmond, BC.	Y	SIMPKINS
1335	2	U/M#1	Asian male wearing a grey shirt and blue pants	Yue Delicacy Restaurant. 8077 Alexandra Road, Richmond, BC.	Y	SIMPKINS
1335	3	U/M#1	Asian male wearing a grey shirt and blue pants	Yue Delicacy Restaurant. 8077 Alexandra Road, Richmond, BC	Y	SIMPKINS
1432	4	Jin,PAUL	Asian male, wearing a red long sleeved shirt and blue jeans.	8120 Jones Rd, Richmond, BC.	N	YEE
1836	5	T200	T200. Asian male wearing a black t- shirt with a red logo and black track pants.	• Costco Wholesale – 9151 Bridgeport Rd, Richmond, BC.	N	LAVOIE
1848	6	U/M#7 & T200	U/M# 7- Asian male, wearing a green golf shirt.  T200. Asian male wearing a black t- shirt with a red log and black track pants.	• Costco Wholesale – 9151 Bridgeport Rd, Richmond, BC.	N	LAVOIE
1850	7	U/M#7	U/M# 7- Asian male, wearing a green golf shirt. Carrying boutique bags.	Costco Wholesale – 9151 Bridgeport Rd, Richmond, BC.	N	LAVOIE
		U/M#1 and U/M#3	59 irrelevant photographs obtained of U/M#1 and U/M#3	Yue Delicacy Restaurant. 8077 Alexandra Road, Richmond, BC	Y	SIMPKINS

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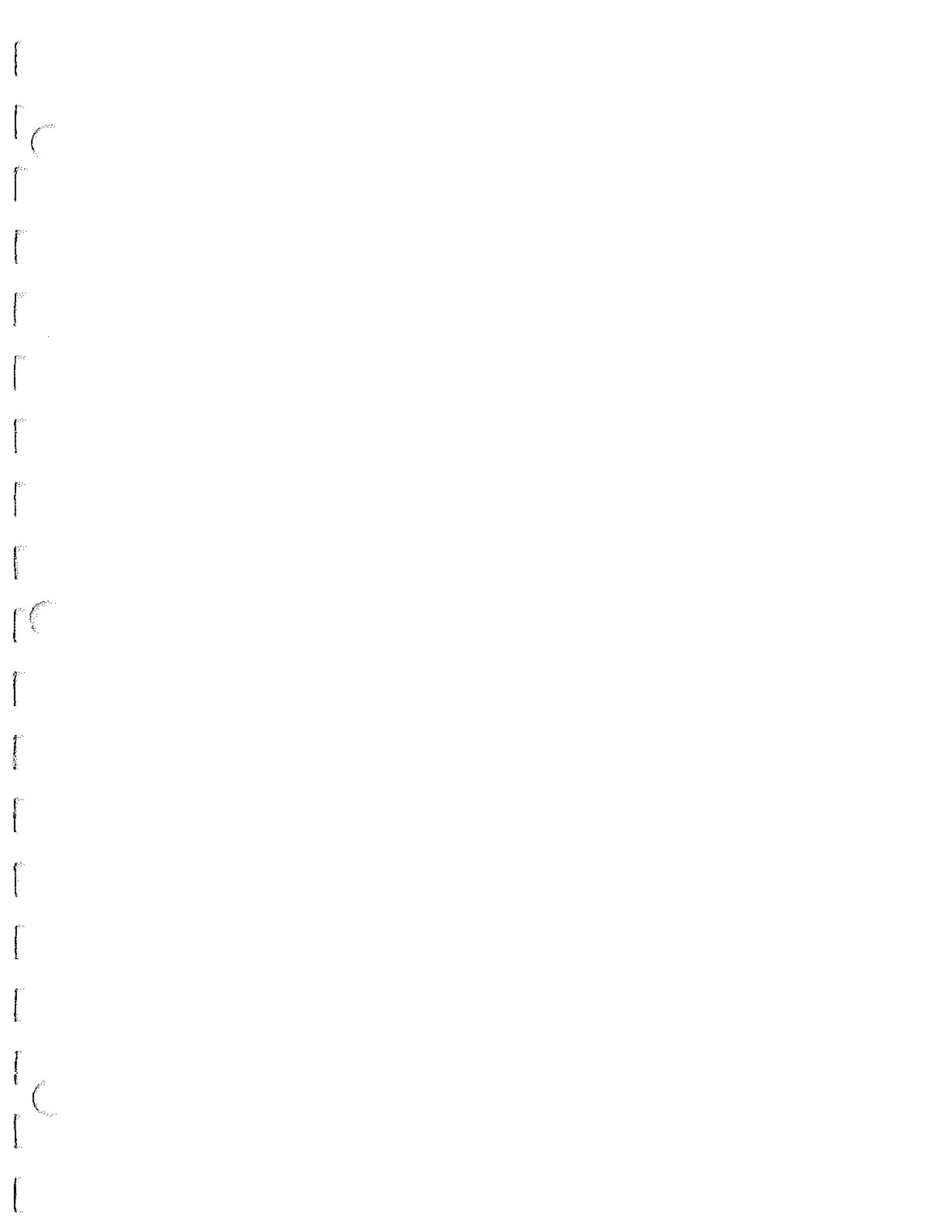
AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-05-07	AM	Thursday	Cloud, 15 deg C

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130	<i>[Signature]</i>	2015-05-08	1828
Sgt. Glenn ATKINS	42157	<i>[Signature]</i>	2015-05-08	1119
Cpl Chris ROBIDOUX	39294	<i>[Signature]</i>	2015 05 08	0836
Cpl. Steve BOLT	48884	<i>[Signature]</i>	2015 05 08	11:30
Det/Cst Anita JACKSON	1601	<i>[Signature]</i>	2015 05 08	1058
Det/Cst Kevin UGANEC	1654			
Cst Susan LAVOIE	47290	<i>[Signature]</i>	2015 05 08	1403
Det/Cst Dave BRANDER	2115	<i>[Signature]</i>	2015 05 08	1306
Det/Cst Greg PAXTON	2141			
Det/Cst Norman YEE	2162	<i>[Signature]</i>	2015 05 08	1015
Cst Kelly CRAIG	48224			
Det/Cst Kristy COHEN	2310	<i>[Signature]</i>	2015-05-08	0700
Det/Cst Jason MEYER	2345	<i>[Signature]</i>	2015 05 08	0730
Cst Pat SIMPKINS	49308	<i>[Signature]</i>	2015 05 08	0833
Cst Arash SEYED	56893			
Cst Sean GIBSON	53869			
Det/Cst Ian THURBER				

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*




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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2453	2015-06-04	AM	Thursday	18, Overcast

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	Det/Cst BRANDER (RB, D)	This is Exhibit "15"
	Det/Cst MEYER (WD) – Cst LAVOIE (F) referred to in the Affidavit Cst GIBSON (WD, M) – Det/Cst YEE (F) of <u>M. Chizowsky</u>	affirmed before me this day of <u>FEBRUARY 7, 2015</u>
<b>CONTACT:</b>	Det/Cst UGANEC	

A Commissioner for taking Affidavits  
Within British Columbia

**BRIEFING BY / OBJECTIVES**

Observe activity at Silver International, identify persons bringing in bags or boxes containing large amounts of money

**TARGET(S) / RESIDENCE:** Business: Silver International Unit 303-5811 Cooney Rd., Richmond

**ADDRESSES ATTENDED:** Pacific Business Center – 5811 Cooney Rd., Richmond, BC  
8120 Jones Road., Richmond, BC

**VEHICLE(S) OBSERVED:** BCL 236PLP 2012 Range Rover, black  
BCL AJ366F Bentley Continental 2Dr, grey  
BCL 603MMK 2014 Toyota Sienna, white

**UNKNOWN(S) OBSERVED:**

UM#1 Asian male, mid 40's, 5'7, slim muscular build, 165lbs, blue button-up shirt, dark pants

UM#2 description: Asian, 30 yrs, 6', athletic build, head shaved bald head, wearing glasses with black rims. UM#2 was wearing off-white colored dress shirt and carrying black lap top bag.

T200 Asian male, 6', 200lb, wearing black pants and black t-shirt

UF#1 younger Asian female, 30's, 5'4, 120 lbs, long black shoulder length hair, long black skirt with slit up the left side, dark jacket

UF#2 from 2015-06-03 – described as wearing a black top with horizontal white pin stripes, dark jean leggings, and black handbag

**SYNOPSIS:**

Surveillance established at 1000 hours at the Pacific Business Center. UF#2 (observed previously on 2015-06-02) arrived on foot from the west, entered the parkade and into the lobby of the Pacific Business Center. At 1415 hours, BCL AJ366F driven by UM#2 parked in the upper parkade of the Pacific Business Center and was carrying a grey laptop bag and a medium sized Guess boutique bag. UM#2 buzzed into suite 303 Silver International Investments. At 1447 hours, QIN & UF#2 exit suite 303 Silver International Investments and meet up with T200 who arrived in the underground parkade of the Pacific Business Center. T200 passed a small cardboard box to UF#2. QIN & UF#2 return and keyed into suite 303 Silver International Investments. UF#2 was carrying the same box. T200 departs in BCL 604MMK across the street to Wong's Fine Dry Cleaning. T200 returned to BCL 603MMK and drove back to the underground parkade of the Pacific Business Center. T200 buzzed into suite 303 Silver International Investments. T200 departed the 3<sup>rd</sup> floor carrying a medium sized brown Plenty

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	<p>BCL 603MMK.</p> <p>Of possible interest BCL 236PLP. with UM#1 &amp; UM#1 arrived in the underground parkade of the Pacific Business Center and entered the lobby. RO had a history of fraud and embezzlement and is on Interpol's list as wanted in China. Surveillance terminated 1518 hours.</p>
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<b>SURVEILLANCE MASTER NOTES PREPARED BY:</b>	Cst GIBSON 150523/53869
---	-------------------------

TIME	LOCATION	OBSERVATIONS	MEMBER
1000	Pacific Business Center - 5811 Cooney Rd, Richmond, BC	Surveillance established	BRANDER <i>BR</i>
1102	Pacific Business Center - 5811 Cooney Rd, Richmond, BC	<p>UF#2 (observed on 2015-06-03) arrived from the west on foot and walked east into the parkade doors.</p> <p>UF#2 described as wearing a black top with horizontal white pin stripes, dark jean leggings, and black handbag</p>	LAVOIE <i>FL</i>
1109	Pacific Business Center - 5811 Cooney Rd., Richmond, BC	<p>BCL 236PLP 2012 Range Rover black arrived in the parkade and jockeyed around before parking, male and female exited and walked into the parkade doors.</p> <p>UM#1 Asian male, mid 40's, 5'7, slim muscular build, 165lbs, blue button-up shirt, dark pants</p> <p>UF#1 younger Asian female, 30's, 5'4, 120 lbs, long black shoulder length hair, long black skirt with slit up the left side, dark jacket</p>	LAVOIE <i>RL</i>
		<p>RE LIC:236PLP                      LIC:236PLP STATUS:ACTIVE EXP:2015-06-05                      REG:10537520 SINCE:2013-05-14 LCHG:2014-11-26                      DECAL# 75016928                      2012 LAND ROVER RANGE 4DRSW PASSENGER BLACK                      VIN:SALMF1E40CA381549                      GVW: 0 NET WEIGHT: 2,680 NUM OF OWNERS: 1                      CANADIAN DEALER LEASE                      SERVICES INC (LESSOR)                      CHING MO YEUNG (LESSEE)                      1083 51ST AVE W                      VANCOUVER BC V6P1C2                      PODL:7297935</p>	GIBSON <i>MG</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
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1415	Pacific Business Center - 5811 Cooney Rd., Richmond, BC	BCL AJ366F grey 2010 Bentley Continental observed being driven into the secured parking of Pacific Business Center.	BRANDER <i>BR</i>
1422	CPIC	150604-17:21:00  LIC:AJ366F STATUS:ACTIVE EXP:2015-12-02. REG:10985329 SINCE:2014-12-03 LCHG:2014-12-05 DECAL# 81073915 2010 BENTLEY CONTL 2DCPE PASSENGER GREY VIN:SCBCU8ZA3AC063866 GVW: 0 NET WEIGHT: 2,241 NUM OF OWNERS: 1 OPENROAD AUTO GROUP LIMITED (LESSOR) HE SU FANG (LESSEE) 13251 SMALLWOOD PL RICHMOND BC V6V1W8 PODL:8350384	YEE <i>Y</i>
1416		UM#2 (same UM#2 previously observed on 2015-06-03) observed walking from the 3 <sup>rd</sup> level parking towards the stairwell on the northside of the parking area.  UM#2 description: Asian, 30 yrs, 6', athletic build, head shaved bald head, wearing glasses with black rims. UM#2 was wearing off-white colored dress shirt and carrying black lap top bag.	MEYER <i>M</i>
1419	Pacific Business Center - 5811 Cooney Rd., Richmond, BC	UM#2 observed on the 3 <sup>rd</sup> floor, pressed a <sup>buzzer</sup> buzzer at unit 303 and waited to gain entry. UM#2 was allowed entry into unit 303.  Updated description: UM#2 was carrying a "Guess" boutique bag (12 inches high $\frac{3}{4}$ full).	LAVOIE <i>VL</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2453	2015-06-04	AM	Thursday	18, Overcast
1447	Pacific Business Center - 5811 Cooney Rd., Richmond, BC	QIN & UF#2 come out the doors of suite 303 Silver International Investment Ltd into the elevators.  QIN Described: dark sweater over dark colored shirt; light colored shorts and black framed glasses.		YEE <i>[Signature]</i>
1448	Pacific Business Center - 5811 Cooney Rd., Richmond, BC	BCL 603MMK enters the underground parkade with T200 driving alone.		MEYER <i>[Signature]</i>
1449	Pacific Business Center - 5811 Cooney Rd., Richmond, BC	QIN & UF#2 meet up with T200 outside BCL 603MMK. UF#2 was now carrying a cardboard box.		GIBSON <i>[Signature]</i>
1450	Pacific Business Center - 5811 Cooney Rd., Richmond, BC	QIN and UF#2 onto the lobby elevator which went to the 3rd floor. UF#2 carried the box like a cake with both arms. The box appeared heavy.  Box description 40 cm width X 40 cm width x 15 cm height.		LAVOIE <i>[Signature]</i>
1450	Pacific Business Center - 5811 Cooney Rd., Richmond, BC	UF#2 into suite 303 Silver International Investment Ltd. UF#2 was carrying the same box in both arms.		YEE <i>[Signature]</i>

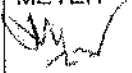






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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2453	2015-06-04	AM	Thursday	18, Overcast

1452	Pacific Business Center - 5811 Cooney Rd., Richmond, BC	T200 departed in BCL 603MMK and went north bound across Akroyd to Wong's Fine Dry Cleaning.  T200 described as Asian male, 6', 200lb, wearing black pants and black t-shirt.	MEYER 
1454	Wong's Fine Dry Cleaning, 155-8191 Akroyd Rd., Richmond, BC	T200 out the front door with several pieces of dry cleaning wrapped in plastic. T200 into driver's side of BCL 603MMK and drove back towards Visitor's area of 5811 Cooney Rd.	MEYER 
1456	Pacific Business Center - 5811 Cooney Rd., Richmond, BC	T200 entered the lobby and went up the elevator to the 3 <sup>rd</sup> floor.	LAVOIE 
1457	Pacific Business Center - 5811 Cooney Rd., Richmond, BC	T200 buzzed suite 303 Silver International Investment Ltd.	YEE 
1500	Pacific Business Center - 5811 Cooney Rd., Richmond, BC	T200 carrying a medium sized brown Plenty boutique bag with a white box inside came down the elevators from the 3 <sup>rd</sup> floor to the lobby and into the parkade.	LAVOIE 

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2453	2015-06-04	AM	Thursday	18, Overcast

1501	Pacific Business Center – 5811 Cooney Rd., Richmond, BC	T200 placed the medium sized brown Plenty boutique bag into the trunk of BCL 603MMK. T200 departed in BCL 603MMK east bound on Akroyd Rd., Richmond, BC.	GIBSON <i>[Signature]</i>
1508	8120 Jones Rd., Richmond, BC	T200 in BCL 603MMK arrived at 8120 Jones Rd., Richmond, BC.	BRANDER <i>[Signature]</i>
1510	8120 Jones Rd., Richmond, BC	T200 parked BCL 603MMK on the west side of the driveway in front of 8120 Jones Rd., Richmond, BC. T200 obtained the medium sized brown boutique bag red handles with "PLENTY" in white writing from the rear of BCL 603MMK.	YEE <i>[Signature]</i>
1512	8120 Jones Rd., Richmond, BC	T200 with the Plenty boutique bag walked to the front doors of 8120 Jones Rd., and buzzed the intercom.	YEE <i>[Signature]</i>
1514	8120 Jones Rd., Richmond, BC	The front doors of 8120 Jones Rd. open and T200 passed the Plenty boutique bag to someone standing inside. No description obtained.	YEE <i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2453	2015-06-04	AM	Thursday	18, Overcast

1515	8120 Jones Rd., Richmond, BC	T200 returned to BCL 603MMK empty handed and opened the rear driver's side sliding door and was seen reaching inside.	MEYER <i>[Signature]</i>
1516	8120 Jones Rd., Richmond, BC	T200 entered the driver's seat of BCL 603MMK and departed north bound to Jones Rd., Richmond, BC.	LAVOIE <i>[Signature]</i>
1517	8120 Jones Rd., Richmond, BC	T200 departed in BCL 603MMK west bound on Jones Rd. and north bound on No. 3 Rd., Richmond, BC. A.T.P	YEE <i>[Signature]</i>
1518	Jones Rd. & No. 3 Rd., Richmond, BC	Surveillance terminated.	BRANDER <i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2453	2015-06-04	AM	Thursday	18, Overcast

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	4					
	5					
	6					
	7					
	8					
	9					
	10					

### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
1109	1	UM#1 and UF#1	<p>UM#1 Asian male, mid 40's, 5'7, slim muscular build, 165lbs, blue button-up shirt, dark pants.</p> <p>UF#1 younger Asian female, 30's, 5'4, 120 lbs, long black shoulder length hair, long black skirt with slit up the left side, dark jacket</p>	Parkade at Pacific Business Center – 5811 Cooney Rd., Richmond, BC	Cst LAVOIE  VL

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2453	2015-06-04	AM	Thursday	18, Overcast

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
1449	2	UF#2 QIN	<p>UF#2 from 2015-06-03 – described as wearing a black top with horizontal white pin stripes, dark jean leggings, and black handbag</p> <p>QIN described as dark sweater over dark colored shirt; light colored shorts and black framed glasses</p>	Parkade at Pacific Business Center – 5811 Cooney Rd., Richmond, BC	Cst GIBSON <i>[Signature]</i>
	3				
	4				
	5				



*[Handwritten initials/signature]*  
DB

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2453	2015-06-04	AM	Thursday	18, Overcast

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130			
Sgt. Glenn ATKINS	42157			
Cpl Chris ROBIDOUX	39294			
Cpl. Steve BOLT	48884			
Det/Cst Kevin UGANEC	1654			
<b>Cst Susan LAVOIE</b>	<b>47290</b>	<i>Susan Lavoie</i>	<b>2015-06-05</b>	<b>0835</b>
<b>Det/Cst Dave BRANDER</b>	<b>2115</b>	<i>[Signature]</i>	<b>2015-06-05</b>	<b>0809</b>
Det/Cst Greg PAXTON	2141			
<b>Det/Cst Norman YEE</b>	<b>2162</b>	<i>[Signature]</i>	<b>2015-06-04</b>	<b>0830</b>
Cst Kelly CRAIG	48224			
Det/Cst Kristy COHEN	2310			
<b>Det/Cst Jason MEYER</b>	<b>2345</b>	<i>[Signature]</i>	<b>2015-06-05</b>	<b>1615</b>
Cst Pat SIMPKINS	49308			
Cst Arash SEYED	56893			
Det/Cst Anton SCHAMBERGER	2354			
<b>Cst Sean GIBSON</b>	<b>53869</b>	<i>[Signature]</i>	<b>2015-06-04</b>	<b>1617</b>
Det/Cst Ian THURBER				

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*





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2015-2543	2015-06-05	AM	Friday	Sunny

<b>GROUP 6 SURVEILLANCE TEAM</b>		This is Exhibit <u>"16"</u>
<b>TEAM LINEUP:</b>	BRANDER (RB/D) ROBIOUX (D) – YEE (F) COHEN (D/M) – LAVOIE (F) BOLT (W/D) – MEYER (F) SIMPKINS (W/D) – GIBSON (F)	referred to in the Affidavit of <u>M. Chizawsky</u> affirmed before me this day of <u>FEBRUARY 28, 2020</u> 
<b>CONTACT:</b>	Det/Cst. Kevin UGANEC	A Commissioner for taking Affidavits Within British Columbia

**BRIEFING BY / OBJECTIVES:** Det/Cst. Kevin UGANEC

Briefed in the office by Det/Cst UGANEC. Goals of the surveillance: Document activity associated to Silver International Investment business including any vehicles enters or leaving the premise.

<b>TARGET(S) / RESIDENCE:</b>	JIN, Paul: Described as wearing a white t-shirt and blue jeans.  T200 – Described as wearing a black t-shirt, black shorts and black sandals.  5811 Cooney Rd., Richmond, BC – Silver International Investment Ltd
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<b>ADDRESSES ATTENDED:</b>	10-9180 Hemlock Dr., Richmond, BC, 5811 Cooney Rd, Richmond, BC. 2375 Burquitlam Dr, Richmond, BC. 8200 Ackroyd Rd, Richmond, BC (Price Smart Foods) 4411 No 3 Rd, Richmond, BC (Water Cube) 4540 No 3 Rd, Richmond, BC (Empire Center)
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<b>VEHICLE(S) OBSERVED:</b>	BCL 181SMT 2010 750i Grey BCL 668MMH Toyota Sienna White BCL 298MWT 2014 BMW X3 White BCL AK291X 2006 Land Rover 4dr Black BCL AD333G Bentley Continental White BCL 709NDV 2010 Range Rover Black BCL:689NPP 2007 Lexus LS460 Black BCL:HA9213 2013 Cadillac Escalade White
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<b>UNKNOWN(S) OBSERVED:</b>	U/F#1: Arrived on foot to the Pacific business Center: Described as having black short hair, approximately mid 40's, approximately 5'4, medium build, wearing a grey puffy blouse, black pants with a pink stripe down the leg.  U/M#1 Passenger of BCL 668MMH - Described as an Asian male, early 30's, 5'9, 180 lbs, mid 30's, black short hair, wearing a grey collared shirt open with a maroon coloured t-shirt underneath with a black stripe across the chest and blue jeans  U/F#2: Driver of BCL 668MMH – Described as an Asian female, mid 30's, slim build with black hair to her shoulders. She was wearing a
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	<p>white waist length blouse.</p> <p>U/F#3: Driver of BCL 298MWT – Described as an Asian female, 20's with long black hair.</p> <p>U/M#2: Driver of BCL: BCL AK291X - Described as an Asian male, mid 20's, approximately 5'10, 150 lbs, short spikey hair, wearing a white t-shirt and blue jeans.</p> <p>U/M#3 Described as an East Indian male, approximately mid 30's, 6'0, stocky build, wearing a white collared shirt with black patches on the sleeves and wearing white jeans with a white stitching on the jeans.</p> <p>U/F# 4: Left the Pacific Business Center - Described as Asian female, long straight black hair, early to mid 20's, 5'2, 100 lbs; wearing red sweater and dark pants</p> <p>U/F#5: Described as an Asian female, mid 40's, 5'6, slim build, dyed long brown hair with black roots, wearing a black top and blue jean shorts.</p> <p>U/M#4: Driver of BCL 709NDV described as an Asian male, 50's, short black hair, wearing a blue shirt.</p> <p>U/M#5: Left the WaterCube and walked to Empire Center. – Described as an Asian Male, 50's, 5'6", 145 lbs, thin build, short black hair, wire rimmed glasses, wearing white shirt and black pants.</p>
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<b>SYNOPSIS:</b>	<p>At 0940 hours, surveillance established at Silver International. U/F#1 arrived at the Business Center. 181SMT 2010 750i Grey arrived and parked in stall number 313 of the parkade, unable to identify who was driving.</p> <p>BCL 668MMH arrived driven by U/F#2. U/M#1 got out of the passenger side and retrieved a large black rolling bag from the trunk. U/M#1 went towards the lobby, V.C.B. U/M#1 was reacquired minutes later exiting the north elevators empty handed and getting back into the passenger side of BCL 668MMH. While BCL 668MMH was in the underground, BCL 298MWT driven by U/F#3 and BCL AK291X driven by U/M#2 arrived and parked in the visitor parking all in close proximity. There was interaction between the drivers/occupants of all three vehicles. Both BCL 298MWT and BCL 668MMH were later A.T.P as they left the underground. BCL 668MMH drove to Price Smart Foods. U/F#2 went inside and U/M#1 remained in the vehicle – A.T.P.</p> <p>Paul JIN and U/M#3 arrived in BCL AD333G. Paul JIN walked towards the lobby and was seen later exiting the north elevators carrying a brown boutique bag. Paul JIN and U/M#3 drove to the Water Cube where Paul JIN was observed going inside with the Boutique Bag. BCL 709NDV arrived driven by U/M#4 who went inside the Water Cube. BC 689NPP arrived and parked out front of the Water Cube, moments later T200 was observed going inside. Unknown if T200 was driving or associated to BCL 689NPP. U/M#3 walked to Empire</p>
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Center and returned to the Water Cube empty handed. T200 & U/M#3 walked out of the Water Cube and engaged in a conversation, they were leaning on BCL HA9213 which was parked out front. U/F#5 and U/M#5 left the Water Cube and walked to Empire Center - A.T.P. U/M#4 and Paul JIN later left with U/M#4 driving BCL 709NDV. They drove south on No 4 through Steveston Hwy where they went V.C.B. Area search was negative. Surveillance terminated.

**SURVEILLANCE MASTER NOTES PREPARED BY:** Det/Cst. Kristy COHEN

TIME	LOCATION	OBSERVATIONS	MEMBER
0935	2375 Burquitlam Dr, Vancouver, BC.	No associated vehicles parked at the residence or in the area. It appeared the residence was being renovated and was not occupied.	MEYER <i>[Signature]</i>
0938	10-9180 Hemlock Dr., Richmond, BC	No associated vehicles were parked in the area.	YEE <i>[Signature]</i>
0940	5811 Cooney Rd, Richmond, BC	Surveillance established at the Pacific Business Center.	COHEN <i>[Signature]</i>
1100	5811 Cooney Rd., Richmond, BC	UF#1 was observed walking east on Ackroyd Rd, U/F#1 is the same female observed in surveillance on 2015-06-04 and referred to as U/F#2 in the master notes on that day.  U/F#1 Described as an Asian female, short black hair, wearing a grey coloured blouse with "butterfly style" sleeves, the blouse had ruffles around the body. U/F#1 was also wearing black pants with a pink stripe down the leg and carrying a beige purse.	BRANDER <i>[Signature]</i>
1123	5811 Cooney Rd, Richmond, BC	BCL 181SMT 2010 BMW 750i Grey drove into the secure parkade for the building off of Cooney Rd. Unable to identify who was driving.	BOLT <i>[Signature]</i>
		RE LIC:181SMT LIC:181SMT STATUS:ACTIVE EXP:2015-08-19 REG:09883316 SINCE:2013-08-16 LCHG:2014-08-21 DECAL# 77161861 2010 BMW 750i 4DSDN PASSENGER GREY VIN:WBAKC6C58AC393575	COHEN <i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-05	AM	Friday	Sunny

		GVW: 0 NET WEIGHT: 2,140 NUM OF OWNERS: 1 OPENROAD AUTO GROUP LIMITED (LESSOR) HE SU FANG (LESSEE) 13251 SMALLWOOD PL RICHMOND BC V6V1W8 PODL:8350384	
1125	5811 Cooney Rd, Richmond, BC	Observed an Asian female walking from the upper level secure parking lot towards the Pacific Business Center from the area of BCL 181SMT. Unable to identify the female or provide any further description.	BRANDER <i>DB</i>
1136	5811 Cooney Rd, Richmond, BC	Observed BCL 181SMT parked unoccupied, in stall number 313 of the open air secure parkade.	GIBSON <i>[Signature]</i>
1219	5811 Cooney Rd, Richmond, BC	U/F#1 walked out from the area of the lobby and into the visitor parking area. U/F#1 continued west through the parking lot - A.T.P.	YEE <i>[Signature]</i>
1220	5811 Cooney Rd, Richmond, BC	BCL 668MMH drove into the underground and stopped by the lobby doors. U/M#1 got out of the front passenger side and retrieved a large black suitcase from the trunk. The large black suitcase had an extendable handle. U/M#1 then walked towards the lobby rolling the large black suitcase. V.C.B. Unable to observe who was driving at this time.  U/M#1 described as an Asian male, early 30's, 5'9, 180 lbs, mid 30's, black short hair, wearing a grey collared shirt open with a maroon coloured t-shirt underneath with a black stripe across the chest and blue jeans.	YEE <i>[Signature]</i>
		RE LIC:668MMH LIC:668MMH STATUS:ACTIVE EXP:2016-05-19 REG:11097139 SINCE:2014-05-20 LCHG:2015-05-20 DECAL# 14019348 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC3ES084370 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 WEI WEI 8471 BOWCOCK RD RICHMOND BC V6Y1C3 ODN:8598516 PODL:8598516	COHEN <i>[Signature]</i>

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1221	5811 Cooney Rd, Richmond, BC	BCL 668MMH Toyota Sienna White then reversed into a visitor parking stall outside of the lobby doors. U/F# 2 was observed driving.  U/F#2 Described as an Asian female with black shoulder length hair.		YEE <i>mf</i>
1222	5811 Cooney Rd, Richmond, BC	BCL 298MWT 2014 BMW X3 White drove into the visitor parkade in behind BCL 668MMH and parked in the stall directly beside. U/F#3 was observed as the driver. U/F#2 and U/F#3 appeared to have their vehicle windows down and be engaged in conversation.  U/F#3 Described as an Asian female, mid 20's with long black hair.		YEE <i>mf</i>
		RE LIC:298MWT LIC:298MWT STATUS:ACTIVE EXP:2015-08-10 REG:11037186 SINCE:2014-08-11 LCHG:2014-08-13 DECAL# 77179045 2014 BMW X3 4DRSW PASSENGER WHITE VIN:5UXWX7C53E0E81487 GVW: 0 NET WEIGHT: 1,915 NUM OF OWNERS: 1 BMW GROUP FINANCIAL DIV OF BMW CANADA INC LSR LIN YUAN YUAN (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:9122798		COHEN <i>ide</i>
1225	5811 Cooney Rd, Richmond, BC	BCL AK291X 2006 Land Rover 4dr Black drove into the visitor parkade and parked directly across from BCL 668MMH and BCL 298MWT. U/M#2 was observed as being the driver and lone occupant.  U/M#2 Described as an Asian male, mid 20's with short spikey hair, wearing a white t-shirt.		YEE <i>mf</i>
		RE LIC:AK219X LIC:AK219X STATUS:ACTIVE EXP:2015-06-09 REG:11111187 SINCE:2015-03-10 LCHG:2015-03-11 DECAL# 75022679 2006 LAND ROVER LR3 4DRSW PASSENGER BLACK VIN:SALAG25416A407344 GVW: 0 NET WEIGHT: 2,461 NUM OF OWNERS: 1 WANG WEI 1203-5068 KWANTLEN ST		COHEN <i>pc</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-05	AM	Friday	Sunny
		RICHMOND BC V6X4K4 NO DRIVER LICENCE ON FILE		
1226	5811 Cooney Rd, Richmond, BC	U/M#2 got out of BCL AK291X and got into the passenger side of BCL 298MWT.  U/M#2 was further described as being 5'10, 150 lbs and wearing blue jeans.		YEE <i>mf</i>
1227	5811 Cooney Rd, Richmond, BC	U/M#1 was observed exiting the elevators in the north tower and walking into the lobby. U/M#1 was no longer carrying the large rolling suitcase. U/M#1 walked west towards the parkade doors.		GIBSON <i>ps</i>
1228	5811 Cooney Rd, Richmond, BC	U/M#1 got into the passenger side of BCL 668MMH. U/M#1 had nothing in his hands. BCL 668MMH drove north out of the parkade.  <b>9 seconds of video of U/M#1 as he exited the lobby door.</b>		YEE <i>mf</i>
1230	8200 Ackroyd Rd, Richmond, BC (Price Smart Foods)	BCL 668MMH drove into the parking lot of the Price Smart Foods. U/F#2 got out of the driver seat with a black shopping bag and walked into the front doors of the grocery store – A.T.P. U/M#1 remained inside the vehicle- A.T.P.  U/F#2 further described as an Asian female, mid 30's, slim build with black hair to her shoulders. She was wearing a white waist length blouse.		BRANDER <i>DB</i>
1238	5811 Cooney Rd, Richmond, BC	U/F# 4 walked out of the lobby doors into the parkade with a small brown dog. U/F#4 passed the dog to U/M#2 who had just gotten out of BCL 298MWT. U/F#4 continued east towards Cooney Rd – A.T.P.  U/M#2 got back into the driver side of AK2129X  U/F# 4: Described as Asian female, long straight black hair, early to mid 20's, 5'2, 100 lbs, wearing red sweater and dark pants.  <b>video obtained of U/F#4 &amp; U/M#2.</b>		YEE <i>mf</i>
1239	5811 Cooney Rd, Richmond, BC	BCL 298MWT drove north out of the secure parkade – A.T.P.		YEE <i>mf</i>

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1240	5811 Cooney Rd, Richmond, BC	BCL AK291X drove north out of the secure parkade – A.T.P.	YEE <i>[Signature]</i>	
1252	5811 Cooney Rd, Richmond, BC	BCL AD333G 2013 Bentley Continental White observed driving into the visitor parking of the Pacific Business Center. JIN, Paul King was observed driving and U/M#3 was observed as the front passenger.	BRANDER <i>[Signature]</i>	
		RE LIC:AD333G LIC:AD333G STATUS:ACTIVE EXP:2015-10-07 REG:10868331 SINCE:2014-10-08 LCHG:2014-10-09 DECAL# 79111027 2013 BENTLEY CONTL 2DOPE PASSENGER WHITE VIN:SCBF17ZA8DC085585 GVW: 0 NET WEIGHT: 2,321 NUM OF OWNERS: 1 2258756 ONTARIO LIMITED DBA AUTO/ONE LEASING LP LSR DONG LEI (LESSEE) 8555 CAMBIE ST VANCOUVER BC V6P3J9 PODL:9179995	COHEN <i>[Signature]</i>	
1254	5811 Cooney Rd, Richmond, BC	BCL AD333G parked in the visitor parking of the underground beside the lobby doors. JIN, Paul got out of the driver side and walked in towards the lobby empty handed. U/M#3 got out of the passenger side and stood at the rear and appeared to be keeping watch. Paul JIN walked into the lobby doors empty handed.  JIN, Paul described as wearing a white t-shirt and blue jeans.  U/M#3 Described as an East Indian male, shaved head approximately mid 30's, 6'0, heavy set, wearing a white collared shirt with black patches on the sleeves and wearing blue jeans with a white stitching.	YEE <i>[Signature]</i>	
1255	5811 Cooney Rd., Richmond, B C	JIN, Paul observed entering the north town elevator.	LAVOIE <i>[Signature]</i>	

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2015-2543	2015-06-05	AM	Friday	Sunny
1258	5811 Cooney Rd, Richmond, BC	Reacquired JIN, Paul exiting the elevator from the north tower. JIN, Paul was talking on a white cellular phone. Paul JIN was carrying a brown coloured boutique bag with handles. JIN, Paul walked towards the parkade doors.		MEYER <i>[Signature]</i>
1259	5811 Cooney Rd, Richmond, BC	JIN, Paul got into the driver side of BCL AD333G with the brown boutique bag. U/M#3 got into the front passenger side. BCL AD333G drove north through the parkade.		YEE <i>[Signature]</i>
1305	4411 No 3 Rd, Richmond, BC (Water Cube)	BCL AD333G parked in front of the Water Cube. JIN, Paul got out of the driver side and was carrying the same brown boutique bag he was observed leaving 5811 Cooney Rd, Richmond with. JIN, Paul was carrying the boutique bag by the handles in his right hand. JIN went to the trunk of BCL AD333G and retrieved a medium size back pack that appeared to be ¼ full. JIN then walked into the front doors of the Water Cube.		MEYER <i>[Signature]</i>
1308	4411 No 3 Rd, Richmond, BC (Water Cube)	BCL 709NDV 2010 Range Rover Black arrived at the Water Cube and parked out front. U/M#4 was the lone occupant in vehicle.  U/M#4 Described as an Asian male, 50's, short black hair, wearing a blue shirt.		MEYER <i>[Signature]</i>
		RE LIC:709NDV LIC:709NDV STATUS:ACTIVE EXP:2015-07-18 REG:09994946 SINCE:2010-07-19 LCHG:2014-07-20 DECAL# 76031487 2010 LAND ROVER RANGE 4DRSW PASSENGER BLACK VIN:SALSK2D41AA246619 GVW: 0 NET WEIGHT: 2,489 NUM OF OWNERS: 1 ZHOU LI XIA 2149 18TH AVE W VANCOUVER BC V6L1A3 ODN:8835239 PODL:8835239		COHEN <i>[Signature]</i>
1309	4411 No 3 Rd, Richmond, BC (Water Cube)	U/M# 4 got out of the driver's side of BCL 709NDV 2010 Range Rover Black and walked into the front of the Water Cube.		MEYER <i>[Signature]</i>
1315	4411 No 3 Rd, Richmond, BC (Water Cube)	U/M#3 walked out of the front doors of the Water Cube and walked east towards No 3 Rd.		MEYER <i>[Signature]</i>



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2015-2543	2015-06-05	AM	Friday	Sunny

1322	4540 No 3 Rd, Richmond, BC (Empire Center)	U/M#3 walked into the front doors of the Empire Center.	COHEN <i>kc</i>
1333	4540 No 3 Rd, Richmond, BC (Empire Center)	U/M#3 walked out of Empire Center and walked west towards No 3 Rd. U/M#3 was not carrying anything in his hands.  5 seconds of video obtained of U/M#3.	MEYER <i>[Signature]</i>
1335	4411 No 3 Rd, Richmond, BC (Water Cube)	U/M#3 walked into the front doors of the Water Cube.	COHEN <i>kc</i>
1355	4411 No 3 Rd, Richmond, BC (Water Cube)	A black Lexus pulled up and parked in front of the Water Cube. A few moments later T200 was observed walking from the area of the Lexus, however, unable to confirm T200 was driving or associated to the vehicle. The plate for the Black Lexus was BCL 689NPP which was later obtained by Cst GIBONS at 1425 hours.  T200 described as wearing a black t-shirt, black shorts and black sandals.	YEE <i>[Signature]</i>
		BC10164 RE LIC:689NPP LIC:689NPP STATUS:ACTIVE EXP:2015-10-02 REG:01815669 SINCE:2012-12-17 LCHG:2014-09-28 DECAL# 79276845 2007 LEXUS LS460 4DSDN PASSENGER BLACK VIN:JTHGL46F975010062 GVW: 0 NET WEIGHT: 1,810 NUM OF OWNERS: 1 MUI KENT 5370 LANARK ST VANCOUVER BC V5P2Y1 ODN:5037135 PODL:5037135	COHEN <i>kc</i>
1358	4411 No 3 Rd, Richmond, BC (Water Cube)	JIN, Paul, T200 and U/M#3 walked out of the Water Cube and engaged in a conversation. Moments later U/F#5 walked out of the Water Cube and joined them.	YEE <i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-05	AM	Friday	Sunny
1358	4411 No.3 Rd, Richmond, BC (Water Cube)	JIN, Paul, T200 and U/M#3 walked out of the Water Cube and engaged in a conversation. Moments later U/F#5 walked out of the Water Cube and joined them.		YEE <i>[Signature]</i>
		U/F#5 Described as an Asian female, mid 40's, 5'6", slim build, dyed long brown hair with black roots, wearing a black top and blue jean shorts.		
1400	4411 No 3 Rd, Richmond, BC (Water Cube)	As they spoke, they leaned on the back of a Cadillac Escalade, White. The plate for the Escalade was later obtained as being BCL: HA9213 by Cst GIBSONS at 1425 hours.		YEE <i>[Signature]</i>
		BC10164 RE LIC:HA9213 LIC:HA9213 STATUS:ACTIVE EXP:2015-06-17 REG:10934839 SINCE:2013-10-10 LCHG:2015-04-30 DECAL# 75032887 2013 CADILLAC ESCAL CRCAB COMMERCIAL WHITE VIN:3GYT4MEF3DG360672 GVW: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 DUECK CHEVROLET BUICK CADILLAC GMC LIMITED (LSR) ZONG YU LIAN (LESSEE) 400 MARINE DR SE VANCOUVER BC V5X4X2 NO DRIVER LICENCE ON FILE		COHEN <i>[Signature]</i>
1402	4411 No.3 Rd, Richmond, BC (Water Cube)	U/M#5 walked out of the Water Cube and met up with UM#3 and T200 out front. Moments later U/F#5 and U/M#5 walked east in the parking lot towards No 3 Rd. No further description obtained of U/M#5 at this time.		YEE <i>[Signature]</i>
1403	4411 No 3 Rd, Richmond, BC (Water Cube)	U/F#5 appeared to be escorting U/M#5 by the arm. They both continued east and walked towards Empire Center- A.T.P.  <b>Video obtained of U/F#5, U/M#5 as they engaged in conversation outside of the Water Cube.</b>  U/M#5 Described as an Asian Male, 50's, 5'6", 145 lbs, thin build, short black hair, wire rimmed glasses, wearing white shirt and black pants.		LAVOIE <i>[Signature]</i>
1406	4411 No 3 Rd, Richmond, BC	JIN, Paul, T200 and U/M#3 walked back towards the front doors of the Water Cube.		SIMPKIN <i>[Signature]</i>

# FSOC JTF 6 SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-05	AM	Friday	Sunny
1425	4411 No 3 Rd, Richmond, BC (Water Cube)	Associated plates that were observed in surveillance and parked at the front of the Water Cube were BCL:689NPP 2007 Lexus LS460 Black and BCL:HA9213 2013 Cadillac Escalade White		GIBSON <i>[Signature]</i>
1427	4411 No 3 Rd, Richmond, BC (Water Cube)	BCL 709NDV reversed out from the area of the Water Cube. Unable to identify who was in the vehicle.		YEE <i>[Signature]</i>
1430	No 3 Rd / Leslie Rd, Richmond, BC.	U/M#4 was observed as being the driver of BCL 709NDV and JIN, Paul was observed in the front passenger seat. Unable to see if rear of vehicle was occupied.		MEYER <i>[Signature]</i>
1438	No 4 Rd/ Steveston Hwy, Richmond, BC.	BCL 709NDV drove south on No 4 Road through Steveston Hwy, V.C.B. A thorough search of the surrounding area was negative for BCL 709DNDV, U/M#4 or JIN, Paul		BRANDER <i>[Signature]</i>
1450	No 4 Rd/ Steveston Hwy, Richmond, BC.	Surveillance terminated as per Det/Cst UGANEC		BRANDER <i>[Signature]</i>




## FSOC JTF 6 SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-05	AM	Friday	Sunny

### VIDEO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
1228	1	U/M#1	Asian male, early 30's, 5'9, 180 lbs, mid 30's, black short hair, wearing a grey collared shirt open with a maroon coloured t-shirt underneath with a black stripe across the chest and blue jeans	5811 Cooney Rd, Richmond, BC		YEE 
1238		U/F#4	U/F# 4: Described as Asian female, long straight black hair, early to mid 20's, 5'2, 100 lbs, wearing red sweater and dark pants.	5811 Cooney Rd, Richmond, BC		YEE 
1333	2	U/M#3	East Indian male, approximately mid 30's, 6'0, stocky build, wearing a white collared shirt with black patches on the sleeves and wearing white jeans with a white stitching on the jeans.	4540 No 3 Rd, Richmond, BC (Empire Center)		MEYER 

## FSOC JTF 6 SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-05	AM	Friday	Sunny

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
1404	3	U/M#3, U/F#5 & U/M#5	See above for U/M#3, U/F#5 Described as an Asian female, mid 40's, 5'6", slim build, dyed long brown hair with black roots, wearing a black top and blue jean shorts & U/M#5 Described as an Asian Male, 50's, 5'6", 145 lbs, thin build, short black hair, wire rimmed glasses, wearing white shirt and black pants.	4411 No 3 Rd, Richmond, BC (Water Cube)		LAVOIE  FL
	4					
	5					
	6					
	7					
	8					
	9					
	10					

### PHOTO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
	1				
	2				
	3				
	4				
	5				

# FSOC JTF 6 SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-05	AM	Friday	Sunny



JIN, Paul

*h*  
*OK*  
*h*  
*h*



T200

*h*  
*h*  
*h*



QIN, Cai Xuan

*h*  
*h*  
*h*

# FSOC JTF 6 SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-05	AM	Friday	Sunny



U/M#3



U/F#1

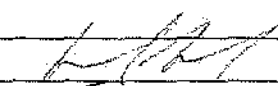

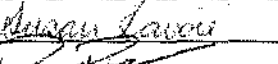


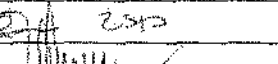
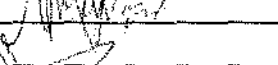
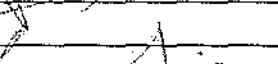
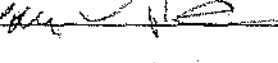
## FSOC JTF 6 SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-05	AM	Friday	Sunny

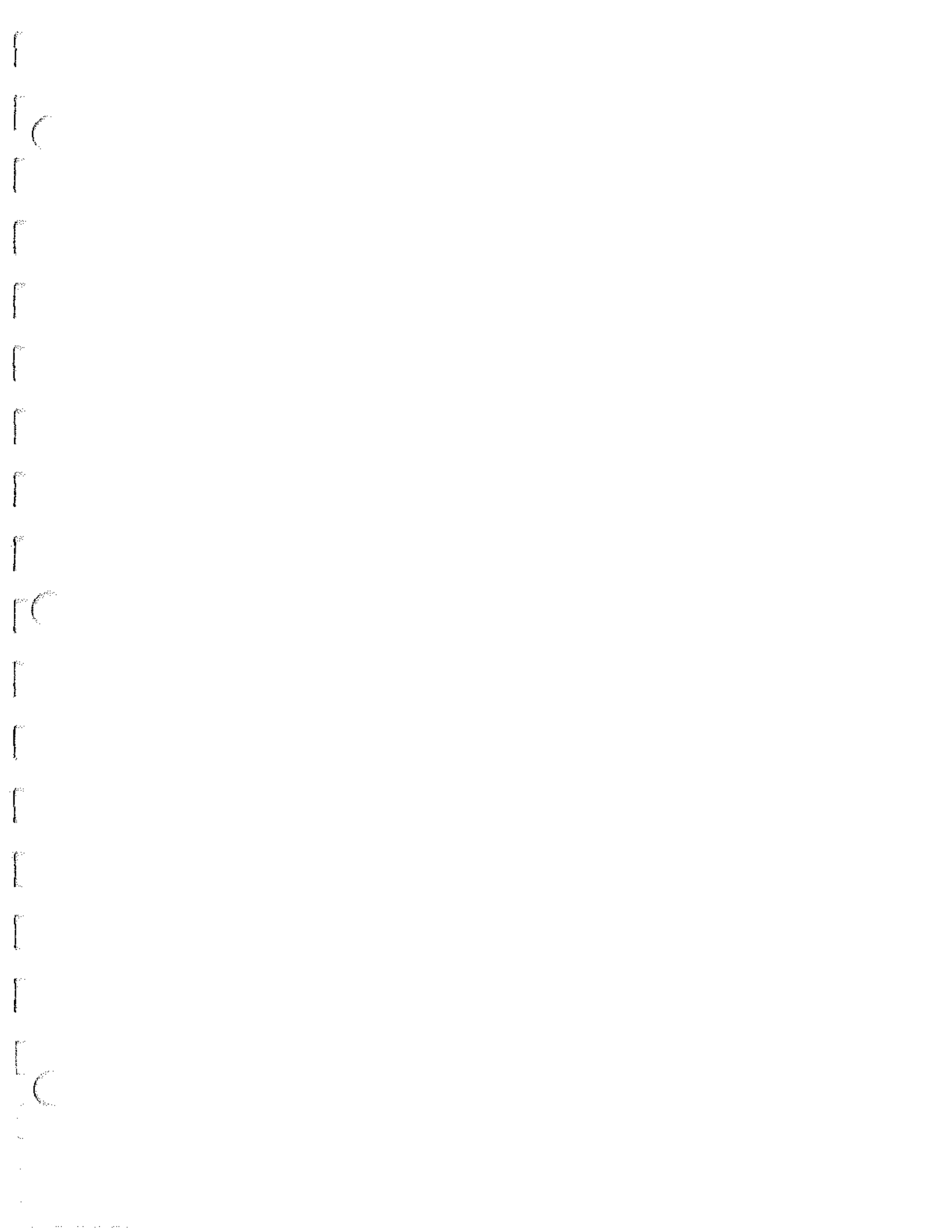
### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130			
Sgt. Glenn ATKINS	42157			
<b>Cpl Chris ROBIDOUX</b>	<b>39294</b>		<b>2015-06-09</b>	<b>1130</b>
<b>Cpl. Steve BOLT</b>	<b>48884</b>		<b>2015-06-09</b>	<b>1145</b>
Det/Cst Anton SCHAMBERGER	1601			
Det/Cst Kevin UGANEC	1654			
<b>Cst Susan LAVOIE</b>	<b>47290</b>		<b>2015-06-09</b>	<b>1306</b>
<b>Det/Cst Dave BRANDER</b>	<b>2115</b>		<b>2015-06-09</b>	<b>1143</b>
Det/Cst Greg PAXTON	2141			
<b>Det/Cst Norman YEE</b>	<b>2162</b>		<b>2015-06-09</b>	<b>1125</b>
Cst Kelly CRAIG	48224			
<b>Det/Cst Kristy COHEN</b>	<b>2310</b>		<b>2015-06-09</b>	<b>1200</b>
<b>Det/Cst Jason MEYER</b>	<b>2345</b>		<b>2015-06-09</b>	<b>1206</b>
<b>Cst Pat SIMPKINS</b>	<b>49308</b>		<b>2015-06-09</b>	<b>1130</b>
Cst Arash SEYED	56893			
<b>Cst Sean GIBSON</b>	<b>53869</b>		<b>2015-06-09</b>	<b>1120</b>
Det/Cst Ian THURBER				

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*





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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-06-09	PM	Tuesday	Overcast/Dry

**GROUP 6 SURVEILLANCE TEAM****TEAM LINEUP:**

Det/Cst COHEN (RB,D) – Cst SIMPKINS (F)  
 Det/Cst BRANDER (D,M) – Det/Cst MEYER (F)  
 Cpl ROBIDOUX (WD) – Sgt PROCTOR (F)  
 Cst GIBSON (WD) – Cpl BOLT (F)  
 Det/Cst YEE (M)

**CONTACT:**

Det/Cst UGANEC

**BRIEFING BY / OBJECTIVES**

Briefed in the office by Det/Cst UGANEC. Goals of surveillance: Document activity associated to Silver International Investments business including any vehicles entering or leaving the premise.

<b>TARGET(S) / RESIDENCE:</b>	<p>Silver International Investments 303-5811 Cooney Rd, Richmond, BC</p> <p>QIN, Cai Xuan (1984-08-30) Residence: 10-9180 Hemlock Dr, Richmond, BC</p> <p>JIN, Paul King (1967-12-10) Residence: 8100 Fairbrook Cres, Richmond BC</p>
	<p>This is Exhibit "17" referred to in the Affidavit of <u>M. Chizausky</u> affirmed before me this <u>28</u> day of <u>FEBRUARY, 2020</u></p>

**ADDRESSES ATTENDED:**

- 303-5811 Cooney Rd, Richmond, BC A Commissioner for taking Affidavits
- #5-8271 Westminster Hwy, Richmond, BC Within British Columbia
- 8033 Saba Rd & 6068 No.3 Rd, Richmond, BC – Paloma Luxury Towers
- 13700 International Place, Richmond, BC
- Unit 102 - 4940 No. 3<sup>rd</sup>., Richmond, BC - Sun Sui Wah Seafood Restaurant
- Unit 700 - 5300 No. 3 Rd., Richmond, BC - Best Buy Lansdowne Mall
- 8151 Granville Ave, Richmond, BC - Petro can Gas Station
- 8077 Alexandra Rd., Richmond, BC – Yue Delicacy Restaurant
- Unit 103 – 4411 No 3 Rd., Richmond, BC - Water Cube Spa
- 8811 River Rd, Richmond, BC - River Rock Casino
- 8120 Jones Rd., Richmond, BC

**VEHICLE(S) OBSERVED:**

- BCL: 181SMT grey 2010 BMW 735i
- BCL: 603MMK white 2014 Toyota Sienna
- BCL: 538XRG grey 2013 Honda Odyssey
- BCL: HA9213 white 2013 Cadillac Escalade

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-06-09	PM	Tuesday	Overcast/Dry

<b>UNKNOWN(S) OBSERVED:</b>	<p>UM#1 description: Asian male, 45 yrs, 5'8, medium build, short black hair with shaved sides. UM#1 was wearing yellow shirt and black shorts.</p> <p>UM#2 description: Middle Eastern male, bald, large build, 6'0, 240 lbs bigger build. Wearing Black hoody and grey sweat pants. UM#2 is the same person seen on surveillance report 2015-06-05 as UM#3.</p> <p>UM#3: Asian Male checkered shirt, shorts</p> <p>UM#4: Asian Male blue t shirt shorts</p>
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<b>SYNOPSIS:</b>	<p>Surveillance established at 5811 Cooney Rd., Richmond, BC -- Pacific Business Centre.</p> <p>BCL 181SMT 2010 BMW 735i Grey observed driving into the secured parking gate from Cooney Rd. Short time later, QIN, Cai Xuan observed in the lobby of the Pacific Business Centre going to the 3<sup>rd</sup> floor of the north tower.</p> <p>Surveillance later observed QIN, Cai Xuan leaving Pacific Business Centre and picking up a young child from 13700 International Place, Richmond BC. QIN, Cai Xuan also observed purchasing a cordless phone from Best Buy Lansdowne Mall and driving into the residential parking of the Paloma Towers located at 8033 Saba Rd. or 6068 No.3 Rd, Richmond BC. Unknown which building is associated to QIN, Cai Xuan.</p> <p>During the course of surveillance JIN, Paul King was observed in the visitor parking of Pacific Business Centre. Unknown what transpired from this visit. Although, JIN, Paul King was in company of UM#2 who is the same Middle Eastern male from surveillance report on 2015-06-05.</p> <p>Further observations of UM#2 indicate that he works for JIN, Paul King which also includes security.</p> <p>Surveillance terminated on QIN, Cai Xuan as per Det/Cst UGANEC and switched to JIN, Paul King.</p> <p>JIN, Paul King in company of UM#2 reacquired at the Sun Sui Wah Restaurant where they left and attended the Yue Delicacy; then the Water Cube Spa; followed by brief visit to 8120 Jones Rd. From there they both proceeded to River Rock Casino where UM#2 was observed pulling a large black suitcase towards a parked BCL HA9213 white 2013 Cadillac Escalade where 2 Asian males were holding.</p> <p>UM#2 observed driving away in BCL HA9213 white 2013 Cadillac Escalade. Unknown who was on board or the location of the black suitcase. UM#2 returned to the Water Cube Spa.</p> <p>Short time later, BCL HA9213 white 2013 Cadillac Escalade drove south bound on No 3 Rd with JIN, Paul King in the front passenger seat. Unknown who was driving.</p>
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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-06-09	PM	Tuesday	Overcast/Dry

BCL HA9213 white 2013 Cadillac Escalade was lost to surveillance at No 4 Rd and Steveston Hwy.  
2225 hours Surveillance was terminated.

**SURVEILLANCE MASTER NOTES PREPARED BY:** Det/Cst YEE, VPD#2162

TIME	LOCATION	OBSERVATIONS	MEMBER
1240	5811 Cooney Rd., Richmond BC - Pacific Business Centre	Surveillance established.	COHEN <i>HC</i>
1328	5811 Cooney Rd., Richmond BC - Pacific Business Centre	BCL 181SMT grey 2010 BMW 735i observed driving into the secured parking from Cooney Road. V.C.B., QIN, Cai Xuan observed driving alone.  BCL 181SMT grey 2010 BMW 735i observed having figurines on the front dash board as well as a yellow sticker on the rear window.	BRANDER <i>DB</i>
	CPIC	150609-17:26:47  LIC:181SMT STATUS:ACTIVE EXP:2015-08-19 REG:09883316 SINCE:2013-08-16 LCHG:2015-06-05 DECAL# 77161861 2010 BMW 750i 4DSDN PASSENGER GREY VIN:WBAKC6C58AC393575 GVW: 0 NET WEIGHT: 2,140 NUM OF OWNERS: 1 OPENROAD AUTO GROUP LIMITED (LESSOR) HE SU FANG (LESSEE) 13251 SMALLWOOD PL RICHMOND BC V6V1W8 PODL:8350384	YEE <i>YEE</i>
1330	5811 Cooney Rd., Richmond BC - Pacific Business Centre	QIN, Cai Xuan reacquired in the lobby of the Pacific Business Centre, talked on the cell phone and waited for the north elevator.  QIN, Cai Xuan observed entering the north elevator (lone occupant). North elevator stopped on the 3 <sup>rd</sup> floor. A.T.P  QIN, Cai Xuan observed wearing white colored blouse with ¾ length sleeves, tan skirt and carrying a beige Coach brand	SIMPKINS <i>SIMPKINS</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-06-09	PM	Tuesday	Overcast/Dry

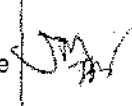
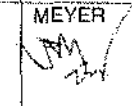
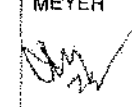
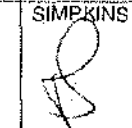
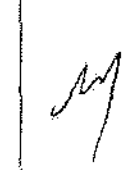
		bag. Key chain with multiple stuffed animals.	
1650	5811 Cooney Rd., Richmond BC - Pacific Business Centre	BCL 181SMT grey 2010 BMW 735i driven by QIN, Cai Xuan observed exiting the secure parking and drove south bound on Cooney road.	COHEN <i>KE</i>
1700	13700 International Place, Richmond BC	BCL 181SMT grey 2010 BMW 735i observed driving into the parking area of the business complex. VCB.	COHEN <i>KE</i>
1705	13700 International Place, Richmond BC	QIN, Cai Xuan reacquired exiting a child day-care business with a small child.  QIN, Cai Xuan placed the child into BCL 181SMT grey 2010 BMW 735i and drove south bound on No. 6 Road.  Small child described as Asian, wearing all white and white baseball cap.	SIMPKINS <i>B</i>
1720	8033 Saba rd & 6068 No.3 rd, Richmond BC - Paloma Luxury Towers	BCL 181SMT grey 2010 BMW 735i observed entering the parking area of Paloma Towers from the east lane of No.3 Rd. VCB	ROBIDOUX <i>GL</i>
1736	8033 Saba rd & 6068 No.3 rd, Richmond BC - Paloma Luxury Towers	BCL 181SMT grey 2010 BMW 735i being driven by QIN, Cai Xuan exited the parking lot for Paloma Luxury Tower and drove northbound in the east lane of No.3 Rd.	MEYER <i>DMW</i>
1738	5811 Cooney Rd., Richmond BC - Pacific Business Centre	BCL 181SMT grey 2010 BMW 735i observed entering the secured parking area from Cooney Rd.	BOLT <i>/</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-06-09	PM	Tuesday	Overcast/Dry

1807	5811 Cooney Rd., Richmond BC - Pacific Business Centre	<p>Grey Honda Odyssey (later confirmed as BCL 538XRG 2013 Honda Odyssey Grey) arrived and parked in the visitor parking of the Pacific business centre.</p> <p>UM#1 observed exiting the grey Honda Odyssey, on the phone and holding by the parking entrance door to the lobby and the doors were locked.</p> <p>UM#1 description: Asian male, 45 yrs, 5'8, medium build, short black hair with shaved sides. UM#1 was wearing yellow shirt and black shorts.</p>	MEYER 
1809	5811 Cooney Rd., Richmond BC - Pacific Business Centre	UM#1 entered the parking entrance door to the lobby as other people left the building. V.C.B.	MEYER 
1811	5811 Cooney Rd., Richmond BC - Pacific Business Centre	BCL 603MMK white 2014 Toyota Sienna arrived in the covered parking area for the Pacific Business Centre. JIN, Paul King in front passenger seat. Unable to identify or give description of driver. VCB.	MEYER 
1814	5811 Cooney Rd., Richmond BC - Pacific Business Centre	<p>BCL 603MMK white 2014 Toyota Sienna being driven by JIN, Paul King and UM#2 passenger observed driving out of the visitor parking and west bound on Ackroyd Rd.</p> <p>UM#2 description: Middle Eastern male, bald, bigger build.</p>	SIMPKINS 
	CPIC	<p>150609-22:57:07</p> <p>LIC:603MMK STATUS:ACTIVE EXP:2016-05-24 REG:11098422 SINCE:2014-05-21 LCHG:2015-05-26 DECAL# 14017751 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC0ES084178 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) 0820490 B C LTD (LESSEE) 103-4411 NO. 3 RD RICHMOND BC V6X2C3</p>	YEE 

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-06-09	PM	Tuesday	Overcast/Dry







		PODL:5810437	
1815	5811 Cooney Rd., Richmond BC - Pacific Business Centre	UM#1 exited the parking lobby entrance carrying a green cloth reusable bag that appeared full and heavy.  UM#1 entered the grey Honda Odyssey with the bag and drove the grey Honda Odyssey out of the parking lot.  Grey Toyota Sienna confirmed bearing BCL: 538XRG.	MEYER <i>JM</i>
	CPIC	150609-21:18:37  LIC:538XRG STATUS:ACTIVE EXP:2015-10-19 REG:10695092 SINCE:2013-08-16 LCHG:2014-10-22 DECAL# 79037093 2013 HONDA ODYSY 4DRSW PASSENGER GREY VIN:5FNRL5H67DB501334 GVW: 0 NET WEIGHT: 1,987 NUM OF OWNERS: 1 RICHMOND IMPORTS LTD (LSR) NGO ELLA KIT-CHING (LESSEE) 13600 SMALLWOOD PL M/A 3223 PERROT MEWS VANCOUVER BC V5S4W4 PODL:5474424	YEE <i>W</i>
1818	Unit 102 - 4940 no. 3 <sup>rd</sup> ., Richmond BC - Sun Sui Wah Seafood Restaurant	BCL 603MMK white 2014 Toyota Sienna being driven by JIN, Paul King and UM#2 passenger parked in the parking lot of Sun Sui Wah Seafood Restaurant.  JIN, Paul King and UM#2 got out of BCL 603MMK, white 2014 Toyota Sienna, and walked into the front doors of the restaurant. A.T.P  UM#2 is the same person seen on surveillance report 2015-06-05 when he was referred to as UM#3.	PROCTOR <i>SP</i>
1845	Unit 102 - 4940 no. 3 <sup>rd</sup> ., Richmond BC - Sun Sui Wah Seafood Restaurant	UM#2 observed holding out front of Sun Sui Wah Seafood Restaurant looking around the area paying attention to vehicles and people in close proximity to the Restaurant doors.	BRANDER <i>DB</i>
1901	5811 Cooney Rd.,	BCL 181SMT grey 2010 BMW 735i being driven by QIN, Cai Xuan observed exiting the secured parking and immediately	PROCTOR <i>SP</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-06-09	PM	Tuesday	Overcast/Dry

	Richmond BC - Pacific Business Centre	west bound towards complex 8271 Westminster Hwy.  BCL 181SMT grey 2010 BMW 735i observed parking in front of unit 5 - 8271 Westminster Hwy.	
1908	Unit 5 - 8271 Westminster Hwy., Richmond BC - New business under renovation	Business is still under construction with windows and door covered. New CCTV camera's observed at the front of the business.  QIN, Cai Xuan observed exiting the front door of the business and entering the driver side of BCL 181SMT grey 2010 BMW 735i.  BCL 181SMT grey 2010 BMW 735i away west bound on Westminster Hwy.	SIMPKINS 
1912	Unit 700 - 5300 No. 3 Rd., Richmond, BC Best Buy	BCL 181SMT grey 2010 BMW 735i observed parking in front of Best Buy Lansdowne Mall.  QIN, Cai Xuan exited BCL 181SMT grey 2010 BMW 735i and walked into the front door of Best Buy.	BRANDER 
1919	Unit 700 - 5300 No. 3 Rd., Richmond, BC Best Buy	QIN, Cai Xuan observed shopping in Best Buy and purchased a cordless telephone.	PROCTOR 
1921	Unit 700 - 5300 No. 3 Rd., Richmond, BC Best Buy	QIN, Cai Xuan out the front door of Best Buy, placed a bag into the trunk of BCL181SMT grey 2010 BMW 735i and into the driver seat.  BCL181SMT grey 2010 BMW 735i away south bound thru the lot.	SIMPKINS 
1928	8151 Granville Ave, Richmond BC Petro-Can gas Station	BCL181SMT grey 2010 BMW 735i observed parked at the gas pump of the Petro-can gas station.	GIBSON 
1935	8151 Granville Ave, Richmond BC	BCL181SMT grey 2010 BMW 735i drove west in the lot.	PROCTOR 









## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-06-09	PM	Tuesday	Overcast/Dry





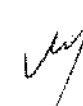
	Petro-Can gas Station			
1936	8033 Saba rd & 6068 No.3 rd, Richmond BC – Paloma Luxury Towers	BCL181SMT grey 2010 BMW 735i observed driving into the residential parking gate of Paloma Luxury Towers. VCB	BOLT 	
2030	8033 Saba Rd & 6068 No 3 Rd, Richmond, Paloma Luxury Towers	Surveillance terminated as per Det/Cst UGANEC to switch targets.	COHEN 	
2032	Unit 102 - 4940 no. 3 <sup>rd</sup> , Richmond BC - Sun Sui Wah Seafood Restaurant	BCL 603MMK white 2014 Toyota Sienna observed parked in front of Sun Sui Wah Restaurant. Unknown if occupied.	PROCTOR 	
2037	Unit 102 - 4940 no. 3 <sup>rd</sup> , Richmond BC - Sun Sui Wah Seafood Restaurant	BCL 603MMK white 2014 Toyota Sienna drove north in the lot and across the street to the Yue Delicacy Restaurant.	PROCTOR 	
2045	8077 Alexandra Rd., Richmond, BC - Yue Delicacy Restaurant	BCL 603MMK white 2014 Toyota Sienna drove north in the lot of the Yue Delicacy Restaurant with JIN, Paul King driving; UM#2 front passenger and possible person in the rear seat.	PROCTOR 	
2051	Unit 103 - 4411 No 3 rd., Richmond BC, Water Cube Spa	UM#2 observed exiting BCL 603MMK white 2014 Toyota Sienna and carrying 2 white banker size boxes into the Water Cube. Boxes appeared to be heavy.  JIN, Paul King observed carrying a black bag and walking	SIMPKINS 	

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-06-09	PM	Tuesday	Overcast/Dry

		towards the Water Cube.  Unknown person holding at the rear of BCL 603MMK white 2014 Toyota Sienna.	
2053	Unit 103 – 4411 No 3 rd., Richmond BC, Water Cube Spa	JIN, Paul King into the driver side of BCL 603MMK white 2014 Toyota Sienna and UM#2 into the front passenger seat.  Unknown female observed in the rear passenger seat of BCL 603MMK white 2014 Toyota Sienna.  BCL 603MMK white 2014 Toyota Sienna away south bound on No. 3 Rd.	SIMPKINS 
2055	8120 Jones rd., Richmond, BC	BCL 603MMK white 2014 Toyota Sienna observed north bound in the drive way of 8120 Jones Rd. V.C.B.	YEE 
2100	8120 Jones rd., Richmond, BC	BCL 603MMK white 2014 Toyota Sienna re-acquired leaving the driveway of Jones Rd and away east bound.  JIN, Paul King driving; UM#2 passenger and unknown person in the rear seat.	YEE 
2114	8811 River road, Richmond, BC - River Rock Casino	BCL 603MMK white 2014 Toyota Sienna stopped mid-block on the north side of River Road east of the entrance to the River Rock Casino. BCL HA9213 white 2013 Cadillac Escalade observed parked in the east VIP parking area for River Rock Casino.	MEYER 
	CPIC	150610-01:16:40  LIC:HA9213 STATUS:ACTIVE EXP:2015-06-17 REG:10934839 SINCE:2013-10-10 LCHG:2015-04-30 DECAL# 75032887 2013 CADILLAC ESCAL CRCAB COMMERCIAL WHITE VIN:3GYT4MEF3DG360672 GVW: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 DUECK CHEVROLET BUICK CADILLAC GMC LIMITED (LSR) ZONG YU LIAN (LESSEE) 400 MARINE DR SE VANCOUVER BC V5X4X2 NO DRIVER LICENCE ON FILE	

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-06-09	PM	Tuesday	Overcast/Dry
2114 8811 River road, Richmond, BC - River Rock Casino	UM#2 observed out of BCL 603MMK white 2014 Toyota Sienna pulling a large black suitcase towards BCL HA9213 white 2013 Cadillac Escalade and 2 unknown Asian males (UM#3 and UM#4) Suitcase appeared to be very heavy.  BCL 603MMK white 2014 Toyota Sienna away west bound. A.T.P  UM#3: Asian Male checkered shirt, shorts  UM#4: Asian Male blue t shirt shorts			SIMPKINS 
2115 8811 River road, Richmond, BC - River Rock Casino	BCL HA9213 white 2013 Cadillac Escalade away west bound on River Rd.			SIMPKINS 
2118 No.3 rd / Bridgeport Rd., Richmond BC	UM#2 observed driving BCL HA9213 white 2013 Cadillac Escalade.			ROBIDOUX 
2120 Unit 103 -- 4411 No 3 rd., Richmond BC, Water Cube Spa	BCL HA9213 white 2013 Cadillac Escalade observed parking in front of the Water Cube beside BCL 603MMK white 2014 Toyota Sienna.			PROCTOR 
2122 Unit 103 -- 4411 No 3 rd., Richmond BC, Water Cube Spa	UM#2 and JIN, Paul King holding at the rear of the BCL 603MMK white 2014 Toyota Sienna.			PROCTOR 
2123 Unit 103 -- 4411 No 3 rd., Richmond BC, Water Cube Spa	BCL HA9213 white 2013 Cadillac Escalade drove west in the lot, the occupants could not be identified.			PROCTOR 
2124 Alderbridge and 3 rd., Richmond BC	BCL HA9213 white 2013 Cadillac Escalade drove southbound on No 3 Rd through Alderbridge Rd with JIN, Paul King in front passenger seat and window open. Unknown who was driving.			MEYER 

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-06-09	PM	Tuesday	Overcast/Dry

2145	No.4 Rd and Steveston Hwy., Richmond BC	BCL HA9213 white 2013 Cadillac Escalade drove south on No 4 Rd through Steveston Hwy, V.C.B.		BRANDER <i>DB</i>
2225		Surveillance concluded as per Det/Cst UGANEC.		COHEN <i>KS</i>



JIN, Paul King

*my*  
*2/26*  
*CL 2/26*  
*8*  
*2/26*



UM#2

*CL 2/26*  
*8*  
*2/26*



QIN, Cai Xuan

*CL 2/26*  
*8*  
*2/26*

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-06-09	PM	Tuesday	Overcast/Dry

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
	2					
	3					
	4					
	5					
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	7					
	8					
	9					
	10					
	11					

### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
	1				
	2				
	3				
	4				
	5				

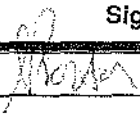
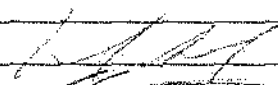

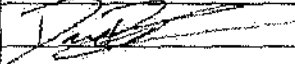
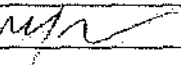
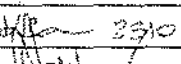


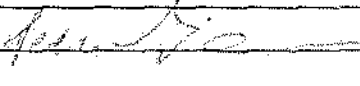
## FSOC SURVEILLANCE MASTER NOTES

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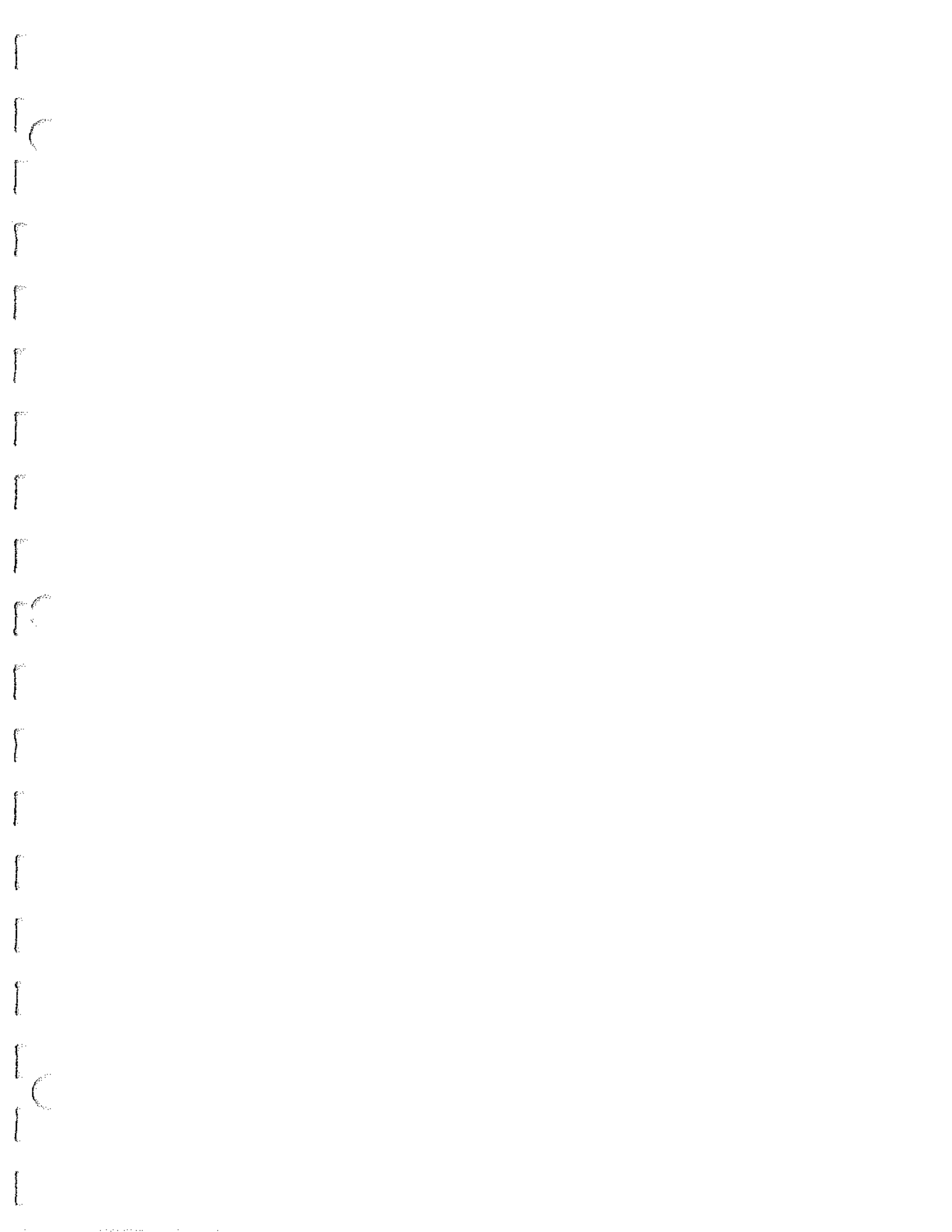
AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-06-09	PM	Tuesday	Overcast/Dry

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130		2015-06-10	1616
Sgt. Glenn ATKINS	42157			
Cpl Chris ROBIDOUX	39294		2015-06-12	1543
Cpl. Steve BOLT	48884		2015-06-10	1521
Det/Cst Kevin UGANEC	1654			
Cst Sue LAVOIE	47290			
Det/Cst Dave BRANDER	2115		2015-06-10	1126
Det/Cst Greg PAXTON	2141			
Det/Cst Norman YEE	2162		2015-06-10	1133
Cst Kelly CRAIG	48224			
Det/Cst Kristy COHEN	2310		2015-06-10	1127
Det/Cst Jason MEYER	2345		2015-06-10	1509
Cst Pat SIMPKINS	49308		2015-06-10	1515
Cst Arash SEYED	56893			
Det/Cst Anton SCHAMBERGER	2354			
Cst Sean GIBSON	53869		2015-06-10	1120
Det/Cst Ian THURBER				

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*



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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-10	PM	Wednesday	Sunny

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	Det/Cst COHEN (RB/D) – Det/Cst YEE (F) Cst GIBSON (M/D) – Det/Cst BRANDER (F) Sgt PROCTOR (D) – Cpl BOLT (F) Det/Cst MEYER (D) – Cst SIMPKINS (F)	This is Exhibit "18" referred to in the Affidavit of <u>M. Chirousky</u> affirmed before me this day of <u>FEBRUARY, 2020</u>
<b>CONTACT:</b>	Det/Cst. Kevin Uganec	

**BRIEFING BY / OBJECTIVES**A Commissioner for taking Affidavits  
Within British Columbia

Briefed in the office by Det/Cst COHEN. Objectives of the file are to monitor the activities surrounding #303-5811 Cooney Rd. Richmond- Silver International.

<b>TARGET(S) / RESIDENCE:</b>	Pacific Business Center – 5811 Cooney Rd, Richmond, BC
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<b>ADDRESSES ATTENDED:</b>	Pacific Business Center – 5811 Cooney Rd, Richmond, BC Yue Delicacy – 8077 Alexandra Rd, Richmond, BC 8120 Jones Rd., Richmond, BC Yaohan Centre – 3700 No 3 Rd, Richmond, BC Gold N' Tan – 5-8271 Westminster Hwy, Richmond, BC 13511 No. 4 Rd, Richmond, BC
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<b>VEHICLE(S) OBSERVED:</b>	BCL 181SMT (2010 BMW 750i grey) BCLP HA9213 (2013 Cadillac Escalade White) BCLP 603MMK (2014 Toyota Sienna White) 603MMK BCLP 383XXE (2006 Land Rover Range Rover Black)
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<b>UNKNOWN(S) OBSERVED:</b>	UF#1 wearing tight jeans, a black fitted top carrying a purse and an empty black cloth bag.  T200 described as Asian male, 200 lbs, wearing a blue golf shirt  T300 described as East Indian male, wearing dark shirt and dark shorts.
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<b>SYNOPSIS:</b>	Surveillance established at Pacific Business Center. BCL 181SMT 2010 BMW 750i grey arrived and entered the secure parkade. T400 and QIN walked to the area of the Gold N' Tan. Approximately one hour later QIN and T400 returned to the Pacific Business Center. QIN was carrying a black canvas shopping bag that appeared heavy and filled with paper. QIN and T400 entered the lobby and went toward the north elevators. QIN departed in the BMW, A.T.P. T400 walked into the parkade carrying the black bag now empty, and a white plastic bag. BCL 181SMT 2010 BMW 750i grey returned into the secure parkade and QIN walked southbound across the lobby carrying two white shopping bags that appeared full of papers. QIN walked over to the area of the Gold N' Tan then returned to the Pacific Business Center shortly after without the bags. T400 and QIN came from the area of the north tower and walked into the underground parkade from the lobby. T400 was carrying a cardboard box which required both arms to carry.
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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-10	PM	Wednesday	Sunny

Based on the way she was walking the box appeared heavy. They both returned inside the building and a silver Acura sedan (no plate obtained) left the parkade. QIN drove to the daycare and picked up her child. She drove to the Paloma residence where she likely dropped off the child, and continued to the Pacific Business Center. UF2 departed the Pacific Business Center driving BCL 383XXE, ATP. QIN departed at the same time driving the BMW and went to the Gold N' Tan. She returned into the parkade at Pacific Business Center. BCL HA9213 (2013 Cadillac Escalade White) arrived and parked in the visitor lot of the Business Center. T200 and T300 were on board. QIN observed in the lobby carrying a large yellow boutique bag. She returned from the parkade empty handed, at the same time the Escalade departed. The Escalade went to the Yue Delicacy and met with JIN, Paul who was already there. JIN's Sienna departed, unknown occupants. BCL HA9213 (2013 Cadillac Escalade White) departed north and went to the Water Cube. The Escalade then left the Water Cube and drove into the driveway of 13511 No 4 Rd. The Escalade departed the residence and went north on No 4 Rd., continuing to 8120 Jones Rd. It left the Jones Rd. address and met up with BCL 136MVF 2012 Mercedes ML350 at the Yaohan Center. A bag was passed from the Escalade to the Mercedes. Both vehicles departed the area, ATP. Surveillance terminated at 2230 hours.







**SURVEILLANCE MASTER NOTES PREPARED BY:** Cst GIBSON 53869

TIME	LOCATION	OBSERVATIONS	MEMBER
1230	Pacific Business Center - 5811 Cooney Rd, Richmond, BC	Surveillance established.	BRANDER <i>DB</i>
1257	Pacific Business Center - 5811 Cooney Rd, Richmond, BC	BCL 181SMT 2010 BMW 750i grey drove into the secure parkade from Cooney Rd. QIN driving alone.	GIBSON <i>AG</i>
	CPIC	LIC:181SMT STATUS:ACTIVE EXP:2015-08-19 REG:09883316 SINCE:2013-08-16 LCHG:2015-06-05 DECAL# 77161861 2010 BMW 750i 4DSDN PASSENGER GREY VIN:WBAKC6C58AC393575 GVW: 0 NET WEIGHT: 2,140 NUM OF OWNERS: 1 OPENROAD AUTO GROUP LIMITED (LESSOR) HE SU FANG (LESSEE) 13251 SMALLWOOD PL RICHMOND BC V6V1W8	GIBSON <i>AG</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-10	PM	Wednesday	Sunny
		PODL:8350384		
1328	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	T400 exited the secure parkade on foot and walked toward the area of the Gold N' Tan.  T400 wearing tight jeans, a black fitted top carrying a purse and an empty black cloth bag.		YEE 
1448	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	T400 and QIN walked eastbound towards Cooney Rd, in the north lane of Westminster Hwy. They came from the area of Gold N' Tan. T400 was carrying two bags. One was a large grey canvas shopping bag and appeared empty. The second was a black canvas shopping bag and appeared heavy as if filled with papers. T400 and QIN entered the lobby and went toward the north elevator.  T400 is the same UF from 2015-06-09.  QIN was wearing a ¾ length brown sweater and black shorts, she had orange or red highlights in her hair and was carrying a small brown purse with a thin black strap.		BRANDER 
1507	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	BCL 181SMT 2010 BMW 750i grey exited the secure parkade and travelled north on Cooney Rd. A.T.P.		BRANDER 
1555	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	T400 walked northbound in the lobby toward the north tower elevator. The black bag now appeared empty.		BRANDER 
1601	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	T400 walked into the underground parkade, she had the same black canvas bag as before and a small white plastic bag in her hand. V.C.B.		BRANDER 
1614	Pacific Business Center – 5811 Cooney Rd,	BCL 181SMT 2010 BMW 750i grey returned into the secure parkade off of Cooney Rd. Unable to identify driver.		MEYER 

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-10	PM	Wednesday	Sunny
	Richmond, BC			
1617	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	QIN walked southbound through the lobby and walked into the underground parkade. She was carrying two white plastic grocery bags that looked full of papers.	BRANDER DB	
1618	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	QIN exited the south gate for the secure underground and walked westbound in the south lane of Ackroyd towards the area of the Gold N' Tan. V.C.B.	MEYER JH	
1620	Gold N' Tan – 5-8271 Westminster Hwy, Richmond, BC	QIN emerged from the area of the Gold N' Tan and crossed to the east side of the plaza and in to business.	SIMPKINS SP	
1633	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	QIN walked into the front doors of the Pacific Business Center and walked towards the north elevators. She was texting on her phone. She was no longer carrying the two heavy white grocery bags.	BRANDER DB	
1639	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	T400 and QIN came from the area of the north tower and walked into the underground parkade from the lobby. T400 was carrying a cardboard box which required both arms to carry. Based on the way she was walking the box appeared heavy.	BRANDER DB	
1640	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	T400 and QIN returned to the lobby, from the underground parkade. T400 was empty handed. They both walked towards the north tower elevators.	BRANDER DB	
1641	Pacific Business Center – 5811 Cooney Rd,	A silver Acura sedan exited from the visitor parking area of the parkade and turned east on Ackroyd. No plate obtained, A.T.P	GIBSON MG	

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-10	PM	Wednesday	Sunny
	Richmond, BC			
1644	Pacific Business Center - 5811 Cooney Rd, Richmond, BC	BCL 181SMT 2010 BMW 750i grey exited the parkade with QIN driving alone. Vehicle drove southbound on Cooney Rd.		MEYER <i>[Signature]</i>
1656	Unit 120 - 13700 International Place, Richmond, BC	BCL 181SMT 2010 BMW 750i grey arrived at the daycare, same location as 2015-06-09. QIN exited the vehicle and went inside. Believed to be Crestwood Junior Kindergarten.		SIMPKINS <i>[Signature]</i>
1658	Unit 120 - 13700 International Place, Richmond, BC	QIN picked up a young boy from the daycare and returned to her vehicle.		SIMPKINS <i>[Signature]</i>
1700	Unit 120 - 13700 International Place, Richmond, BC	BCL 181SMT 2010 BMW 750i grey departed south on No 6 Rd.		BRANDER <i>[Signature]</i>
1710	6068 No 3 Rd. Richmond or 8033 Saba Rd. Richmond	BCL 181SMT 2010 BMW 750i grey drove into the shared underground for 6068 No 3 Rd/ 8033 Saba Rd. V.C.B.		YEE <i>[Signature]</i>
1726	6068 No 3 Rd. Richmond or 8033 Saba Rd. Richmond	BCL 181SMT 2010 BMW 750i grey exited the underground and departed east on Westminster Hwy.		YEE <i>[Signature]</i>
1730	Pacific Business Center - 5811 Cooney Rd, Richmond, BC	BCL 181SMT 2010 BMW 750i grey entered the secure parkade, V.C.B.		YEE <i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-10	PM	Wednesday	Sunny

1831	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	QIN walked through the lobby and into the stairwell.		SIMPKINS <i>[Signature]</i>
1903	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	<p>BCL 383XXE exited the secure parkade and turned north on Cooney Rd. A.T.P Female driver, no description obtained.</p> <p>BCL 181SMT 2010 BMW 750i grey exited immediately behind the Land Rover but made a u-turn into the lane and parked in the lane in front of Gold N' Tan. QIN exited the driver's side and walked around the rear of the car then went V.C.B. towards the Gold N' Tan.</p>		BRANDER <i>[Signature]</i>
	CPIC	<p>LIC:383XXE STATUS:ACTIVE EXP:2016-02-13                      REG:02513687 SINCE:2013-02-14 LCHG:2015-05-25                      DECAL# 11148340                      2006 LAND ROVER RANGE 4DRSW PASSENGER BLACK                      VIN:SALMF134X6A204689                      GWV: 0 NET WEIGHT: 2,483 NUM OF OWNERS: 1                      QIN CAIXUAN                      10-9180 HEMLOCK DR                      RICHMOND BC V6Y4J5                      ODN:8350384 PODL:8350384</p>		GIBSON <i>[Signature]</i>
1921	Gold N' Tan – 5-8271 Westminster Hwy, Richmond, BC	<p>QIN exited the Gold N' Tan and she locked the door with keys from the outside. QIN was carrying only her purse and boarded BCL 181SMT 2010 BMW 750i grey and departed east in the lane.</p>		BRANDER <i>[Signature]</i>
1923	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	BCL 181SMT 2010 BMW 750i grey made a u-turn into the secure parkade V.C.B.		GIBSON <i>[Signature]</i>
1925	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	QIN walked through the lobby toward the north elevators, V.C.B.		BOLT <i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-10	PM	Wednesday	Sunny

2016	Pacific Business Center - 5811 Cooney Rd, Richmond, BC	BCL HA9213 (2013 Cadillac Escalade White) drove into the underground parkade. T300 in the front passenger seat. T300 is the same U/M as (2015-06-09).	BRANDER <i>DB</i>
	CPIC	LIC:HA9213 STATUS:ACTIVE EXP:2015-06-17 REG:10934839 SINCE:2013-10-10 LCHG:2015-04-30 DECAL# 75032887 2013 CADILLAC ESCAL ORCAB COMMERCIAL WHITE VIN:3GYT4MEF3DG360672 GVW: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 DUECK CHEVROLET BUICK CADILLAC GMC LIMITED (LSR) ZONG YU LIAN (LESSEE) 400 MARINE DR SE VANCOUVER BC V5X4X2 NO DRIVER LICENCE ON FILE	GIBSON <i>MS</i>
2016	Pacific Business Center - 5811 Cooney Rd, Richmond, BC	QIN walked into the lobby carrying a large rectangular yellow boutique bag and then walked into the underground parkade, V.C.B.	YEE <i>ME</i>
	Pacific Business Center - 5811 Cooney Rd, Richmond, BC	QIN walked back into the lobby empty handed and walked towards the north elevator. V.C.B.	YEE <i>ME</i>
	Pacific Business Center - 5811 Cooney Rd, Richmond, BC	BCLP HA9213 (2013 Cadillac Escalade White) exited the underground parkade and drove eastbound on Ackroyd Rd. T200 driving, T300 in the front passenger seat.	BRANDER <i>DB</i>
	Yue Delicacy - 8077 Alexandra Rd, Richmond, BC	BCL HA9213 (2013 Cadillac Escalade White) parked in front of the Yue Delicacy Restaurant. T200 out of the driver's seat and T300 out of the front passenger seat of BCLP HA9213 (2013 Cadillac Escalade White) and met up with JIN, Paul who was standing outside the front doors of the restaurant.	YEE <i>ME</i>

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# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-10	PM	Wednesday	Sunny

	Yue Delicacy - 8077, Alexandra Rd, Richmond, BC	BCLP 603MMK (2014 Toyota Sienna White) drove away northbound in the lot towards Leslie Rd. Unknown occupants. A.T.P.	PROCTOR <i>[Signature]</i>
	CPIC	RE LIC:603MMK LIC:603MMK STATUS:ACTIVE EXP:2016-05-24 REG:11098422 SINCE:2014-05-21 LCHG:2015-05-26 DECAL# 14017751 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC0ES084178 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) 0820490 B C LTD (LESSEE) 103-4411 NO. 3 RD RICHMOND BC V6X2C3 PODL:5810437	GIBSON <i>[Signature]</i>
2100	Yue Delicacy - 8077, Alexandra Rd, Richmond, BC	BCL HA9213 (2013 Cadillac Escalade White) departed to the north and went to the Water Cube.	PROCTOR <i>[Signature]</i>
	Water Cube - 103-4411 No 3 Rd, Richmond, BC	A white Cadillac Escalade was parked on the south side of the lot in front of The Water Cube, no plate obtained.	GIBSON <i>[Signature]</i>
2104	Water Cube - 103-4411 No 3 Rd, Richmond, BC	T200, T300, JIN, Paul and U/F#3 walked out the front doors of The Water Cube towards a white Escalade.  U/F#3 described as an Asian female with long black hair wearing dark clothing.	BRANDER <i>[Signature]</i>
2104	Water Cube - 103-4411 No 3 Rd, Richmond, BC	U/F#3 got into the rear passenger seat and T300 into the front passenger seat of a white Escalade.	BRANDER <i>[Signature]</i>
2106	Water Cube - 103-4411 No 3 Rd, Richmond, BC	BCLP HA9213 (2013 Cadillac Escalade White) departed south on No 3 Rd. T200, in the driver's seat and T300 in the front passenger seat, unable to see occupants in the rear due to tinting.	BRANDER <i>[Signature]</i>

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-10	PM	Wednesday	Sunny
2130	13511 No 4 Rd, Richmond, BC	BCLP HA9213 (2013 Cadillac Escalade White) drove into the area of the driveway		SIMPKINS
2145	13511 No 4 Rd, Richmond, BC	BCLP HA9213 (2013 Cadillac Escalade White) exited the driveway and went north on No 4 Rd.		BOLT
2153	8120 Jones Rd., Richmond, BC	BCLP HA9213 (2013 Cadillac Escalade White) parked in front of the building. T200 went to the front doors empty handed and waited on the outside. T300 remained outside the vehicle, looking around.		BRANDER DB
2158	8120 Jones Rd., Richmond, BC	T200 walked towards a figure that was standing in the lobby, had a brief interaction and then walked back towards BCLP HA9213 (2013 Cadillac Escalade White). T200 still appeared to be empty handed.		BRANDER DB
2159	8120 Jones Rd., Richmond, BC	T200 got into the driver's seat and T300 got into the front passenger seat of BCLP HA9213 (2013 Cadillac Escalade White) and drove away northbound.		BRANDER DB
2209	Yaohan Centre - 3700 No 3 Rd, Richmond, BC	BCLP HA9213 (2013 Cadillac Escalade White) turned into the parking lot and met up with BCL 136MVF 2012 Mercedes ML350 grey. A black bag with a white horizontal stripe was handed from the driver of the Escalade to an Asian UM with dark spikey hair. The UM boarded the driver's side door of the Mercedes.		SIMPKINS
	CPIC	RE LIC:136MVF LIC:136MVF STATUS:ACTIVE EXP:2015-10-07 REG:10398321 SINCE:2014-10-08 LCHG:2014-10-10 DECAL# 79018036 2012 MERCEDES ML350 4DRSW PASSENGER GREY VIN:4JGDA5HB9CA016595 GVW: 0 NET WEIGHT: 2,130 NUM OF OWNERS: 1 DU JU 2107-4888 BRENTWOOD DR BURNABY BC V5C0C6 ODN:8356420 PODL:8356420 ***CHECK DRIVERS LICENCE FILE: 8356420		GIBSON



# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-10	PM	Wednesday	Sunny

2230	Yaohan Centre - 3700 No 3 Rd, Richmond, BC	Surveillance terminated as per Det/Cst UGANEC		COHEN <i>je</i>
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JIN, Paul

*Photo*  
*my*  
*D/B*



QIN, Cai Xuan

*my*  
*D/B*

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-10	PM	Wednesday	Sunny



DRY  
M  
D

T200



DRY  
M

T300



DRY  
M

T400

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-10	PM	Wednesday	Sunny

## PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

## VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
	1				
	2				
	3				
	4				
	5				

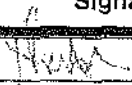
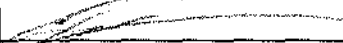

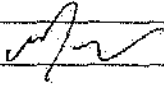

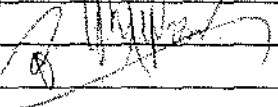
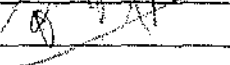

## FSOC SURVEILLANCE MASTER NOTES

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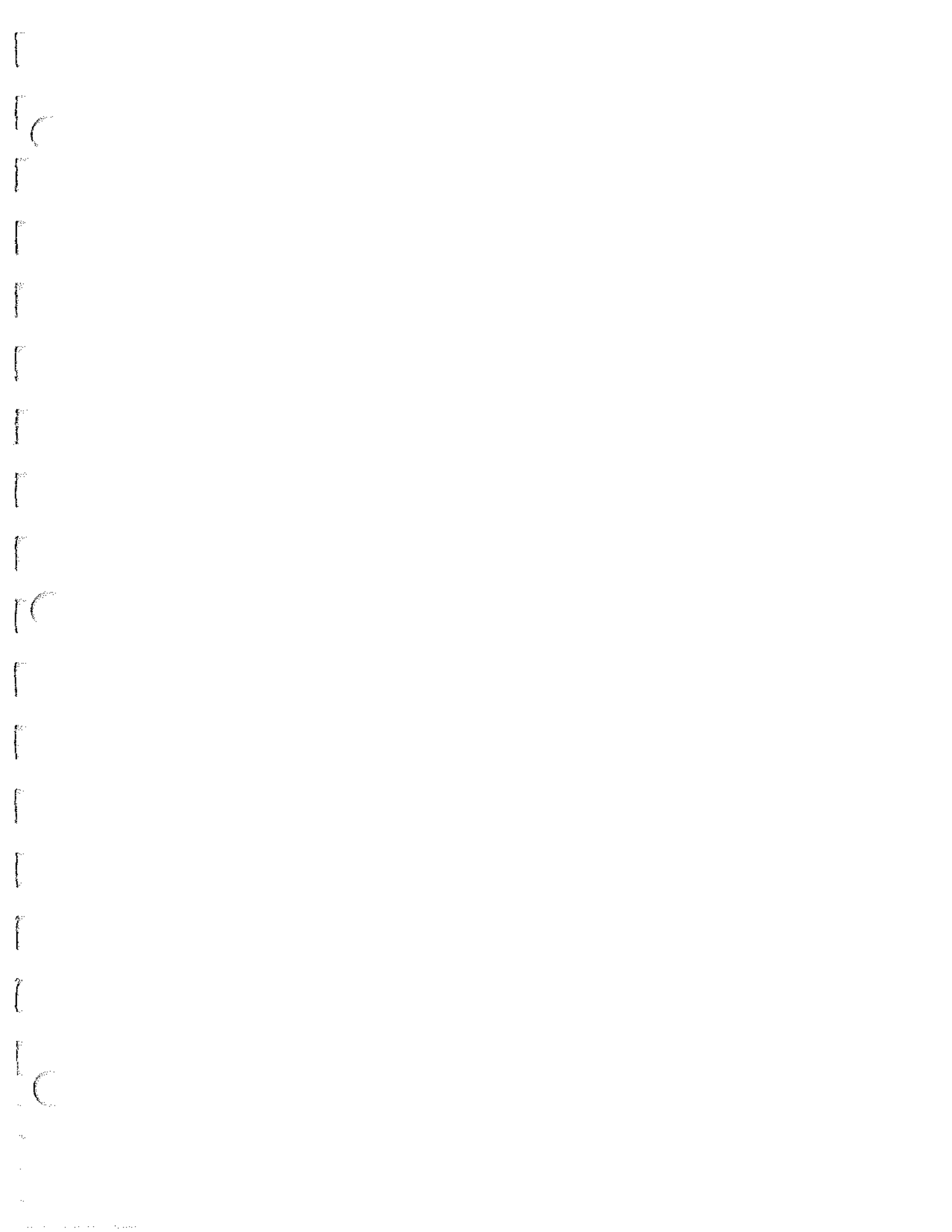
AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-06-10	PM	Wednesday	Sunny

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
<b>Sgt Gerry PROCTOR</b>	2130		2015-06-11	2325
Sgt. Glenn ATKINS	42157			
Cpl Chris ROBIDOUX	39294			
<b>Cpl. Steve BOLT</b>	48884		2015-06-11	2312
Det/Cst Kevin UGANEC	1654			
Cst Sue LAVOIE	47290			
<b>Det/Cst Dave BRANDER</b>	2115		2015-06-11	2310
Det/Cst Greg PAXTON	2141			
<b>Det/Cst Norman YEE</b>	2162		2015-06-11	2344
Cst Kelly CRAIG	48224			
<b>Det/Cst Kristy COHEN</b>	2310		2015-06-11	2320
<b>Det/Cst Jason MEYER</b>	2345		2015-06-10	2333
<b>Cst Pat SIMPKINS</b>	49308		2015 06 11	2316
Cst Arash SEYED	56893			
Det/Cst Anton SCHAMBERGER	2354			
<b>Cst Sean GIBSON</b>	53869		2015-06-11	2317
Det/Cst Ian THURBER				

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*



# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees

**GROUP 6 SURVEILLANCE TEAM**

**TEAM LINEUP:**  
 Det/Cst BRANDER (RB, D)  
 Cpl. ROBIDOUX (D,M) – Det/Cst MEYER (F)  
 Cpl. BOLT (D) – Det/Cst. COHEN (F)  
 Cst. COTTON (D)  
 Det/ Cst YEE (F)  
 Cst. CRAIG (D, M) – Sgt. LI (F)

This is Exhibit "19"  
 referred to in the Affidavit  
 of M. Chizawsky  
 affirmed before me this 28  
 day of February 2015

**CONTACT:** Det/Cst UGANEC

*[Signature]*  
 A Commissioner for taking Affidavits  
 Within British Columbia

**BRIEFING BY / OBJECTIVES**

Surveillance objectives are to maintain static observation of Pacific Business Center to determine whether E-NAOS arrests and search warrants had any effect on Silver International Investments.

**TARGET(S) / RESIDENCE:**

- Silver International Investments - 303-5811 Cooney Rd, Richmond
- CHAN, Hoy Pang (1968-02-10)
- QIN, Cai Xuan (1984-08-30)

**ADDRESSES ATTENDED:**

- Pacific Business Center - 5811 Cooney Rd, Richmond
- Lansdowne Park Shopping Centre/ TD Canada Trust/Gourmet Cup Coffee Shop - 5300 No 3 Road, Richmond, BC
- New Chiu Yeung Fresh Seafood Ltd – Unit 145, 8191 Westminster Hwy., Richmond
- 8120 Jones Rd, Richmond
- 5111/5131/ 5151 Brighthouse Rd, Richmond,
- No 4 Rd/Dyke Rd., Richmond
- 8180 Lansdowne Rd. Richmond

**VEHICLE(S) OBSERVED:**

- BCL: BF688S 2010 BMW 750i Black
- BCL: 397MXB 2002 Acura MDX Blue
- BCL 911RXW 2008 Porsche 911 Black
- BCL: 500TXR 2011 BMW 535i Black
- BCL: HA9123 2013 Cadillac Escalade White

**UNKNOWN(S) OBSERVED:**

UM#1: (Driver of BCL: 397MXB) Asian male, 40's, shaved head, approximately 5'7", athletic build, wearing a black shirt with off white lettering and jeans.

UM#2: (Btb the son of CHAN, Hoy Pang) Asian male, early 20's, short black spikey hair, approximately 6'0, slim build, clean shaven, wearing a light grey affliction t-shirt and blue jeans.

UM#3 (Met with CHAN at Lansdowne Mall) Asian male, early 30's, short black Mohawk style hair shaved on the sides and longer on the top wearing a white t-shirt, a gold chain, black athletic shorts with black inserts, grey nike running shoes with lime green soles, U/M#3

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees

	<p>also had tattoos on his left upper arm</p> <p>T400: Wearing a black jean jacket black capri pants, carrying a pink boutique bag and pink umbrella.</p> <p>T500 Described as wearing a white baseball style t-shirt with a white chest and black sleeves, black tights and wearing white socks and black shoes.</p>
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<b>SYNOPSIS:</b>	<p>Rolled with FSOC nightshift at the Pacific Business Center. QIN, Cai Xuan came and went from the Business in BCL: BF688S 2010 BMW 750i Black several times through-out the day. U/M#1 drove in BCL: 397MXB 2003 Acura MDX Blue to the visitor parking where he went towards the north tower carrying a neon blue boutique bag. U/M#1 left minutes later empty handed. BCL: 397MXB drove east on Cooney Rd - A.T.P. CHAN, Hoy Pang drove out of the secure underground of 8180 Lansdowne Rd with U/M#2 in the front passenger seat. They drove to Lansdowne Mall where they went inside. CHAN met up with U/M#3 at the Gourmet Cup Coffee shop inside the mall. Video was obtained of U/M#3. After the meeting U/M#3 went to the TD inside the mall where he spoke with the Teller and the Business wicket. U/M#3 left Lansdowne mall in BCL 911RXW 2008 Porsche 911 Black - A.T.P. MOTEVALLI and JIN arrived in BCL: BCL: HA9123 2013 Cadillac Escalade White and pulled into the visitor parking. T500 walked into the lobby from the north tower carrying a black plastic bag. She walked into the visitor parkade and returned empty handed. MOTEVALLI and JIN left in BCL: HA9123 2013 Cadillac Escalade White and drove to New Chiu Yeung Fresh Seafood Ltd - Unit 145, 8191 Westminster Hwy. MOTEVALLI walked out of the Business carrying two white plastic bags. MOTEVALLI drove JIN in BCL: HA9123 2013 Cadillac Escalade White to the round about area for the residential towers labeled 5111/5131/ 5151 Brighthouse Rd, Richmond. They were not observed meeting with anyone. They then drove to the residential area of No 4 Rd and River Road where they went V.C.B. Surveillance terminated.</p>
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<b>SURVEILLANCE MASTER NOTES PREPARED BY:</b>	Cst. CRAIG Reg #48224
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# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees

TIME	LOCATION	OBSERVATIONS	MEMBER
715	Pacific Business Center – 5811 Cooney Rd, Richmond	Rolled with FSOC night shift team.	BRANDER <i>DB</i>
925	Pacific Business Center – 5811 Cooney Rd, Richmond, BC	QIN, Cai Xuan (1984-08-30) drove BCL: BF688S 2010 BMW 750i, into the secure parking lot of the Pacific Business Centre at 5811 Cooney Road, Richmond, BC. QIN, Cai Xuan was alone in the driver's seat.	ROBIDOU X <i>ad</i>
		RE LIC:BF688S LIC:BF688S STATUS:ACTIVE EXP:2016-08-19 REG:09889316 SINCE:2015-07-10 LCHG:2015-08-20 DECAL# 17166603 2010 BMW 750i 4DSDN PASSENGER GREY VIN:WBAKC6C58AC393575 GVW: 0 NET WEIGHT: 2,140 NUM OF OWNERS: 1 OPENROAD AUTO GROUP LIMITED (LESSOR) HE SU FANG (LESSEE) 13251 SMALLWOOD PL RICHMOND BC V6V1W8 PODL:8350384	CRAIG <i>cc</i>
930	Pacific Business Center – 5811 Cooney Rd, Richmond	QIN, Cai Xuan walked from the second level secure parking garage towards the North Tower of the Pacific Centre at 5811 Cooney Road, Richmond, BC.  Description: Hair slightly dyed light brown at the front and in a ponytail, wearing a short cream coloured summer dress, carrying a black purse, a larger black terry bag with shoulder straps and a yoga mat,  ***Photo obtained***	MEYER <i>JM</i>
1046	Pacific Business Center – 5811 Cooney Rd,	QIN, Cai Xuan drove BCL: BF688S 2010 BMW 750i Black out of the secure underground parking garage of 5811 Cooney Road, Richmond, BC, and headed North on Cooney Road. A.T.P QIN, Cai Xuan was alone in the vehicle.	CRAIG <i>cc</i>

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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees

	Richmond			
1221	Pacific Business Center – 5811 Cooney Rd, Richmond	QIN, Cai Xuan (1984-08-30) drove BCL: BF688S 2010 BMW 750i into the secure underground parking garage of 5811 Cooney Road, Richmond, BC. QIN, Cai Xuan was alone in the vehicle.	ROBIDOU X <i>Q</i>	
1224	Pacific Business Center – 5811 Cooney Rd, Richmond	QIN, Cai Xuan walked into the lobby of the Pacific Business Centre at 5811 Cooney Road, Richmond, BC.  QIN, Cai Xuan was wearing a black sweater and was carrying bags that were consistent with takeout food for lunch.	MEYER <i>[Signature]</i>	
<i>1233</i>	Pacific Business Center – 5811 Cooney Rd, Richmond	UM#1 walked into the lobby of the Pacific Business Centre at  UM#1 did not have anything in his hands.  UM#1 described as an Asian male, 40's, shaved head, approximately 5'7", athletic build, wearing a black shirt with off white lettering and jeans.	MEYER <i>[Signature]</i>	
1237	Pacific Business Center – 5811 Cooney Rd, Richmond	UM#1 walked into the lobby of the Pacific Business Centre from the north tower with a boutique bag in his hand. The boutique bag was described as being an electric blue boutique bag approximately 10 inches high and 5 inches wide with the woven brown handles.	MEYER <i>[Signature]</i>	
1240	Pacific Business Center – 5811 Cooney Rd, Richmond	UM#1 drove out of the visitor parking garage in BCL: 397MXB 2002 Acura MDX Blue. There was an Asian female seated in the front passenger seat, however, no further description was obtained. BCL: 397MXB 2002 Acura MDX Blue drove away east on Ackroyd Rd- A.T.P.	COHEN <i>cc</i>	
		RE LIC:397MXB LIC:397MXB STATUS:ACTIVE EXP:2015-10-08 REG:02093245 SINCE:2014-10-09 LCHG:2014-10-14 DECAL# 79274845 2003 ACURA MDX 4DRSW PASSENGER BLUE	CRAIG <i>cc</i>	

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees
		VIN:2HNYD18743H543358 GVW: 0 NET WEIGHT: 2,005 NUM OF OWNERS: 1 NGUYEN VAN DE DBA THUONG DANG DANH TRA TEA SHOP 2234 KINGSWAY VANCOUVER BC V5N2T7 ODN:5987263 PODL:5987263		
1307	Pacific Business Center – 5811 Cooney Rd, Richmond	QIN, Cai Xuan drove BCL: BF688S, 2010 BMW 750i Black out of the underground parking garage and continued north on Cooney Road. QIN, Cai Xuan was alone in the driver's seat. A.T.P		CRAIG  cc
1431	Pacific Business Center – 5811 Cooney Rd, Richmond	QIN, Cai Xuan drove BCL: BF688S, 2010 BMW 750i black into the secure underground parking garage. QIN, Cai Xuan was alone in the vehicle.		ROBIDOU X  ak
1436	Pacific Business Center – 5811 Cooney Rd, Richmond	QIN, Cai Xuan (1984-08-30) walked through the lobby of 5811 Cooney Road, Richmond, BC, towards the North Tower.		MEYER  Meyer
1713	8180 Lansdowne Rd, Richmond, BC.	BCL: 500TXR 2011 BMW 535i Black drove out of the secure underground. CHAN was the driver and U/M#2 was the front passenger. (Unable to obtain any further descriptions at this time.		COHEN  cc
		RE LIC:500TXR LIC:500TXR STATUS:ACTIVE EXP:2016-01-11 REG:10234752 SINCE:2013-11-22 LCHG:2015-08-13 DECAL# 10074091 2011 BMW 535i 4DSDN PASSENGER BLACK VIN:WBAFU7C59BC780724 GVW: 0 NET WEIGHT: 1,920 NUM OF OWNERS: 1 CHAN HOY PANG 2465 5TH AVE E VANCOUVER BC V5M1M6 ODN:4555530 PODL:4555530		CRAIG  cc

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees

1714	Lansdowne Park Shopping Centre, 5300 No 3 Road, Richmond, BC	<p>CHAN drove BCL: 500TXR 2011 BMW 535i Black drove to Lansdowne Park Shopping Centre at 5300 No 3 Road, Richmond, BC and parked on the south side of the lot by the main mall doors. CHAN and UM#2 got out of the vehicle and walked into the mall.</p> <p>CHAN was wearing a white golf shirt with black thin horizontal stripes, khaki pants and white running shoes.</p> <p>UM#2: Asian male, early 20's, short black spikey hair, approximately 6'0, slim build, clean shaven, wearing a light grey affliction t-shirt and blue jeans.</p>	COHEN  KC
1744	Pacific Business Center - 5811 Cooney Rd, Richmond	T400 walked from the north tower and towards the visitor's underground parking garage.	MEYER <i>[Signature]</i>
1747	Cooney Road, Richmond, BC	T400 walked Westbound on Ackroyd Street - A.T.P.	COTTON <i>[Signature]</i>
1747	Lansdowne Park Shopping Centre/ Gourmet Cup Coffee Shop, 5300 No 3 Road, Richmond, BC	After walking around Lansdowne Mall and browsing through various stores, CHAN sat down at a table inside of the Gourmet Cup Coffee shop. CHAN passed U/M#2 some Canadian Money and U/M#2 continued walking west in the Mall - A.T.P.	COHEN  KC
1748	Lansdowne Park Shopping Centre, 5300 No 3 Road, Richmond, BC	<p>UM#3 met up with CHAN inside of the Gourmet Cup Coffee Shop and sat down at the table beside him.</p> <p>UM#3 Described as an Asian male, early 30's, short black Mohawk style hair shaved on the sides and longer on the top wearing a white t-shirt, a gold chain, black athletic shorts with black inserts, grey nike running shoes with lime green soles, U/M#3 also had tattoos on his left upper arm. U/M#3 was also</p>	COHEN  KC

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees
				carrying a black back pack. ***Video obtained***
1752	Lansdowne Park Shopping Centre, 5300 No 3 Road, Richmond, BC			CHAN and UM#3 finished their meeting. CHAN walked into the mall, ATP and UM#3 went to the TD Bank and walked up to the business teller wicket where he was seen showing the teller a white piece of paper. COHEN <i>kc</i>
1756	Lansdowne Park Shopping Centre/ TD Bank, 5300 No 3 Road, Richmond, BC			U/M#3 walked away from the wicket inside of TD Bank and continued south towards the Mall exit, COHEN <i>kc</i>
1758	Lansdowne Park Shopping Centre, 5300 No 3 Road, Richmond, BC			UM#3 got into the driver's side of BCL: 911RXW 2008 Porsche 911, Grey - A.T.P CRAIG <i>kc</i>
				RE LIC:911RXW LIC:911RXW STATUS:ACTIVE EXP:2016-08-19 REG:10887204 SINCE:2013-08-20 LCHG:2015-08-21 DECAL# 17238150 2008 PORSCHE 911 2DCON PASSENGER GREY VIN:WP0CD299X8S708156 GVW: 0 NET WEIGHT: 1,670 NUM OF OWNERS: 1 MILE'S END MOTORS LTD (LSR) ZHOU WAN QUAN (LESSEE) 5751 GRANT ST BURNABY BC V5B2K5 PODL:7186800 CRAIG <i>kc</i>
1817	Pacific Business Center - 5811 Cooney Rd.			BCL: HA9213 2013 Cadillac Escalade White drove into the visitor underground parking lot of the Pacific Business Centre. MOTEVALLI was in the driver's seat and JIN was in the passenger seat. COTTON <i>M</i>

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees

	Richmond			
		RE LIC:HA9213 LIC:HA9213 STATUS:ACTIVE EXP:2015-09-18 REG:10934839 SINCE:2013-10-10 LCHG:2015-06-22 DECAL# 78493325 2013 CADILLAC ESCAL CRCAB COMMERCIAL WHITE VIN:3GYT4MEF3DG360672 GVW: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 DUECK CHEVROLET BUICK CADILLAC GMC LIMITED (LSR) ZONG YU LIAN (LESSEE) 400 MARINE DR SE VANCOUVER BC V5X4X2 PODL:7629771	CRAIG <i>kc</i>	
1818	Pacific Business Center – 5811 Cooney Rd, Richmond	T500 was observed walking from the north lower towards the visitor parking exit. T500 walked at a fast pace and was carrying a black plastic shopping bag that appeared full.  T500. Described as wearing a white baseball style t-shirt with a white chest and black sleeves, black tights and wearing white socks and black shoes.	COHEN <i>kc</i>	
1819	Pacific Business Center – 5811 Cooney Rd, Richmond	T500 walked out from the visitor parking area and continued north towards the elevators. T500 was not carrying the black plastic bag.  **Video obtained**	COHEN: <i>kc</i>	
1820	Cooney Rd, Richmond, BC	BCL: HA9213 2013 Cadillac Escalade drove out of the visitor parking area and continued south on Cooney Road.	LI <i>h</i>	
1821	Cooney Rd and Westminster Hwy, Richmond, BC	BCL: HA9213 2013 Cadillac Escalade drove west on Westminster Highway, V.C.B.	ROBIDUO X <i>al</i>	

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees
1831	New Chiu Yeung Fresh Seafood Ltd - Unit 145, 8191 Westminster Hwy., Richmond	Reacquired BCL: HA9213 2013 Cadillac Escalade White parked in the parking lot of New Chiu Yeung Fresh Seafood Ltd.  JIN was standing beside the driver side having an animated conversation on the phone. MOTEVALLI was also standing at the rear of the vehicle looking around.  JIN was wearing a grey golf shirt and dark pants.  MOTEVALLI was wearing a brown and black striped golf shirt and blue jeans.	COHEN  KC	
1833	New Chiu Yeung Fresh Seafood Ltd - Unit 145, 8191 Westminster Hwy., Richmond	MOTEVALLI walked towards BCL: HA9213 2013 Cadillac Escalade White with two white plastic bags in his hands. MOTEVALLI got into the driver's side of BCL: HA9213, a white 2013 Cadillac Escalade and JIN got into the passenger side and they drove Westbound on Westminster Highway.	LI L	
1836	8120 Jones Rd., Richmond, BC	BCL: HA9213 2013 Cadillac Escalade White parked at the front walk way of 8120 Jones Road with JIN sitting alone in the passenger seat.  MOTEVALLI's location was unknown.	BRANDER DB	
1840	8120 Jones Rd., Richmond, BC	MOTEVALLI exited the front doors of 8120 Jones carrying a bundle of Canadian bills (top bill was \$20 bill) in his right hand.  The bundle of bills was stacked with the each bill laying flat on top of the other making the bundle approximately 5 inches thick. The bundle was tightly wrapped in thin white plastic bag tied in a knot at one end.  MOTEVALLI entered the driver side of BCL: HA9213, a white 2013 Cadillac Escalade with JIN still seated in the passenger seat.  BCL: HA9213, a white 2013 Cadillac Escalade drove west bound on Jones Rd.	YEE M	
1848	Brighouse Rd/River Rd, Richmond, BC.	BCL: HA9213, 2013 Cadillac Escalade White drove north on Brighouse Rd from River Road, V.C.B.	BRANDER DB	

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees
1853	5111/5131/5151 Brighthouse Rd, Richmond	Reacquired BCL: HA9213 2013 Cadillac Escalade White stopped in the circular round about in front of an apartment building that had a sign for addresses 5111/5131 and 5151 Brighthouse Rd. MOTEVALLI was in the driver seat and JIN was in the front passenger seat. The vehicle was running and no one else was observed around.		COHEN <i>he</i>
1854	5111/5131/5151 Brighthouse Rd, Richmond	BCL: HA9213 2013 Cadillac Escalade White drove away east on River Rd.		MEYER <i>MAZ</i>
1905	No 4 Rd./Dyke Rd., Richmond	BCL: HA9213, a white 2013 Cadillac Escalade drove to a residence in the area of No 4 Rd and Dyke Rd. V.C.B.		ROBIDOU X <i>GA</i>
1930		Surveillance terminated.		BRANDER <i>DB</i>



U/M#3

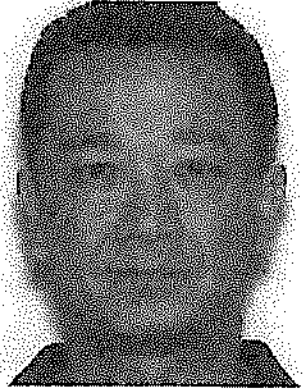
*KC 2310*  
*KC 46229*

FSOC  
SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees



*KC 2310*

CHAN, Hoy Pang 1968-02-10



*JK 2310*  
*CU 3E 2017*

QIN, Cai Xuan 1984-08-30



*KC 2310*

T500 UF observed on 2015-08-08

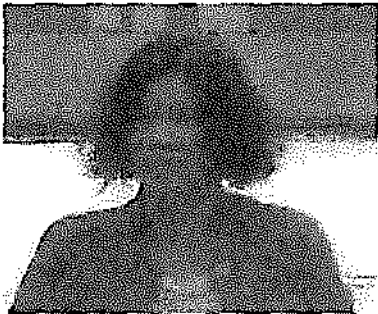


# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees



T400



Paul King JIN



MOTÉVALLI, Sepehr

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
0930	1	QIN, Cai Xuan (1984-08-30)	Hair slightly dyed light brown at the front and in a ponytail, wearing a short cream coloured summer dress, carrying a black purse, a larger black terry bag with shoulder straps and a yoga mat.	Pacific Business Center - 5811 Cooney Rd, Richmond	Y	Det/Cst Jason MEYER <i>[Signature]</i>
	3					
	4					
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### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
1748	1	UM#3	UM#3 Described as an Asian male, early 30's, short black Mohawk style hair shaved on the sides and longer on the top wearing a white t-shirt, a gold chain, black athletic shorts with black inserts, grey nike running shoes with lime green soles, U/M#3 also had tattoos on his left upper arm. U/M#3 was also carrying a black back pack.	Lansdowne Mall, Richmond, BC.	Det/Cst COHEN  <i>KC 230</i>
1820	2	T500	T500 Described as wearing a white baseball style t-shirt with a white chest and black sleeves, black tights and wearing white socks and black shoes.	Pacific Business Center - 5811 Cooney Rd, Richmond	Det/Cst COHEN  <i>KC 2310</i>
	3				
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*165*

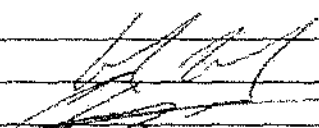
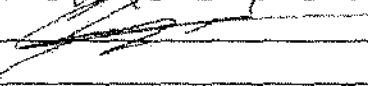
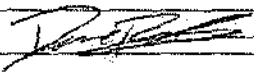
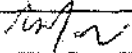
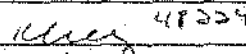

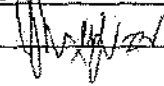
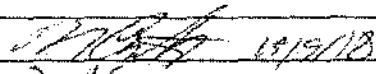

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-08-27	AM	Thursday	Clear, 18 degrees

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130			
Sgt. Glenn ATKINS	42157			
Cpl Chris ROBIDOUX	39294		2015-08-27	1939
Cpl. Steve BOLT	48884		2015-08-27	1940
Det/Cst Kevin UGANEC	11654			
Cst Sue LAVOIE	47290			
Det/Cst Dave BRANDER	2115		2015-09-01	1600
Det/Cst Greg PAXTON	2141			
Det/Cst Norman YEE	2162		2015-08-27	1005
Cst Kelly CRAIG	48224		2015-09-01	1655
Det/Cst Kristy COHEN	2310		2015-08-29	1000
Det/Cst Jason MEYER	2345		2015-08-27	1950
Cst Pat SIMPKINS	49308			
Cst Arash SEYED	56893			
Det/Cst Anton SCHAMBERGER	2354			
Cst Sean GIBSON	53869			
Det/Cst Ian THURBER				
Cst. Nicholas COTTON	55498		2015/08/27	1938
Sgt. Joseph LI	46672		2015/08/27	1944

\*\*\*Members indicated in BOLD were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*



## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

PAGE 1 of 8

AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-02	PM	Wednesday	Clear, 18 degrees

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	Det/Cst COHEN (RB, D) Cst GIBSON (D,M) – Cpl ROBIDOUX (F) Det/Cst BRANDER (D) – Cst GILL (F) This is Exhibit "20" Det/Cst UGANEC (WD) – Cpl BOLT (F) referred to in the Affidavit
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of M. Chizawsky  
 affirmed before me this 28  
 day of FEBRUARY, 2016

<b>CONTACT:</b>	Det/Cst UGANEC
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**BRIEFING BY / OBJECTIVES**

A Commissioner for taking Affidavits  
 Within British Columbia

Surveillance objectives are to locate JIN, Paul King and observe any meetings or bag transactions with the goal of seizing any illegal money that is delivered to casinos.

<b>TARGET(S) / RESIDENCE:</b>	JIN, Paul King (1967-12-10) 8100 Fairbrook Cres, Richmond, BC
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<b>ADDRESSES ATTENDED:</b>	Pacific Business Center – 5811 Cooney Rd, Richmond 5111-5199 Brighthouse Way, Richmond, BC 8120 Jones Rd., Richmond, BC River Rock Casino Resort– 8811 River Rd, Richmond, BC New Chiu Yeung Fresh Seafood Ltd – 8191 Westminster Hwy, Richmond, BC Parker Place Mall - 4380 No 3 Road, Richmond
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<b>VEHICLE(S) OBSERVED:</b>	BCL: HA9213 2013 Cadillac Escalade, white
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<b>UNKNOWN(S) OBSERVED:</b>	UF#1 was identified by the Casino Corporate Security as Ching LAU, early 50s, 5'6", 120 lbs, Asian, long flowery blouse, black leggings, high heels and large glittery gold purse. UF#1 was later identified by BCLC as LAU, Ching (1962-09-02)
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<b>SYNOPSIS:</b>	Surveillance was established at Pacific Business Center. MOTEVALLI and JIN were observed driving on No. 3 Rd. and subsequently arrived at the Business Center. JIN walked toward the north tower and returned a short time later carrying a heavy black canvas bag. JIN and MOTEVALLI drove to 8120 Jones Rd. MOTEVALLI went inside and returned while JIN remained in the vehicle. They departed and drove to 5111 Brighthouse Way, Richmond where they fobbed into an underground parkade. They drove out a short time later and went to 8120 Jones Rd. They drove to New Chiu Yeung Fresh Seafood Ltd. Where MOTEVALLI stood outside the Escalade. Unknown where JIN went. JIN returned to the Escalade and they drove to Parker Place mall where they purchased groceries. They delivered the groceries to the Water Cube. They drove back to the Brighthouse underground parkade. They drove to 8120 Jones Rd., and MOTEVALLI jumped out and returned with a white bag. They returned to 5111 Brighthouse Rd. for a quick delivery, and then went to River Rock Casino. They parked on the street and were met by UF#1, later identified as LAU, Ching. LAU returned inside the Casino and the Escalade departed, ATP. Surveillance was terminated there.
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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-02	PM	Wednesday	Clear, 18 degrees





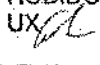



<b>SURVEILLANCE MASTER NOTES PREPARED BY:</b>	Cst GIBSON
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TIME	LOCATION	OBSERVATIONS	MEMBER
1625	Pacific Business Center – 5811 Cooney Rd, Richmond	Surveillance established.	COHEN <i>hc</i>
1634	No 3 Rd., Richmond, BC	BCL: HA9213 2013 Cadillac Escalade, white observed driving eastbound on Ackroyd Rd from No 3 Road. MOTEVALLI, Sepher was driving, JIN, Paul King in front passenger seat	BRANDER <i>RB</i>
1635	Pacific Business Center – 5811 Cooney Rd, Richmond	BCL: HA9213 2013 Cadillac Escalade, white drove into the visitor parkade. MOTEVALLI, Sepher was driving and JIN, Paul King was the front passenger.  JIN was wearing a red shirt.	COHEN <i>hc</i>
		RE LIC:HA9213 LIC:HA9213 STATUS:ACTIVE EXP:2015-09-18 REG:10934839 SINCE:2013-10-10 LCHG:2015-06-22 DECAL# 78433325 2013 CADILLAC ESCAL CRCAB COMMERCIAL WHITE VIN:3GYT4MEF3DG360672 GVW: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 DUECK CHEVROLET BUICK CADILLAC GMC LIMITED (LSR) ZONG YU LIAN (LESSEE) 400 MARINE DR SE VANCOUVER BC V5X4X2 PODL:7629771	GIBSON <i>RB</i>
1637	Pacific Business Center – 5811 Cooney Rd, Richmond	JIN, Paul King walked from the visitor parkade across the lobby toward the north tower, V.C.B. Unable to see if he was carrying anything.	BOLT <i>[scribble]</i>

## FSOC SURVEILLANCE MASTER NOTES

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



AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-02	PM	Wednesday	Clear, 18 degrees
1640	Pacific Business Center – 5811 Cooney Rd, Richmond	JIN, Paul King returned to the visitor parkade from the north tower. He was carrying a heavy black canvas bag. BCL: HA9213 2013 Cadillac Escalade, white drove out of the visitor parkade and went south on Cooney Rd.  JIN, Paul King was wearing a red shirt, black baseball hat and blue jeans.		BOLT 
1646	8120 Jones Rd., Richmond, BC	BCL: HA9213 2013 Cadillac Escalade, white parked in front of 8120 Jones Rd.		BRANDE R 
1649	8120 Jones Rd., Richmond, BC	MOTEVALLI, Sepher returned to BCL: HA9213 2013 Cadillac Escalade, white, MOTEVALLI, Sepher was empty handed, JIN, Paul King had remained in the vehicle. The Escalade departed west on Jones Rd.		BOLT 
1655	5111-5199 Brighthouse Way, Richmond, BC	BCL: HA9213 2013 Cadillac Escalade, white northbound on Brighthouse Way from River Rd and immediately went westbound into the underground parkade of the south tower.		BRANDE R 
1752	River Rd., Richmond, BC	BCL: HA9213 2013 Cadillac Escalade, white out of the upper circle drive on Brighthouse Way, out River Rd, and departed east.		ROBIDO UX 
1759	8120 Jones Rd., Richmond, BC	BCL: HA9213 2013 Cadillac Escalade, white turned into the driveway, V.C.B.		GIBSON 
1806	8120 Jones Rd., Richmond, BC	MOTEVALLI, Sepher got into BCL: HA9213 2013 Cadillac Escalade, white and drove north on St. Albans		ROBIDO UX 
1810	New Chiu Yeung Fresh Seafood Ltd – 8191 Westminster Hwy.	BCL: HA9213 2013 Cadillac Escalade white drove into the parking lot and parked in front of the New Chiu Yeung Fresh Seafood store.		COHEN 



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-02	PM	Wednesday	Clear, 18 degrees
	Richmond, BC			
1823	New Chiu Yeung Fresh Seafood Ltd - 8191 Westminster Hwy, Richmond, BC	MOTEVALLI, Sepher was standing outside of BCL: HA9213 2013 Cadillac Escalade, white.  MOTEVALLI was wearing a grey long sleeved shirt with black on the upper portion of the shirt.	GILL 	
1824	New Chiu Yeung Fresh Seafood Ltd - 8191 Westminster Hwy, Richmond, BC	JIN, Paul King and MOTEVALLI, Sepher exited westbound onto Westminster Hwy the parking lot in BCL: HA9213 2013 Cadillac Escalade, white.	GILL 	
1828	Parker Place Mall - 4380 No 3 Road, Richmond	BCL: HA9213 2013 Cadillac Escalade, white turned into the mall parking lot and parked on the west side.	BRANDE R 	
1838	Parker Place Mall - 4380 No 3 Road, Richmond	JIN, Paul King and MOTEVALLI, Sepher exited west doors of Parker Place mall and walked towards parking lot. JIN, Paul King and MOTEVALLI, Sepher were both carrying multiple white plastic grocery bags.	BOLT 	
1839	Water Cube Spa - 103-4411 No 3 Rd, Richmond, BC	BCL: HA9213 2013 Cadillac Escalade, white parked in front of the Water Cube. JIN, Paul King and MOTEVALLI, Sepher walked into the Water Cube carrying the same white plastic grocery bags.	BOLT 	
1841	Water Cube Spa - 103-4411 No 3 Rd, Richmond, BC	MOTEVALLI, Sepher and JIN, Paul King returned to BCL: HA9213 2013 Cadillac Escalade, white, empty handed and drove south on No 3 Rd.	BOLT 	

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-02	PM	Wednesday	Clear, 18 degrees
1846	5111-5199 Brighthouse Way, Richmond, BC	BCL: HA9213 2013 Cadillac Escalade, white turned into the underground parkade, V.C.B.		BRANDE R DB
1901	5111-5199 Brighthouse Way, Richmond, BC	BCL: HA9213 2013 Cadillac Escalade, white departed east on River Rd.		ROBIDO UX S
1903	Hollybridge Rd, Richmond, BC	BCL: HA9213 2013 Cadillac Escalade, white pulled over roadside. Unable to determine if anyone got on or off.		UGANEC L 1657
1905	5111-5199 Brighthouse Way, Richmond, BC	BCL: HA9213 2013 Cadillac Escalade, white drove away and returned to the underground parkade. MOTEVALLI, Sepher was alone. MOTEVALLI used a fob to access the UG.		ROBIDO UX S
2131	5111-5199 Brighthouse Way, Richmond, BC	BCL: HA9213 2013 Cadillac Escalade, white exited the underground parkade. MOTEVALLI, Sepher and JIN, Paul King on board.		BRANDE R DB
2136	8120 Jones Rd., Richmond, BC	JIN, Paul King and MOTEVALLI, Sepher arrived in BCL: HA9213 2013 Cadillac Escalade, white and parked out front.		UGANEC L 1657
2138	8120 Jones Rd., Richmond, BC	BCL: HA9213 2013 Cadillac Escalade, white was still running. MOTEVALLI, Sepher returned to the Escalade with a bag.		BOLT S
2146	5111-5199 Brighthouse Way,	BCL: HA9213 2013 Cadillac Escalade, white parked in the round-about.		BRANDE R DB

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-02	PM	Wednesday	Clear, 18 degrees
	Richmond, BC			
2149	5111-5199 Brighthouse Way, Richmond, BC	BCL: HA9213 2013 Cadillac Escalade, white drove away east on River Rd.		ROBIDO UX <i>RU</i>
2157	River Rock Casino Resort— 8811 River Rd, Richmond, BC	BCL: HA9213 2013 Cadillac Escalade, white arrived at the Casino and parked on the street.		COHEN <i>HC</i>
2200	River Rock Casino Resort— 8811 River Rd, Richmond, BC	UF#1 was at the passenger door of BCL: HA9213 2013 Cadillac Escalade, white smiling and laughing with JIN, Paul King.  UF#1 described as 5'7", slim build, long dark hair, wearing a long flowery top, black tights, with an extra-large shiny gold purse. She was later identified by BCLC as LAU, Ching (1962-09-02)		BOLT <i>///</i>
2202	River Rock Casino Resort— 8811 River Rd, Richmond, BC	UF#1 met with a group of Asian males at a table in the lounge having drinks near the Curve bar. 4-5 asian males, at two tables. UF#1 stayed there for a short period of time, then took the escalator to the second floor of the casino.		BOLT <i>///</i>
2233	River Rock Casino Resort— 8811 River Rd, Richmond, BC	Surveillance terminated.		COHEN <i>HC</i>

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-02	PM	Wednesday	Clear, 18 degrees



MOTEVALLI, Sepehr

*6-39-2014*  
*Ku 1654*  
*DB*  
*WC 2910*  
*MM 4933*



JIN, Paul King

*6-39-2014*  
*Ku 1654*  
*DB*  
*WC 2910*  
*MM 4933*

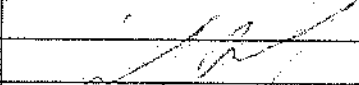
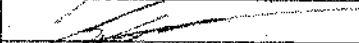
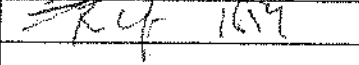
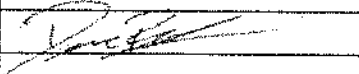
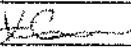

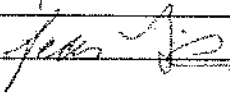
## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-02	PM	Wednesday	Clear, 18 degrees

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130			
Sgt. Glenn ATKINS	42157			
<b>Cpl Chris ROBIDOUX</b>	<b>39294</b>		2015-09-03	1405
<b>Cpl. Steve BOLT</b>	<b>48884</b>		2015-09-03	13:50
<b>Det/Cst Kevin UGANEC</b>	<b>1654</b>		2015-09-03	1543
Cst Sue LAVOIE	47290			
<b>Det/Cst Dave BRANDER</b>	<b>2115</b>		2015-09-02	2348
Det/Cst Greg PAXTON	2141			
Det/Cst Norman YEE	2162			
Cst Kelly CRAIG	48224			
<b>Det/Cst Kristy COHEN</b>	<b>2310</b>		2015-09-03	1530
Det/Cst Jason MEYER	2345			
Cst Pat SIMPKINS	49308			
<b>Cst. Jaz GILL</b>	<b>45133</b>		2015-09-02	2348
Det/Cst Anton SCHAMBERGER	2354			
<b>Cst Sean GIBSON</b>	<b>53869</b>		2015-09-03	1532
Det/Cst Ian THURBER				

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*

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## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-03	PM	Thursday	Cloudy Cool

**GROUP 6 SURVEILLANCE TEAM****TEAM LINEUP:**

Det/Cst. COHEN (RB)  
 Det/Cst. BRANDER (D,M)- Cst. GIBSON  
 Cpl. ROBIDOUX (D)- Sgt. PROCTOR (F)  
 Det/Cst UGANEC- Cpl. BOLT

This is Exhibit

"21"

referred to in the Affidavit

of M. Chizowsky

affirmed before me this

day of FEBRUARY, 2015**CONTACT:**

Det/Cst. UGANEC

**BRIEFING BY / OBJECTIVES**

A Commissioner for taking Affidavits

Briefed in the office by Det/Cst UGANEC. Goals of surveillance are to monitor the activities of Silver International Investments, make a dropped call on ZHU, Jian Jun's suspected cell phone, identify a residence for both ZHU, Jian Jun and QIN, Cai Xuan and should JIN attend Silver International and pick up a suspect bag of money, to follow the money to a casino for the purpose of setting the money aside to be followed up with.

**TARGET(S) / RESIDENCE:**

Silver International Investments- #303- 5811 Cooney Rd. Richmond,  
 ZHU, Jian Jun (1975-11-15)  
 QIN, Cai Xuan (1984-08-30)  
 JIN, Paul King (1967-12-10)  
 MOTEVALLI, Sepehr (1986-06-25)  
 HUANG, Wen Wen (1989-05-12)

**ADDRESSES ATTENDED:**

5811 Cooney Rd. Richmond- Pacific Business Centre  
 5-8271 Westminster Hwy- Style Travel  
 4600 No 3 Rd. Richmond, BC- Chef Tony's Restaurant  
 13511 No 4 Rd. Richmond, BC

**VEHICLE(S) OBSERVED:**

BCLP BF688S ('10 BMW 750i Grey)  
 BCLP 238NVK ('11 BMW 535i black)  
 BCLP 788TXR ('14 Nissan Pathfinder Grey)  
 BCLP HA9213 ('13 Cadillac Escalade White)  
 BCLP 709NDV ('10 LandRover RangeRover Black)  
 BCLP 982LSW ('04 BMW X5 grey)  
 BCLP 925PRJ ('12 Volkswagon Passat Grey)  
 BCLP JD3578 ('13 Cadillac Escalade Crcab Black)  
 BCLP 368WLT ('10 Mercedes ML550 Grey)  
 Ont Plate BWDF622 ('15 Nissan Altima White)

**UNKNOWN(S)  
OBSERVED:****MALES**

UM#1 described as a Caucasian male, mid 20's, 5'10, medium build, dark hair, wearing a grey t-shirt and a baseball cap on backwards, pulling a suitcase on wheels behind him.

UM#2 described as an Asian male, 30's short black hair brown t-shirt black track pants with a red stripes down the leg, black jacket and a blue baseball cap.

UM#3 described as being 5'9" wearing a dark jacket slim build

**FEMALES**

175

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-03	PM	Thursday	Cloudy Cool

	UF#1 was described as an Asian female, 5'4", small build, dark hair wearing a grey jacket.
--	--

<b>SYNOPSIS:</b>	<p>Surveillance set up at 5811 Cooney Rd. Pacific Business Centre. QIN, Cai Xuan arrived in her BMW. T500 drove out of the secure parkade in BCLP 238NVK A.T.P. UM#1 entered the lobby from the visitor parkade pulling a large suitcase behind him and he walked towards the north tower elevator. He came down a few minutes later without the suitcase. He walked into the visitor parkade but unable to determine what vehicle he left in. Video obtained. QIN, Cai Xuan and T400 came out of the north tower and met UM#2 who was waiting in BCLP 788TXR (Grey Pathfinder) T400 obtained a boutique bag and a nylon bag from the driver and both she and QIN, Cai Xuan walked back into the Business Centre. BCLP HA9213 arrived with MOTEVALLI driving and JIN in the passenger seat. QIN, Cai Xuan brought them a small cardboard box and then returned to the north tower. MOTEVALLI drove JIN to Chef Tony's Restaurant. There appeared to be a large party going on inside. MOTEVALLI spent most of his time waiting outside in the vehicle. From there they went to 13511 No 4 Rd. Surveillance members observed several vehicles going into the driveway, many of which had historical STR's associated to them. Of interest, is that there was a vehicle staged on the street, and as vehicles approached, a female would get out and speak to the driver's of the arriving vehicles. Surveillance terminated.</p>
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<b>SURVEILLANCE MASTER NOTES PREPARED BY:</b>	Det/Cst 2115 BRANDER
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



TIME	LOCATION	OBSERVATIONS	MEMBER
1610	5811 Cooney Rd. Richmond, BC Pacific Business Centre	Surveillance established.	ROBIDOUX 
1702	5811 Cooney Rd. Richmond, BC Pacific Business Centre	BCLP BF688S (10 BMW 750i Grey) drove southbound on Cooney Rd, past the Pacific Business Centre and then drove westbound in the north lane of Westminster Hwy towards #5-8271 Westminster Hwy. V.C.B.  Unable to ID occupants.	ROBIDOUX 
		LIC:BF688S STATUS:ACTIVE EXP:2016-08-19 REG:09883316 SINCE:2015-07-10 LCHG:2015-08-20 DECAL# 17166603 2010 BMW 750i 4SDN PASSENGER GREY VIN:WBAKC6C58AC393575	BRANDER 



## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

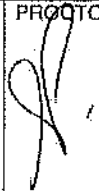

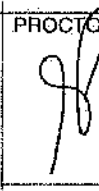



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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-03	PM	Thursday	Cloudy Cool
		GVW: 0 NET WEIGHT: 2,140 NUM OF OWNERS: 1 OPENROAD AUTO GROUP LIMITED (LESSOR) HE SU FANG (LESSEE) 13251 SMALLWOOD PL RICHMOND BC V6V1W8 PODL:8350384		
1707	5811 Cooney Rd. Richmond, BC Pacific Business Centre	BCLP BF688S ('10 BMW 750i Grey) drove into the secure parkade, QIN, Cai Xuan (1984-08-30) confirmed driving and was alone.		ROBIDOUX 
1735	5811 Cooney Rd. Richmond, BC Pacific Business Centre	QIN, Cai Xuan walked into the secure parkade area off of Cooney Rd. She walked from the area of 8271 Westminster Hwy.  QIN, Cai Xuan was wearing a blue matching blouse and skirt and was carrying a handful of papers.		BRANDER 
1737	5811 Cooney Rd. Richmond, BC Pacific Business Centre	QIN, Cai Xuan walked down the stairs from the area of the secure parkade and towards the north tower elevators.		PROCTOR 
1737	5811 Cooney Rd. Richmond, BC Pacific Business Centre	BCLP 238NVK ('11 BMW 535i black) exited the secure parkade onto Cooney Rd. HUANG, Wen Wen in the driver's seat alone. A.T.P		GIBSON 
		LIC:238NVK STATUS:ACTIVE EXP:2015-12-02 REG:10382815 SINCE:2011-11-26 LCHG:2015-08-31 DECAL# 81187829 2011 BMW 535i 4DSDN PASSENGER BLACK VIN:WBAFU7C55BC781904 GVW: 0 NET WEIGHT: 1,920 NUM OF OWNERS: 1 BMW CANADA INC (LESSOR) LI MANDY SHI (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:8097427		BRANDER 

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-03	PM	Thursday	Cloudy Cool
1806	5811 Cooney Rd. Richmond, BC Pacific Business Centre	UM#1 entered the lobby for 5811 Cooney Rd. Richmond, BC Pacific Business Centre from the visitor's parkade and walked towards the north tower.  Um#1 described as a Caucasian male, mid 20's, 5'10, medium build, dark hair, wearing a grey t-shirt and a baseball cap on backwards, pulling a suitcase on wheels behind him.	PROCTOR	
1809	5811 Cooney Rd. Richmond, BC Pacific Business Centre	UM#1 walked back into the lobby from the area of the north tower, empty handed and stood in the lobby talking on his phone.  Video Obtained	PROCTOR	
1810	5811 Cooney Rd. Richmond, BC Pacific Business Centre	UM#1 walked into the visitor parkade, V.C.B.	PROCTOR	
1811	5811 Cooney Rd. Richmond, BC Pacific Business Centre	QIN, Cai Xuan and T400 walked into the lobby from the area of the north tower elevators and then back towards the elevator.	PROCTOR	
1822	5811 Cooney Rd. Richmond, BC Pacific Business Centre	QIN, Cai Xuan, and T400 came from the area of the north tower elevators and walked southbound in the lobby.	GIBSON	
1823	5811 Cooney Rd. Richmond, BC Pacific Business Centre	QIN, Cai Xuan and T400 exited the south pedestrian exit empty handed and walked up to BCLP 788TXR ('14 Nissan Pathfinder Grey). UM#2 met them at the rear of the vehicle.  UM#2 described as an Asian male, 30's short black hair brown t-shirt black track pants with a red stripes down the leg, black jacket and a blue baseball cap.	UGANEC	

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-03	PM	Thursday	Cloudy Cool

		LIC:788TXR STATUS:ACTIVE EXP:2015-11-22 REG:10960001 SINCE:2013-11-23 LCHG:2014-11-23 DECAL# 80126359 2014 NISSAN PFNDR 4DRSW PASSENGER GREY VIN:5N1AR2MM4EC632018 GVW: 0 NET WEIGHT: 1,962 NUM OF OWNERS: 1 SIOU NYET YANG 3578 GLADSTONE ST VANCOUVER BC V5N4Y7 ODN:8096720 PODL:8096720	BRANDER <i>DB</i>
1824	5811 Cooney Rd. Richmond, BC Pacific Business Centre	T400 walked away from BCLP 788TXR ('14 Nissan Pathfinder Grey) and she was carrying a white boutique bag around her shoulder and was carrying a black nylon bag in her hand.  QIN, Cai Xuan and T400 walked back into the south pedestrian door.  Video obtained.	UGANEC <i>K. 10/5/15</i>
1824	5811 Cooney Rd. Richmond, BC Pacific Business Centre	BCLP 788TXR ('14 Nissan Pathfinder Grey) drove away northbound on Cooney Rd. UM#2 in the driver's seat alone.	UGANEC <i>K. 10/5/15</i>
1837	5811 Cooney Rd. Richmond, BC Pacific Business Centre	BCLP HA9213 ('13 Cadillac Escalade White) entered the visitor parkade. MOTEVALLI, Sepher 86-06-25 driving, unable to see if there was a passenger.	COHEN <i>KC</i>
		LIC:HA9213 STATUS:ACTIVE EXP:2015-09-18 REG:10934839 SINCE:2013-10-10 LCHG:2015-06-22 DECAL# 78433325 2013 CADILLAC ESCAL CRCAB COMMERCIAL WHITE VIN:3GYT4MEF3DG360672 GVW: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 DUECK CHEVROLET BUICK CADILLAC GMC LIMITED (LSR) ZONG YU LIAN (LESSEE) 400 MARINE DR SE	BRANDER <i>DB</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-03	PM	Thursday	Cloudy Cool
		VANCOUVER BC V5X4X2 PODL:7629771		
1839	5811 Cooney Rd. Richmond, BC Pacific Business Centre	QIN, Cai Xuan walked into the lobby from the area of the north tower elevators carrying a rectangular cardboard box approximately 2'X1' and walked into the visitor parkade.		GIBSON <i>TS</i>
1839	5811 Cooney Rd. Richmond, BC Pacific Business Centre	QIN, Cai Xuan walked back into the lobby empty handed and walked towards the north tower elevator.		GIBSON <i>TS</i>
1839	5811 Cooney Rd. Richmond, BC Pacific Business Centre	BCLP HA9213 ('13 Cadillac Escalade White) exited the visitor parkade and drove westbound on Ackroyd Rd. there was a person in the front passenger seat but unable to provide description.		COHEN <i>he</i>
1844	4600 No 3 Rd. Richmond, BC- Chef Tony's Restaurant	BCLP HA9213 ('13 Cadillac Escalade White) parked in front of Chef Tony's restaurant. MOTEVALLI, Sepehr out of the driver's seat and JIN, Paul King out of the passenger seat, both walked into the front doors of Chef Tony's restaurant. MOTEVALLI, Sepehr was wearing a grey jacket with black sleeves and blue jeans, carrying a small package underneath his arm, no further description.  JIN, Paul King was wearing a dark hoody.		PROCTOR <i>JP</i>
1846	4600 No 3 Rd. Richmond, BC- Chef Tony's Restaurant	MOTEVALLI, Sepehr out of the front doors for Chef Tony's, no longer carrying the package, and retrieved a brown cardboard box out of the back seat of BCLP HA9213 ('13 Cadillac Escalade White). This was the same description of box that QIN, Cai Xuan brought into the visitor parking lot at 5811 Cooney Rd. It was a brown plain cardboard box 2'L x 1'w x 10 deep MOTEVALLI, Sepehr brought the cardboard box into the restaurant.		PROCTOR <i>JP</i>

## FSOC SURVEILLANCE MASTER NOTES

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

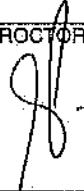

AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-03	PM	Thursday	Cloudy Cool
1848	4600 No 3 Rd. Richmond, BC- Chef Tony's Restaurant	MOTEVALLI, Sepehr out the front doors of Chef Tony's empty handed and entered the driver's side of BCLP HA9213 ('13 Cadillac Escalade White).		PROCTOR <i>[Signature]</i>
2005	4600 No 3 Rd. Richmond, BC- Chef Tony's Restaurant	MOTEVALLI, Sepehr out of the driver's seat of BCLP HA9213 ('13 Cadillac Escalade White) and walked into the front doors of Chef Tony's restaurant.		GIBSON <i>[Signature]</i>
	4600 No 3 Rd. Richmond, BC- Chef Tony's Restaurant	While JIN, Paul King was in the restaurant, MOTEVALLI, Sepehr would come in and out of the restaurant and wander around the outside as if he was keeping a watch out.		GIBSON <i>[Signature]</i>
2100	4600 No 3 Rd. Richmond, BC- Chef Tony's Restaurant	JIN, Paul King out of Chef Tony's and got into the passenger seat of BCLP HA9213 ('13 Cadillac Escalade White), MOTEVALLI, Sepehr got into the driver's seat and they drove away eastbound in the parking lot.		BOLT <i>[Signature]</i>
2118	13511 No 4 Rd. Richmond, BC	BCLP HA9213 ('13 Cadillac Escalade White) stopped in front of the driveway and appeared to be having a car to car conversation with BWDF 622 (Ontario plate). The Escalade held outside of the residence and waiting until any vehicles coming from the north passed before entering the driveway of 13511 No 4 Rd. V.C.B.		PROCTOR <i>[Signature]</i>
2120	13511 No 4 Rd. Richmond, BC	BCLP 709NDV ('10 Land Rover Range Rover Black) arrived and stopped at the entrance to the driveway. U/F #1 got out of the backseat of BWDF 622 and approached the driver of the Range Rover. They had a conversation in a Chinese dialect before the Land Rover continued into the driveway. The occupants of the land Rover could not be seen.		PROCTOR <i>[Signature]</i>
		RE LIC:709NDV LIC:709NDV STATUS:ACTIVE EXP:2016-07-18 REG:09994946 SINCE:2010-07-19 LCHG:2015-07-19 DECAL# 16017793 2010 LAND ROVER RANGE 4DRSW PASSENGER BLACK VIN:SALSK2D41AA246619 GVW: 0 NET WEIGHT: 2,489 NUM OF OWNERS: 1		BRANDER <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-03	PM	Thursday	Cloudy Cool







		ZHOU LJ XIA 2149 18 <sup>TH</sup> AVE W VANCOUVER BC V6L1A3 ODN:8835239 PODL:8835239	
2121	13511 No 4 Rd. Richmond, BC	There was a white vehicle parked on No 4 Rd with 3 occupants. Whenever a vehicle arrived at 13511 No 4 Rd. UF#1 would exit the white vehicle and speak to the driver of the arriving vehicle. She appeared to be doing "security".  UF#1 was described as an Asian female, 5'4", small build, dark hair wearing a grey jacket.	PROCTOR 
2122	13511 No 4 Rd. Richmond, BC	BCLP 925PRJ ('12 Volkswagon Passat Grey) drove into the driveway for 13511 No 4 Rd. Richmond, BC. Once again this vehicle stopped at the entrance to the driveway and U/F #1 approached the vehicle where she had a brief conversation with the driver before the vehicle continued into residence.	PROCTOR 
		LIC:925PRJ STATUS:ACTIVE EXP:2016-01-02 REG:10406520 SINCE:2012-01-03 LCHG:2015-01-05 DECAL# 10029008 2012 VOLKSWAGEN PASAT 4DSDN PASSENGER GREY VIN:WVWHN9AN6CE535909 GVW: 0 NET WEIGHT: 1,482 NUM.OF OWNERS: 1 ZHANG HONG 3764 LINWOOD ST BURNABY BC V5G1N5 ODN:9010151 PODL:9010156	BRANDER 
2122	13511 No 4 Rd. Richmond, BC	Laughing could be heard coming from the area of the residence.	PROCTOR 
2124	13511 No 4 Rd. Richmond, BC	BCLP 982LSW ('04 BMW X5 grey) stopped in front of 13511 No 4 Rd. UF#1 exited the white vehicle and spoke to the driver. After speaking with UF#1 the vehicle turned into the driveway for 13511 No 4 Rd.  UF#1 returned to the white vehicle.	PROCTOR 
		LIC:982LSW STATUS:ACTIVE EXP:2016-06-04 REG:01744038 SINCE:2013-06-04 LCHG:2015-06-07 DECAL# 15019894 2004 BMW X5 4DRSW PASSENGER GREY VIN:SUXFA13544LU25079	BRANDER 

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-03	PM	Thursday	Cloudy Cool

		GWV: 0 NET WEIGHT: 2,235 NUM OF OWNERS: 1 WU YU QING 1006-8246 LANSLOWNE RD RICHMOND BC V6X3Y4 ODN:8124076 PODL:8124076	
2127	13511 No 4 Rd. Richmond, BC	BCLP JD3578 ('13 Cadillac Escalade Crcab Black) stopped in front of 13511 No 4 Rd. Richmond, BC. UF#1 exited the white vehicle and spoke to the driver. After speaking with UF#1 the vehicle turned into the driveway for 13511 No 4 Rd.  UF#1 returned to the white vehicle.	PROCTOR 
		LIC:JD3578 STATUS:ACTIVE EXP:2016-06-30 REG:10633617 SINCE:2014-12-31 LCHG:2015-06-27 DECAL# 15004000 2013 CADILLAC ESCAL CRCAB COMMERCIAL BLACK VIN:3GYT4MEF0DG178587 GWV: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 PFAFF MOTORS INC (LESSOR) ZHAO MENG YI (LESSEE) 1711 2ND AVE W VANCOUVER BC V6J1H7 NO DRIVER LICENCE ON FILE	BRANDER 
2158	13511 No 4 Rd. Richmond, BC	UF#1 exited the white vehicle with a crying baby and UM#3. UM#3 described as being 5'9" wearing a dark jacket slim build	PROCTOR 
2200	13511 No 4 Rd. Richmond, BC	BCLP JD3578 ('13 Cadillac Escalade Crcab Black) reversed out of the driveway and drove away northbound on No 4 Rd. Unable to see occupants. A.T.P	PROCTOR 
2230	13511 No 4 Rd. Richmond, BC	BCLP 368WLT ('10 Mercedes ML550 Grey) reversed out of the driveway and drove northbound. A.T.P Unable to see occupants	PROCTOR 
		RE LIC:368WLT LIC:368WLT STATUS:ACTIVE EXP:2016-02-01 REG:09785776 SINCE:2014-02-02 LCHG:2015-01-30 DECAL# 11163519 2010 MERCEDES ML550 4DRSW PASSENGER GREY VIN:4JGBB7CB4AA557218 GWV: 0 NET WEIGHT: 2,150 NUM OF OWNERS: 1 XU XUELAN 1451 ANGUS DR	BRANDER 

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-03	PM	Thursday	Cloudy Cool

		VANCOUVER BC V6H1V2 ODN:8944770 PODL:8944770	
2235	13511 No 4 Rd. Richmond, BC	The white vehicle was identified as Ont Plate BWDF622 ('15 Nissan Altima White)	PROCTOR <i>[Signature]</i>
		RE:LIC:BWDF622 PG: 01 RIN:W9001-12209-25201 TYPE:I NAME:WU,CHENXU M2J 0A5 ADDR: 305-1761 SHEPPARD AVE E,NORTH YORK  VIN:1N4AL3AP6FN362523 CLASS:PAS 15 NISS A2S 4D WHI NO.CYL:4 STATUS:FIT POWER:GAS BRAND:NONE LIC:BWDF622 STATUS:ATTACHED  TAG:0652656 EXPIRES:01FEB15  PERMIT:H6695996 ISSUED:24NOV14  ENQUIRY RESPONSE COMPLETE##	BRANDER <i>[Signature]</i>
2235		Surveillance terminated as per Det/Cst UGANEC.	COHEN <i>[Signature]</i>



*TJ*  
*7/2/30*  
*7/2/29*  
*7/16/14*

QIN, Cai Xuan (1984-08-30)



# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-03	PM	Thursday	Cloudy Cool



*PS*  
*KS 1054*

T400



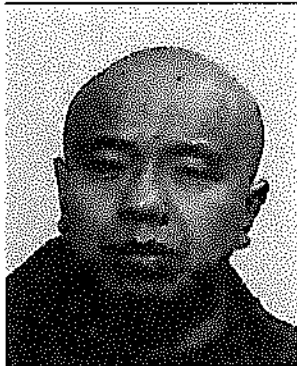
*PS*  
*KS*

HUANG, Wen Wen



*PS*  
*KS*  
*AR 1300*

MOTEVALLI, Sepehr



*PS*  
*KS*

JIN, Paul King

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-03	PM	Thursday	Cloudy Cool

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
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	2					
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	4					
	5					
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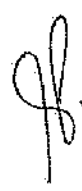

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-03	PM	Thursday	Cloudy Cool

### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
1809	1	UM#1 standing in the lobby.	UM#1 described as a Caucasian male, mid 20's, 5'10, medium build, dark hair, wearing a grey t-shirt and a baseball cap on backwards, pulling a suitcase on wheels behind him.	5811 Cooney Road	PROCTOR 
1824	2	QIN, T400 and UM#2 on in the south parking lot 5811 Cooney Road	UM#2 described as an Asian male, 30's short black hair brown t-shirt black track pants with a red stripes down the leg, black jacket and a blue baseball cap.	5811 Cooney Rd.	UGANEC 
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	4				
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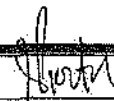
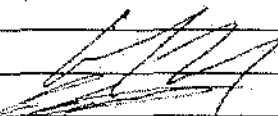
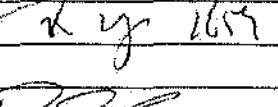

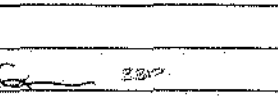
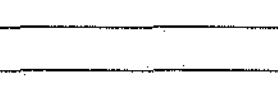
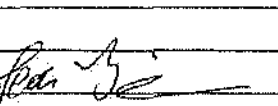
## FSOC SURVEILLANCE MASTER NOTES

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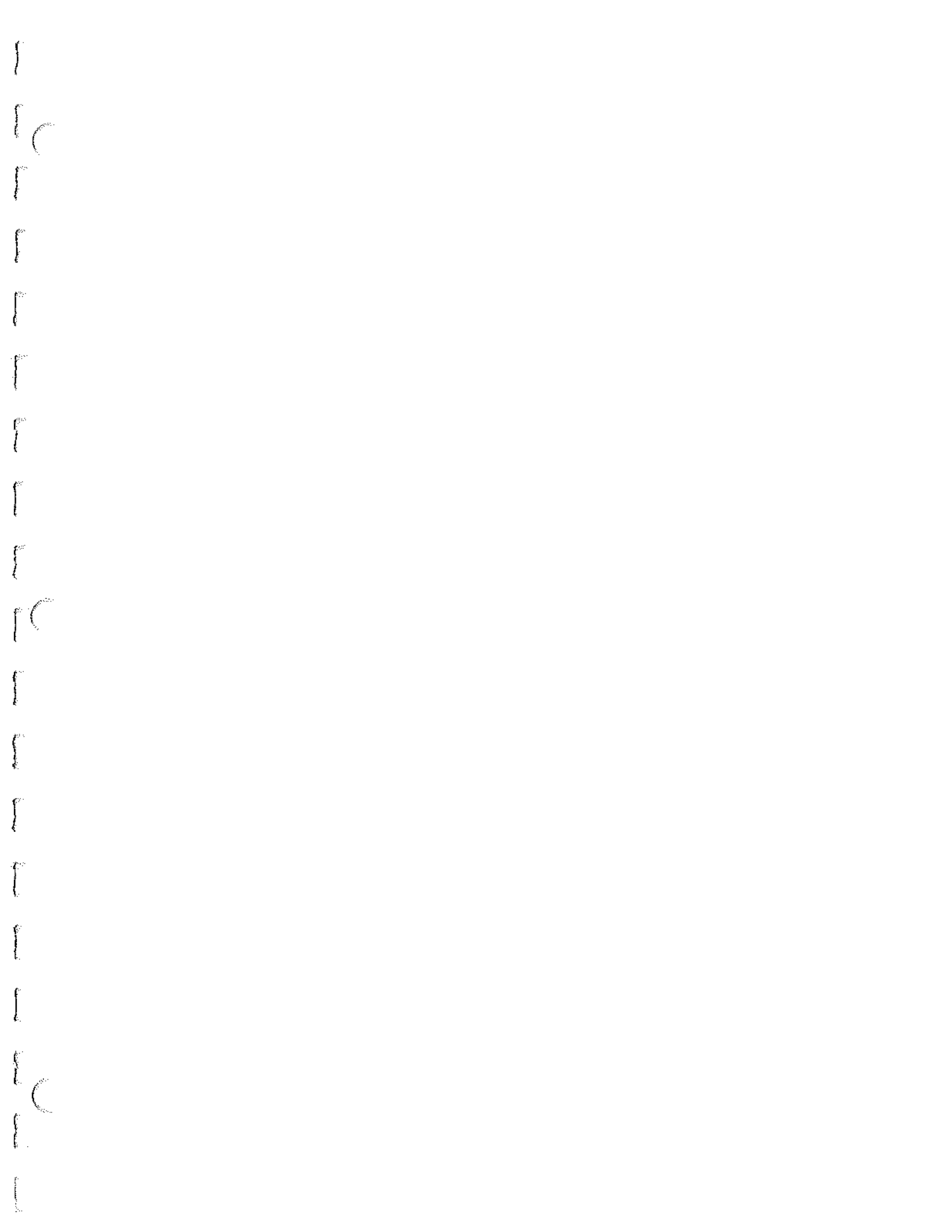
AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-03	PM	Thursday	Cloudy Cool

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
<b>Sgt Gerry PROCTOR</b>	2130		2015-09-04	0003
Sgt. Glenn ATKINS	42157			
<b>Cpl Chris ROBIDOUX</b>	39294		2015-09-03	2330
<b>Cpl. Steve BOLT</b>	48884		2015-09-04	0004
<b>Det/Cst Kevin UGANEC</b>	1654		2015-09-03	2329
Cst Sue LAVOIE	47290			
<b>Det/Cst Dave BRANDER</b>	2115		2015-09-04	0004
Det/Cst Greg PAXTON	2141			
Det/Cst Norman YEE	2162			
Cst Kelly CRAIG	48224			
<b>Det/Cst Kristy COHEN</b>	2310		2015-09-03	2334
Det/Cst Jason MEYER	2345			
Cst Pat SIMPKINS	49308			
Cst Arash SEYED	56893			
Det/Cst Anton SCHAMBERGER	2354			
<b>Cst Sean GIBSON</b>	53869		2015-09-04	0005
Det/Cst Ian THURBER				

**\*\*\*Members indicated in BOLD were active in surveillance on date indicated above\*\*\***

**\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\***



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-04	PM	Friday	Sunny, cool

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	Det/Cst. COHEN (RB) Cst GIBSON (D,M)- Det/Cst. BRANDER (F) Cpl. BOLT(D)- Cpl. ROBIDOUX (F) This is Exhibit "22" Det/Cst UGANEC- Sgt. PROCTOR (F) referred to in the Affidavit
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of M. Chizowsky  
affirmed before me this  
day of February, 2020

<b>CONTACT:</b>	Det/Cst. UGANEC
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A Commissioner for taking Affidavits  
Within British Columbia

**BRIEFING BY / OBJECTIVES**

Briefed in the office by Det/Cst UGANEC. Goals of surveillance are to monitor the activities of Silver International Investments, make a dropped call on ZHU, Jian Jun's suspected cell phone, identify a residence for both ZHU, Jian Jun and QIN, Cai Xuan and should JIN attend Silver International and pick up a suspect bag of money, to follow the money to a casino for the purpose of setting the money aside to be followed up with.

<b>TARGET(S) / RESIDENCE:</b>	Silver International Investments- #303- 5811 Cooney Rd. Richmond, QIN, Cai Xuan (1984-08-30) JIN, Paul King (1967-12-10) MOTEVALLI, Sepehr (1986-06-25)
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<b>ADDRESSES ATTENDED:</b>	5811 Cooney Rd. Richmond - Pacific Business Centre 8120 Jones Rd, Richmond, BC 13511 No 4 Rd. Richmond, BC 8588 Alexandra Rd, Richmond, BC- Big Chef Restaurant
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<b>VEHICLE(S) OBSERVED:</b>	BCL: HA9213, 2013 Cadillac Escalade White BCL: 281WMG, 2013 BMW X5, white BCL: AX916P, 2015 Toyota Sienna, white BCL: 579XGL, 2011 Toyota Venza, grey BCL: 925PRJ, 2012 Volkswagen Passat Grey BCL: 053TPD, 2012 Dodge Grand Caravan, grey
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<b>UNKNOWN(S) OBSERVED:</b>	UF#1 - no description. Silhouette observed in the rear seat of BCL: HA9213 2013 Cadillac Escalade white.
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<b>SYNOPSIS:</b>	Surveillance set up at 5811 Cooney Rd. Pacific Business Centre. QIN, Cai Xuan walked from the area of Style Travel into Pacific Business Centre and toward the north tower. BCL: HA9213 2013 Cadillac Escalade white arrived at the visitor parking. MOTEVALLI, Sepher and JIN, Paul King were on board. T400 delivered a vanilla-colored box, approximately the size of a pair of boots, to the visitor parkade. The Escalade was parked immediately at the pedestrian doorway. The Escalade drove to 8120 Jones Rd. where MOTEVALLI, Sepher got out by himself. MOTEVALLI returned to the Escalade and they drove away south on St. Albans. The Escalade arrived at 13511 No 4 Rd., Richmond, BC. Approximately two hours later, BCL: 281WMG, 2013 BMW X5, white, BCL: AX916P, 2015 Toyota Sienna, white, BCL: 579XGL, 2011 Toyota Venza, grey, BCLP 925PRJ ('12 Volkswagen Passat Grey and BCL: 053TPD, 2012 Dodge Grand Caravan, grey
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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-04	PM	Friday	Sunny, cool

departed. The Escalade departed about one minute after and drove to BCL: 053TPD, 2012 Dodge Grand Caravan, grey. Surveillance was terminated here.

**SURVEILLANCE MASTER NOTES PREPARED BY:** Cst GIBSON 53869








TIME	LOCATION	OBSERVATIONS	MEMBER
1622	5811 Cooney Rd. Richmond, BC Pacific Business Centre	Surveillance established.	COHEN <i>se</i>
1711	5811 Cooney Rd. Richmond, BC Pacific Business Centre	QIN, Cai Xuan, walked from area of Style Travel into the front doors and toward the north tower. QIN was wearing a baby-blue skirt, hair down past her waist wearing cream colored high heels.	BRANDER <i>DTB</i>
1803	5811 Cooney Rd. Richmond, BC Pacific Business Centre	BCL: HA9213 2013 Cadillac Escalade white drove into the visitor parking from Cooney Rd. Two males on board, unable to identify.	COHEN <i>se</i>
		LIC:HA9213 STATUS:ACTIVE EXP:2015-09-18 REG:10934839 SINCE:2013-10-10 LCHG:2015-06-22 DECAL# 78433325 2013 CADILLAC ESCAL CRCAB COMMERCIAL WHITE VIN:3GYT4MEF3DG360672 GVW: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 DUECK CHEVROLET BUICK CADILLAC GMC LIMITED (LSR) ZONG YU LIAN (LESSEE) 400 MARINE DR SE VANCOUVER BC V5X4X2 PODL:7629771	GIBSON <i>79</i>
1804	5811 Cooney Rd. Richmond, BC Pacific	T400 carried a yellow box, approximately the size of a pair of boots, through the lobby and into the visitor parking. She passed over the box through the front passenger side window. She returned to the lobby very shortly and was empty handed.	ROBJDOUX <i>68</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-04	PM	Friday	Sunny, cool

	Business Centre			
1807	Cooney Rd/Westminster Hwy, Richmond, BC	MOTEVALLI, Sepher was driving and JIN, Paul King was the front passenger. The silhouette of a female was visible in the rear (UF#1). Both MOTEVALLI and JIN were looking at their phones.	BOLT	
1813	8120 Jones Rd, Richmond, BC	BCL: HA9213 2013 Cadillac Escalade white was parked in front of the building.	PROCTOR	
1814	8120 Jones Rd, Richmond, BC	MOTEVALLI, Sepher returned to the driver's side from 8120 Jones Rd. BCL: HA9213 2013 Cadillac Escalade white departed.	PROCTOR	
1824	13511 No 4 Rd., Richmond, BC	BCL: HA9213 2013 Cadillac Escalade white V.C.B. towards the residence, area contained.	COHEN	
2005	13511 No 4 Rd., Richmond, BC	Multiple vehicles left the residence with unknown occupants. BCL: 281WMG, 2013 BMW X5, white BCL: AX916P, 2015 Toyota Sienna, white BCL: 579XGL, 2011 Toyota Venza, grey BCL: 925PRJ, 2012 Volkswagen Passat, grey BCL: 053TPD, 2012 Dodge Grand Caravan, grey	BRANDER	
		RE LIC:281WMG LIC:281WMG STATUS:ACTIVE EXP:2015-09-11 REG:10602621 SINCE:2012-08-25 LCHG:2015-03-23 DECAL#:78197011 2013 BMW X5 4DRSW PASSENGER WHITE VIN:5UXZV4C52D0B07436 GVW: 0 NET WEIGHT: 2,250 NUM OF OWNERS: 2 YE GUI XIONG OU JIAN YING 9228 PINEWELL CRES RICHMOND BC V7A2C6 NO DRIVER LICENCE ON FILE RECORD CHANGE PENDING CONTACT MVB VICTORIA	GIBSON	
		RE LIC:AX916P LIC:AX916P STATUS:ACTIVE EXP:2016-06-11 REG:11488761 SINCE:2015-06-12 LCHG:2015-07-20	GIBSON	







## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-04	PM	Friday	Sunny, cool

		DECAL# 15085931 2015 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC4FS108774 GVW: 0 NET WEIGHT: 2,666 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) QIN JACK (LESSEE) 2007-928 HOMER ST VANCOUVER BC V6B1T7 PODL:7674695	
		RE LIC:579XGL LIC:579XGL STATUS:ACTIVE EXP:2016-07-25 REG:10285346 SINCE:2011-07-26 LCHG:2015-08-18 DECAL# 16087756 2011 TOYOTA VENZA 4DRSW PASSENGER GREY VIN:4T3BK3BB4BU053253 GVW: 0 NET WEIGHT: 1,835 NUM OF OWNERS: 1 ZHANG RUO WEI 5585 GILPIN ST BURNABY BC V5G2H8 ODN:8885202 PODL:8885202	GIBSON 
		LIC:925PRJ STATUS:ACTIVE EXP:2016-01-02 REG:10406520 SINCE:2012-01-03 LCHG:2015-01-05 DECAL# 10029008 2012 VOLKSWAGEN PASAT 4DSDN PASSENGER GREY VIN:WVWHN9AN6CE535909 GVW: 0 NET WEIGHT: 1,482 NUM OF OWNERS: 1 ZHANG HONG 3764 LINWOOD ST BURNABY BC V5G1N5 ODN:9010151 PODL:9010151	GIBSON 
		LIC:053TPD STATUS:ACTIVE EXP:2016-06-24 REG:10440336 SINCE:2012-06-25 LCHG:2015-06-26 DECAL# 15151342 2012 DODGE GCRVN 4DRSW PASSENGER GREY VIN:2C4RDGBG4CR103317 GVW: 0 NET WEIGHT: 1,987 NUM OF OWNERS: 1 ZHANG HONG 3764 LINWOOD ST BURNABY BC V5G1N5 ODN:9010151 PODL:9010151	GIBSON 
2008	13511 No 4 Rd., Richmond, BC	BCL: HA9213 2013 Cadillac Escalade white departed the residence, initially drove south then made a u-turn and went north on No. 4 Rd.	BRANDER 

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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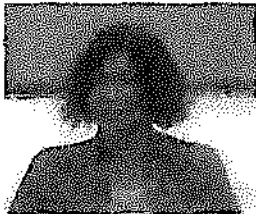
AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-04	PM	Friday	Sunny, cool

2032	8580 Alexandra Rd, Richmond, BC	BCL: HA9213 2013 Cadillac Escalade white turned into the parking lot of the mall.	PROCTOR <i>[Signature]</i>
2035	Big Chef Restaurant - 8588 Alexandra Rd, Richmond, BC	BCL: HA9213 2013 Cadillac Escalade white parked directly in front of Big Chef Restaurant.	ROBIDOUX <i>[Signature]</i>
2130	Big Chef Restaurant - 8588 Alexandra Rd, Richmond, BC	Surveillance terminated.	UGANEC <i>[Signature]</i>



*DB*

QIN, Cai Xuan



*QIN Cai Xuan*

T400



*[Signature]*

MOTEVALLI, Sepehr

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-04	PM	Friday	Sunny, cool



JIN, Paul King

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-04	PM	Friday	Sunny, cool

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
	1				
	2				
	3				
	4				
	5				

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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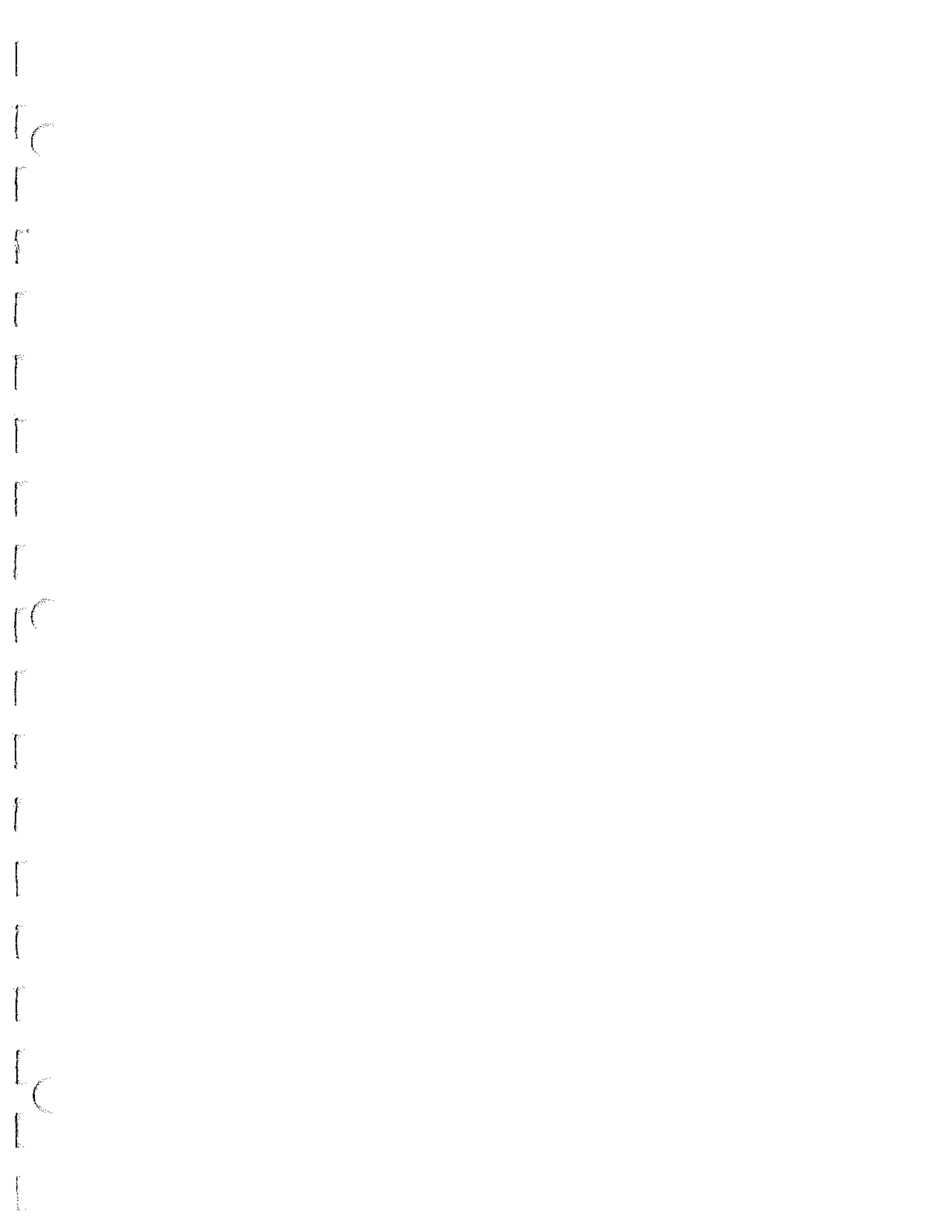
AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-04	PM	Friday	Sunny, cool

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
<b>Sgt Gerry PROCTOR</b>	2130	<i>[Signature]</i>	2015-09-04	2240
Sgt. Glenn ATKINS	42157			
<b>Cpl Chris ROBIDOUX</b>	39294	<i>[Signature]</i>	2015-09-04	2237
<b>Cpl. Steve BOLT</b>	48884	<i>[Signature]</i>	2015-09-04	2250
<b>Det/Cst Kevin UGANEC</b>	1654	<i>[Signature]</i>	2015-09-04	2245
Cst Sue LAVOIE	47290			
<b>Det/Cst Dave BRANDER</b>	2115	<i>[Signature]</i>	2015-09-04	2325
Det/Cst Greg PAXTON	2141			
Det/Cst Norman YEE	2162			
Cst Kelly CRAIG	48224			
<b>Det/Cst Kristy COHEN</b>	2310	<i>[Signature]</i>	2015-09-04	2256
Det/Cst Jason MEYER	2345			
Cst Pat SIMPKINS	49308			
Cst Arash SEYED	56893			
Det/Cst Anton SCHAMBERGER	2354			
<b>Cst Sean GIBSON</b>	53869	<i>[Signature]</i>	2015-09-04	2327
Det/Cst Ian THURBER				

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	Det/Cst BRANDER (RB, D) Sgt PROCTOR (D) – Cpl BAE (F) Det/Cst UGANEC (D) – Cst LAVOIE (F) Cst D'Onofrio (D) – Det/Cst YEE (F) Det/Cst MEYER (D,M) – Det/Cst NG (F)	This is Exhibit "23" referred to in the Affidavit of <u>M. Chizausky</u> affirmed before me this day of <u>FEBRUARY, 2015</u>
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<b>CONTACT:</b>	Det/Cst UGANEC	A Commissioner for taking Affidavits Within British Columbia
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**BRIEFING BY / OBJECTIVES**

Briefed in the office by Det/Cst BRANDER. Goals of surveillance are to document the lifestyle activities of JIN, Paul King including video any meets with unknowns or associates.

<b>TARGET(S) / RESIDENCE:</b>	JIN, Paul King (1967-1210) 8100 Fairbrook Cres, Richmond, BC  MOTEVALLI, Sepehr (1986-06-25) 13511 No 4 Rd, Richmond, BC
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<b>ADDRESSES ATTENDED:</b>	<ul style="list-style-type: none"> <li>• 5111 Brighthouse Way, Richmond, BC</li> <li>• Water Cube (103-4411 No 3 Rd, Richmond, BC)</li> <li>• West Coast Hunting Supplies Ltd (130-4200 No 3 Rd, Richmond, BC)</li> <li>• 8100 Fairbrook Cres, Richmond, BC</li> <li>• 13511 No 4 Rd, Richmond, BC</li> <li>• 7851 Sunnyholme Cr, Richmond, BC</li> <li>• 5199 Brighthouse Way, Richmond, BC</li> <li>• 13231 Blundell Rd, Richmond, BC</li> </ul>
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<b>VEHICLE(S) OBSERVED:</b>	<ul style="list-style-type: none"> <li>• BCL 603MMK 2014 Toyota Sienna White</li> <li>• BCL HA9213 2013 Cadillac Escalade White</li> <li>• BCL 579PWA 2009 BMW 750i Black</li> <li>• BCL 519NGJ 2009 Honda Element Black</li> <li>• BCL 579XGL 2011 Toyota Venza Grey</li> <li>• BCL BF628M 2014 Infiniti Q50 Grey</li> <li>• BCL 709NDV 2010 Land Rover Range Rover Black</li> <li>• BCL 006MJJ 2014 Mercedes S550V White</li> <li>• BCL AK512W 2015 Mercedes ML350 Black</li> <li>• BCL 771PPC 2006 Dodge Caravan White</li> </ul>
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<b>UNKNOWN(S)</b>	UM#1 described as Asian, 5'10", medium build, wearing a grey t-shirt.
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## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry

<b>OBSERVED:</b>	<p>UM#2 described as Asian, 5'9", heavy set, and wearing a blue t-shirt.</p> <p>UM#3 described as Asian, late 40s, short black hair, and wearing a white t-shirt.</p>
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<b>SYNOPSIS:</b>	<p>Setup at 5111 Brighthouse Way at 1447 hrs. Surveillance switched to Water Cube and BCL HA9213 observed parked in front of Water Cube. JIN and MOTEVALLI left Water Cube in BCL HA9213 and drove to West Coast Hunting Supplies where they loaded a large 5 ft tall safe into vehicle (video obtained) and drove to 5199 Brighthouse Way in tandem with BCL 579PWA with UM#2. JIN and MOTEVALLI left in BCL HA9213 and drove to 8100 Fairbrook Cres where they loaded a casino style card table and drove to 13511 No 4 Rd with UM#2 (video obtained). Several vehicles observed arriving and departing from this residence (BCL 519NGJ, 579XGL). BCL HA9213 departed residence with a different casino style card table and drove to 7851 Sunnyholme Cr briefly. JIN and MOTEVALLI departed in HA9213 and drove to 5199 Brighthouse Way. BCL 579PWA left secured parking in tandem with BCL HA9213. BCL 579PWA drove westbound on River Rd (ATP) while BCL HA9213 drove north to the round a bout of building (VCB). BCL HA9213 reacquired reversed into a private secure garage located on Parking level 1 of 5199 Brighthouse Way where JIN and MOTEVALLI observed working around the rear of vehicle. Few minutes later, BCL HA9213 departed the stall with the rear hatch now closed and the card table no longer in vehicle. BCL HA9213 then parked in stall #158 of secured parking. BCL HA9213 departed Brighthouse Way and drove back to 13511 No 4 Rd with JIN and MOTEVALLI. BCL BF628M arrived and shortly departed this residence (ATP). BCL HA9213 left in tandem with BCL 709NDV and drove to 13231 Blundell Rd. Shortly thereafter, BCL 709NDV left residence in tandem with BCL HA9213 where BCL 709NDV drove northbound on Sidaway Dr (ATP) and BCL HA9213 returned to 13511 No 4 Rd. BCL 006MJJ arrived at residence, waited for several minutes and was met with BCL AK512W which emerged from the driveway of the residence. Both vehicles then reversed back into the driveway of 13511 No 4 Rd. BCL 771PPC entered residence and shortly thereafter departed northbound on No 4 Rd (ATP). BCL HA9213 departed residence and returned to 5199 Brighthouse Way where JIN was dropped off at the front doors and BCL HA9213 drove to 8100 Fairbrook Cres. JIN observed getting off the 11<sup>th</sup> floor of 5199 Brighthouse Way. Surveillance terminated at 0019 hrs.</p>
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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry

**SURVEILLANCE MASTER NOTES PREPARED BY:** Det/Cst MEYER, VPD#2345.

TIME	LOCATION	OBSERVATIONS	MEMBER
1447	5111 Brighthouse Way, Richmond, BC	Setup at 5111 Brighthouse Way, Richmond, BC	BRANDER <i>DB</i>
1500	5111 Brighthouse Way, Richmond, BC	BCL 603MMK 2014 Toyota Sienna White parked unoccupied in stall #152.	PROCTOR <i>[Signature]</i>
		RE LIC:603MMK LIC:603MMK STATUS:ACTIVE EXP:2016-05-24 REG:11098422 SINCE:2014-05-21 LCHG:2015-07-03 DECAL# 14017751 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC0ES084178 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) 0820490 B C LTD (LESSEE) 103-4411 NO. 3 RD RICHMOND BC V6X2C3 PODL:5810437	MEYER <i>[Signature]</i>
1539	Water Cube (103-4411 No 3 Rd, Richmond, BC)	Switch surveillance to Water Cube (103-4411 No 3 Rd, Richmond, BC).	BRANDER <i>DB</i>
1548	Water Cube (103-4411 No 3 Rd, Richmond, BC)	BCL HA9213 2013 Cadillac Escalade White observed parked nosed in, in front of Water Cube (103-4411 No 3 Rd, Richmond, BC).	UGANEC <i>[Signature]</i>
		RE LIC:HA9213 LIC:HA9213 STATUS:ACTIVE EXP:2015-09-18 REG:10934839 SINCE:2013-10-10 LCHG:2015-06-22	MEYER <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry
		DECAL# 78433325 2013 CADILLAC ESCAL CRCAB COMMERCIAL WHITE VIN:3GYT4MEF3DG360672 GVW: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 DUECK CHEVROLET BUICK CADILLAC GMC LIMITED (LSR) ZONG YU LIAN (LESSEE) 400 MARINE DR SE VANCOUVER BC V5X4X2 PODL:7629771		
1625	Water Cube (103-4411 No 3 Rd, Richmond, BC)	JIN, Paul King and MOTEVALLI, Sepehr came from the south area of the parking lot and walked towards the front doors of business.  JIN, Paul King was wearing a black baseball cap, black t-shirt, and black pants.		LAVOIE  PL
1629	Water Cube (103-4411 No 3 Rd, Richmond, BC)	MOTEVALLI, Sepehr out of the business with a wooden dolly and placed dolly into rear of BCL HA9213 2013 Cadillac Escalade White. V.C.B.		LAVOIE  PL
1630	Water Cube (103-4411 No 3 Rd, Richmond, BC)	BCL HA9213 2013 Cadillac Escalade White reversed out of parking stall and drove eastbound towards No 3 Rd. MOTEVALLI, Sepehr was in driver's seat and JIN, Paul King was in the front passenger seat.		LAVOIE  PL
1635	West Coast Hunting Supplies Ltd (130-4200 No 3 Rd, Richmond, BC)	BCL HA9213 2013 Cadillac Escalade White parked in front of West Coast Hunting Supplies Ltd. MOTEVALLI, Sepehr out of vehicle and walked into front doors of premise,		NG  AN 2657
1638	West Coast Hunting Supplies Ltd (130-4200 No 3 Rd, Richmond, BC)	MOTEVALLI, Sepehr out of the front doors and retrieved the wooden dolly from the rear of BCL HA9213 2013 Cadillac Escalade White and went back into the premise.		NG  AN 2657

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry

1640	West Coast Hunting Supplies Ltd (130-4200 No 3 Rd, Richmond, BC)	JIN, Paul King out of vehicle and standing in front of business. UM#1 approached JIN, Paul King and began talking.  UM#1 described as Asian, 5'10", medium build, wearing a grey t-shirt.	LAVOIE  R
1645	West Coast Hunting Supplies Ltd (130-4200 No 3 Rd, Richmond, BC)	Unknown where UM#1 went. UM#2 arrived from the south and shook hands with JIN, Paul King. JIN, Paul King, UM#2, AND MOTEVALLI, Sepehr all into front doors of premise.  UM#2 described as Asian, 5'9", heavy set, and wearing a blue t-shirt.	LAVOIE  R
1648	West Coast Hunting Supplies Ltd (130-4200 No 3 Rd, Richmond, BC)	MOTEVALLI, Sepehr out front doors, reversed BCL HA9213 2013 Cadillac Escalade White to the front doors and opened the tail gate.  MOTEVALLI, Sepehr briefly into the front doors and reappeared loading a 5 – 6ft high gun safe into the rear area of vehicle.  ****1 Minute of video****	NG  An 2557
1649	West Coast Hunting Supplies Ltd (130-4200 No 3 Rd, Richmond, BC)	MOTEVALLI, Sepehr into the driver side of BCL HA9213 2013 Cadillac Escalade White, JIN, Paul King into front passenger side, and UM#2 into the rear passenger side.  Vehicle drove eastbound on Browngate.	NG  An 2557
1649	Browngate Rd/No 3 Rd, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White into parking lot on south side of Browngate Rd east of No 3 Rd.	NG An 2557
1650	Browngate Rd/No 3 Rd, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White exited parking lot with MOTEVALLI, Sepehr driving followed in tandem by dark coloured BMW sedan (later confirmed as BMW 579PWA 2009 BMW 750i Black) with UM#2 driving and JIN, Paul King in front passenger side.	NG  An 2557

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry

1657	Hollybridge Way /River Rd, Richmond, BC	BCL 579PWA 2009 BMW 750i Black confirmed as vehicle.	UGANEC 4/16/11
1658	5111/5199 Brighthouse Way, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White and BMW 579PWA 2009 BMW 750i Black into the secured parking area to building. V.C.B.	D'ONOFRI 11/20/05
1712	5199 Brighthouse Way, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White reversed and unoccupied by elevators to 5199 Brighthouse Way and storage area.	PROCTOR
1720	5199 Brighthouse Way, Richmond, BC	JIN, Paul King and MOTEVALLI, Sepehr out of the elevators to 5199 Brighthouse Way and placed cardboard into rear bed of vehicle.	PROCTOR
1730	5199 Brighthouse Way, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White out of secured parking with MOTEVALLI, Sepehr driving and JIN, Paul King front passenger seat. Vehicle drove westbound on River Rd.	NG AN 2567
1737	8100 Fairbrook Cres, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White reversed in the driveway of residence.	LAVOIE PL
1739	8100 Fairbrook Cres, Richmond, BC	Garage door open to residence.	YEE M
1750	8100 Fairbrook Cres, Richmond, BC	UM#2, MOTEVALLI, Sepehr and JIN, Paul King observed loading a large flat half moon shaped box into the rear of BCL HA9213 2013 Cadillac Escalade White. Box shape is similar to a casino card playing table.	YEE M
1754	8100 Fairbrook Cres,	JIN, Paul King into the front passenger side of BCL HA9213 2013 Cadillac Escalade White and MOTEVALLI, Sepehr into the driver's side of vehicle. Unable to determine where UM#	YEE M

202

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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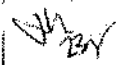


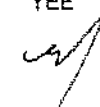

AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry
	Richmond, BC	went.		
		BCL HA9213 2013 Cadillac Escalade White drove southbound on Fairbrook Cres.		
1806	13511 No 4 Rd, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White into the driveway of 13511 No 4 Rd, Richmond, BC.  ****Video obtained of BCL HA9213 2013 Cadillac Escalade White with card table in rear****		BAE <i>BAE</i>
1950	13511 No 4 Rd, Richmond, BC	Black SUV (later confirmed as BCL 519NGJ 2009 Honda Element Black) out of the driveway and drove northbound on No 4 Rd. Unable to identify occupants.		LAVOIE <i>L</i>
1953	No 4 Rd/Steveston Hwy, Richmond, BC	BCL 519NGJ 2009 Honda Element Black drove northbound on No 4 Rd from Steveston Hwy with Asian male on board alone. Allowed to proceed.		NG AN 2551
		RE LIC:519NGJ LIC:519NGJ STATUS:ACTIVE EXP:2016-04-29 REG:04999442 SINCE:2009-04-30 LCHG:2015-04-30 DECAL# 13023759 2009 HONDA ELMNT 4DRSW PASSENGER BLACK VIN:5J6YH28719L800174 GVW: 0 NET WEIGHT: 1,621 NUM OF OWNERS: 1 HE GUI YUN 2602-6188 WILSON AVE BURNABY BC V5H0A5 ODN:8631362 PODL:8673840		MEYER <i>Meyer</i>
1957	13511 No 4 Rd, Richmond, BC	White or Grey Toyota Venza out of driveway and drove northbound on No 4 Rd. Unable to obtain license plate or identify occupants.		LAVOIE <i>L</i>
2001	No 4 Rd/Steveston Hwy, Richmond, BC	BCL 579XGL 2011 Toyota Venza Grey drove northbound on No 4 Rd through Steveston Hwy with older Asian male on board alone.  UM#3 described as Asian, late 40s, short black hair, and wearing a white t-shirt.		NG AN 2551

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry

		RE LIC:579XGL LIC:579XGL STATUS:ACTIVE EXP:2016-07-25 REG:10285346 SINCE:2011-07-26 LCHG:2015-08-18 DECAL# 16087756 2011 TOYOTA VENZA 4DRSW PASSENGER GREY VIN:4T3BK3BB4BU053253 GVW: 0 NET WEIGHT: 1,835 NUM OF OWNERS: 1 ZHANG RUO WEI 5585 GILPIN ST BURNABY BC V5G2H8 ODN:8885202 PODL:8885202	MEYER 
2020	13511 No 4 Rd, Richmond, BC	Cadillac Escalade SUV out of driveway and drove northbound on No 4 Rd. Unable to confirm license plate or occupants.	LAVOIE 
2022	No 4 Rd/Steveson Hwy, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White confirmed northbound on No 4 Rd at Steveston Hwy. MOTEVALLI, Sepehr in driver's seat, JIN, Paul King in front passenger seat, and UM#2 in the rear of vehicle. Vehicle drove westbound on Steveston Hwy with the rear hatch open and a possible table inside.	NG An 2551
2029	Sunnymede Gate/ No 3 Rd, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White drove westbound on Sunnymede Gate from No 3 Rd. V.C.B.	BRANDER DTB
2030	7851 Sunnyholme Cr, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White parked and unoccupied facing eastbound on the south side of Sunnyholme Cr in front of 7851 Sunnyholme Cr, Richmond, BC.	BAE 
2045	7851 Sunnyholme Cr, Richmond, BC	MOTEVALLI, Sepehr now wearing black jacket, UM#2, and JIN, Paul King exited the front area of the yard and got into BCL HA9213 2013 Cadillac Escalade White. Vehicle drove eastbound on Sunnyholme Cr.	YEE 
2053	5199 Brighthouse Way, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White northbound on Brighthouse Way from River Rd, V.C.B.	PROCTOR 

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry
2100	5199 Brighthouse Way, Richmond, BC	<p>BCL 579PWA 2009 BMW 750i Black out of secured parking in tandem with BCL HA9213 2013 Cadillac Escalade White.</p> <p>BCL 579PWA 2009 BMW 750i Black drove westbound on River Rd. Unable to identify occupants.</p> <p>BCL HA9213 2013 Cadillac Escalade White drove northbound on Brighthouse Way towards the roundabout. V.C.B.</p>		YEE 
2105	No 2 Rd/Steveston Hwy, Richmond, BC	<p>UM#3 on board alone in BCL 579PWA 2009 BMW 750i Black. Allowed to proceed.</p>		MEYER 
2115	5199 Brighthouse Way, Richmond, BC	<p>BCL HA9213 2013 Cadillac Escalade White was reversed into a private secure garage located on Parking level 1 of 5199 Brighthouse Way. The door of the private secure underground garage was open and the vehicle protruded slightly from the garage, the headlights were on, no occupants could be seen. Approximately two minutes later JIN, Paul King and MOTEVALLI, Sepehr emerged from the rear vehicle. MOTEVALLI, Sepehr was the driver and JIN, Paul King was the front passenger. The gate to the parking garage was closed by remote and the vehicle drove away in the lot with JIN, Paul King in the passenger seat. The tailgate of the truck was closed and the card table could not be seen.</p> <p>There was a pedestrian door adjacent to the vehicle access door for the garage. The sign on the door read " private parking Garage #1 Stall# 488 - 490.</p>		PROCTOR 
2125	5199 Brighthouse Way, Richmond, BC	<p>BCL HA9213 2013 Cadillac Escalade White parked unoccupied in stall #15B.</p>		BAE 
2200	5199 Brighthouse Way, Richmond, BC	<p>BCL HA9213 2013 Cadillac Escalade White exited secured parking and drove eastbound on River Rd. JIN, Paul King in front passenger seat. Unable to identify driver.</p>		YEE 
2208	No 4 Rd/Steveston Hwy, Richmond, BC	<p>BCL HA9213 2013 Cadillac Escalade White drove southbound on No 4 Rd from Steveston Hwy towards area of 13511 No 4 Rd, Richmond, BC. V.C.B. Area contained.</p>		MEYER 

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry

2235	13511 No 4 Rd, Richmond, BC	BCL BF6 (no other info obtained) entered the driveway and drove westbound towards the residence. Unable to obtain occupants.	LAVOIE RL
2242	13511 No 4 Rd, Richmond, BC	BCL BF6 (no other info obtained) departed residence and drove northbound on No 4 Rd. Unable to identify occupants.	LAVOIE RL
2245	No 4 Rd/Steveson Hwy, Richmond, BC	BCL BF628M 2014 Infiniti Q50 Grey drove northbound on No 4 Rd towards Steveston Hwy. Asian female driver and male front passenger (no other description obtained). Allowed to proceed.	NG AN 2557
		RE LIC:BF628M LIC:BF628M STATUS:ACTIVE EXP:2016-03-17 REG:11129084 SINCE:2015-08-18 LCHG:2015-08-19 DECAL# 12014034 2014 INFINITI Q50 4DSDN PASSENGER GREY VIN:JN1BV7AR4EM706407 GVW: 0 NET WEIGHT: 1,680 NUM OF OWNERS: 1 NISSAN CANADA INC DBA INFINITI FINANCIAL (LESSOR) MA QI HUA (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:5350505	MEYER Smy 25/
2247	13511 No 4 Rd, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White and black SUV in tandem exited the driveway and drove northbound on No 4 Rd. Unable to confirm occupants.	LAVOIE RL
2251	No 5 Rd/ Steveston Hwy, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White and BCL 709NDV 2010 Land Rover Range Rover Black drove northbound on No 5 Rd from Steveston Hwy in tandem.	UGANEC Fu 16/
		RE LIC:709NDV LIC:709NDV STATUS:ACTIVE EXP:2016-07-18 REG:09994946 SINCE:2010-07-19 LCHG:2015-07-19 DECAL# 16017793 2010 LAND ROVER RANGE 4DRSW PASSENGER BLACK VIN:SALSK2D41AA246619 GVW: 0 NET WEIGHT: 2,489 NUM OF OWNERS: 1	MEYER Smy 25/


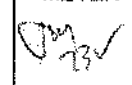


## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry




		ZHOU LI XIA 2149 18TH AVE W VANCOUVER BC V6L1A3 ODN:8835239 PODL:8835239	
2253	13511 No. 4 Rd., Richmond, BC	Late model dark sedan & light coloured Toyota Venza departed northbound on No. 4 Rd. in tandem. Unable to obtain plate or to confirm occupants.	LAVOIE RL
2254	13511 No. 4 Rd., Richmond, BC	Late model white Mercedes sedan departed northbound on No. 4 Rd. Unable to obtain plate or to confirm occupants,	LAVOIE RL
2255	Sidaway Rd/ Blundell Rd, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White and BCL 709NDV 2010 Land Rover Range Rover Black drove southbound into a residence east of Sidaway Rd on Blundell Rd.	BRANDER DB
2305	13231 Blundell Rd, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White out of the driveway and drove westbound on Blundell. Unable to confirm occupants.  BCL 709NDV 2010 Land Rover Range Rover out of the driveway and drove northbound on Sideaway Dr. Unable to confirm occupants. Allowed to proceed.	YEE 
2311	13511 No 4 Rd, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White into the driveway. Unable to confirm occupants.	LAVOIE RL
2320	13511 No 4 Rd, Richmond, BC	BCL 006MJJ 2014 Mercedes S550V White stopped and held in front of residence. Unable to identify occupants. Vehicle proceeded southbound towards the intersection of No 4 Rd/Dyke Rd and flashed highbeams several times.	LAVOIE RL
		RE LIC:006MJJ LIC:006MJJ STATUS:ACTIVE EXP:2016-04-28 REG:11069104 SINCE:2014-04-29 LCHG:2015-04-29 DECAL# 13084922 2014 MERCEDES S550V 4DSDN PASSENGER WHITE VIN:WDDUG8FB3EA059720 GVW: 0 NET WEIGHT: 2,070 NUM OF OWNERS: 1 MERCEDES-BENZ FIN SERVIC (LESSOR)	MEYER 

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry



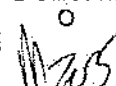
		SAN HONG YAN (LESSEE) 3150 136 ST SURREY BC V4P3C8 PODL:8696731	
2325	13511 No 4 Rd, Richmond, BC	BCL AK512W 2015 Mercedes ML350 Black appeared from the residence and drove southbound on No 4 Rd and stopped in front of BCL 006MJJ 2014 Mercedes S550V White.	LAVOIE R
		RE LIC:AK512W LIC:AK512W STATUS:ACTIVE EXP:2016-03-21 REG:11335552 SINCE:2015-01-30 LCHG:2015-02-25 DECAL# 12015085 2015 MERCEDES ML350 4DRSW PASSENGER BLACK VIN:4JGDA2EB7FA531134 GVW: 0 NET WEIGHT: 2,285 NUM OF OWNERS: 1 QIN JACK 2007-928 HOMER ST VANCOUVER BC V6B1T7 ODN:7674695 PODL:7674695	MEYER 
2326	13511 No 4 Rd, Richmond, BC	Both BCL 006MJJ 2014 Mercedes S550V White and BCL AK512W 2015 Mercedes ML350 Black then reversed into the driveway in tandem to 13511 No 4 Rd, Richmond, BC.	LAVOIE R
2351	13511 No 4 Rd, Richmond, BC	Minivan departed northbound on No 4 Rd from residence. Unable to obtain license plate.	LAVOIE R
2353	No 4 Rd/Steveston Hwy, Richmond, BC	BCL 771PPC 2006 Dodge Caravan White drove westbound on Steveston Hwy from No 4 Rd with Asian male driving alone (no other description obtained). Allowed to proceed.	MEYER 
		RE LIC:771PPC LIC:771PPC STATUS:ACTIVE EXP:2016-07-12 REG:03798333 SINCE:2013-07-18 LCHG:2015-07-13 DECAL# 16175213 2006 DODGE CRVAN 4DRSW PASSENGER WHITE VIN:1D4GP25R06B723506 GVW: 0 NET WEIGHT: 1,733 NUM OF OWNERS: 1 NGUYEN QUANG CUONG 6880 144 ST SURREY BC V3W5R9 ODN:6182188 PODL:6182188	MEYER 

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry

2359	13511 No 4 Rd, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White out of the driveway and drove northbound on No 4 Rd. Unable to identify occupants.	LAVOIE XL
0002	5199 Brighthouse Way, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White drove into the round-a-bout for 5199 Brighthouse Way, Richmond, BC and dropped JIN, Paul King.  JIN, Paul King walked towards front doors of building and BCL HA9213 2013 Cadillac Escalade White drove southbound on Brighthouse Way.	PROCTOR 
0004	5199 Brighthouse Way, Richmond, BC	JIN, Paul King off the 11 <sup>th</sup> floor of building.	BAE 
0015	8100 Fairbrook Cres, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White drove southbound on Seafair Dr from Blundell Rd towards 8100 Fairbrook Cres, Richmond, BC.	NG AN 257
0017	8100 Fairbrook Cres, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White parked and unoccupied in driveway of residence.	D'ONOFRI O 
0019	8100 Fairbrook Cres, Richmond, BC	Surveillance terminated as per Det/Cst UGANEC.	BRANDER DB

# FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

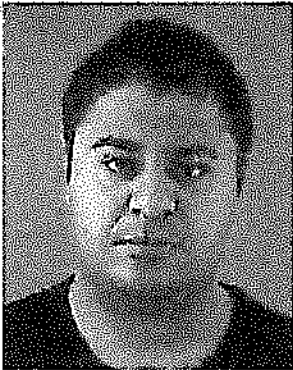
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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry



JIN, Paul King

*Henry 2/5/15*  
*my*  
*DBZUC*  
*82*  
*Henry 2/5/15*  
*my*



MOTEVALLI, Sepehr

*Henry 2/5/15*  
*my*  
*DBZUC*  
*82*  
*Henry 2/5/15*  
*my*

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

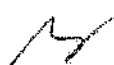

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
1807	1	White Cadillac Escalade BCL: HA9213	White Cadillac Escalade BCL: HA9213, turning into driveway with table in rear deck of truck.	13511 No 4 Rd, Richmond, BC	Cpl Kyong BAE 
1648	2	JIN, MOTEVALLI and UM#1	Loading gun safe out of the West Coast Hunting Supplies	#130-4200 No 3 Rd. Richmond- West Coast Hunting Supplies	Det/Cst Alex NG 
	3				
	4				
	5				

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-12	AM	Saturday	Clear/Dry

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130	<i>Gerry Proctor</i>	2015/09/13	0200
Sgt. Glenn ATKINS	42157			
Cpl Chris ROBIDOUX	39294			
Cpl. Steve BOLT	48884			
Det/Cst Kevin UGANEC	1654	<i>K Uganec</i>	2015-09-13	0231
Cst Susan LAVOIE	47290	<i>Susan Lavoie</i>	2015-09-13	0201
Det/Cst Dave BRANDER	2115	<i>D Brander</i>	2015-09-13	0217
Det/Cst Greg PAXTON	2141			
Det/Cst Norman YEE	2162	<i>N Yee</i>	2015-09-13	0230
Cst Kelly CRAIG	48224			
Det/Cst Krisly COHEN	2310			
Det/Cst Jason MEYER	2345	<i>J Meyer</i>	2015-09-13	0250
Cst Pat SIMPKINS	49308			
Det/Cst Anton SCHAMBURGER	2354			
Cst Sean GIBSON	53869			
Det/Cst Alex NG	2557	<i>Alex Ng</i>	2015-09-13	0206
Cst Ryan D'Onofrio	2025	<i>R D'Onofrio</i>	2015-09-13	0200
Cpl Kyoung BAE	49258	<i>Kyoung Bae</i>	2015-09-13	0141
Det/Cst Ian THURBER				

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*



## 2015FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-14	AM	Monday	Cloudy

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	BRANDER (D, RB) PROCTOR (D)/ YEE (F) UGANEC (D, M)/ McINTOSH (F) MEYER (D)/ FRASER (F) SIMPKINS (D)/ CRAIG (F)	This is Exhibit <u>"24"</u> referred to in the Affidavit of <u>M. Chizowsky</u> affirmed before me this <u>28</u> day of <u>February, 2010</u>
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<b>CONTACT:</b>	Det/Cst UGANEC
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A Commissioner for taking Affidavits

<b>BRIEFING BY / OBJECTIVES</b>	Within British Columbia
Establish surveillance on JIN, Paul King, make observations of his activities and document any meetings.	

<b>TARGET(S) / RESIDENCE:</b>	JIN, Paul King (DOB 19671210) 8100 Fairbrook Crescent, Richmond, BC 5199 Brighthouse Way, Richmond, BC QIN, Cai Xuan (DOB 19840830) 2375 Burquitlam Drive, Vancouver, BC
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<b>ADDRESSES ATTENDED:</b>	2375 Burquitlam Drive, Vancouver, BC  13155 No 4 Road, Richmond, BC  5100 Brighthouse Way, Richmond BC  Pacific Business Centre, 5811 Cooney Road, Richmond BC  Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC  8120 Jones Road, Richmond, BC #103-4411 No 3 Rd. Richmond- Water Cube Spa Chevron Service Station, 7951 No. 3 Road, Richmond, BC  1107-5199 Brighthouse Way, Richmond, BC
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<b>VEHICLE(S) OBSERVED:</b>	BCL: 603MMK, 2014 Toyota Sienna 4 dr white BCL: HA9213, 2013 Cadillac Escalade CrCab white BCL: BK606S, 2014 Porsche 911 2dcpe white BCL: AM292V, 2009 Nissan Rogue 4 dr grey BCL: A301, 2011 Toyota Sienna 4 dr grey BCL: 709NDV, 2010 Land Rover Range Rover 4 dr black BCL: 281PFB, 2009 Honda Fit hatchback blue BCL: AH736T, 2011 Land rover LR2 4 dr grey
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## 2015FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-14	AM	Monday	Cloudy

	<p>BCL: 668TLS, 2012 Lexus CT200 4 dr white</p> <p>BCL: 579XGL, 2011 Toyota Venza 4 dr grey</p> <p>BCL: BF628M, 2014 Infiniti Q50 4 dr grey</p>
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<b>UNKNOWN(S) OBSERVED:</b>	<p>UM#1(driver of BCL: BK606S) was described as an Asian male, 30's, short black hair, with dark rimmed glasses, white t-shirt and black jacket.</p> <p>UM#2 (driver of BCL: A301) was described as an Asian male, 50's with short black hair.</p> <p>UM#3 (driver of BCL: 281PFB) an Asian male, wearing a light colored sweat shirt and jeans</p> <p>UM#4 (driver of BCL: 579XGL) was described as an Asian male, 35 yrs, short black hair and wearing a grey shirt.</p> <p>UF#1 (driver of BCL: 668TLS)was described as an Asian female, 40's, 5'7, 160lbs, long black hair, blue top and jeans</p>
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<b>SYNOPSIS:</b>	<p>Surveillance was established at 2375 Burquitlam Drive, Vancouver, BC initially before shifting to 13511 No 4 Road, Richmond, BC. BCL: 603MMK left and drove to 5100 Brighthouse Way and in to the parkade. BCL: HA9213 arrived a short time later and departed. BCL: HA9213 drove east through Hollybridge way on River Road, V.C.B. Search was negative so surveillance was established at Pacific Business Centre, 5811 Cooney Road, Richmond BC. BCL: HA9213 was located parked in front of Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC so surveillance as moved to this location. Motevalli, Sepehr and JIN, Paul King departed in BCL: HA9213 and drove to 13511 No. 4 Road, Richmond BC. While at 13511 No. 4 Road, Richmond BC the following vehicles arrived or departed the location: BCL: AM292V, BCL: A301, BCL: 709NDV, BCL: 281PFB, Motevalli, Sepehr and JIN, Paul King departed in BCL: HA9213 ( Shortly after their departure BCL: AH736T, BCL: 668TLS and BCL: 579XGL arrived at the property), BCL: HA9213 drove to the Water Cube Spa, and Motevalli, Sepehr and JIN, Paul King went in the front doors. Motevalli, Sepehr and JIN, Paul King departed in BCL: HA9213 and drove to 8120 Jones Road. JIN, Paul King went in to 8120 Jones road and exited a short time later. They rove to Chevron Service Station, 7951 No. 3 Road, Richmond, BC where they met with the driver of BCL: BF628M. They loaded two bags in to the rear of BCL: BF628M. Both vehicles departed, BCL: HA9213 was A.T.P , and BCL: BF628M went V.C.B. as it drove east on Blundell Road towards No. 5 Road. BCL: BF628M was re-acquired as it drove west on Blundell Road. BCL BF628M drove in to the underground parkade at 6611 Cooney Road, Richmond, BC, A.T.P. Surveillance was reset on BCL: HA9213 which was located at Yue Delicacy. Motevalli, Sepehr and JIN, Paul King departed in BCL: HA9213 and drove to 8120 Jones Road, were there briefly before returning to Yue Delicacy. Motevalli, Sepehr and JIN, Paul King departed in BCL: HA9213 and drove to 5100 Brighthouse Way. BCL: HA9213 departed and drove to 13511 No. 4 Road, Richmond BC.</p>
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2015-2543	2015-09-14	AM	Monday	Cloudy

	Motevalli, Sepehr was the driver and JIN, Paul King the front passenger. BCL: HA9213 departed 13511 No. 4 Road, Richmond BC and drove to 5100 Brighthouse Way, Richmond, BC. Motevalli, Sepehr departed in BCL: HA9213, alone, A.T.P. JIN, Paul King was observed to key in to 1107-5199 Brighthouse Way. Surveillance was terminated.
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<b>SURVEILLANCE MASTER NOTES PREPARED BY:</b>	Det/ Cst UGANEC
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TIME	LOCATION	OBSERVATIONS	MEMBER
0805	2375 Burquitlam Drive, Vancouver, BC	Surveillance was established at this location to try and make observations of QIN, Cai Xuan leaving this location and driving to Pacific Business Centre, 5811 Cooney Road, Richmond BC	PROCTOR <i>[Signature]</i>
0900	2375 Burquitlam Drive, Vancouver, BC	Based on information received from the monitor room, that QIN's, Cai Xuan phone was pinging in Burnaby, surveillance was terminated at this location.	BRANDER <i>[Signature]</i>
0955	13511 No 4 Road, Richmond, BC	Based on information received from the monitor room that JIN's, Paul King phone was pinging in this general area, surveillance was established at this location.	BRANDER <i>[Signature]</i>
1016	13511 No 4 Road, Richmond, BC	BCL: 603MMK drove out of the driveway and north on No 4 Road. BCL: 603MMK, 2014 Toyota Sienna 4 dr white	YEE <i>[Signature]</i>
		150914-14:28:40 LIC:603MMK STATUS:ACTIVE EXP:2016-05-24 REG:11098422 SINCE:2014-05-21 LCHG:2015-07-03 DECAL# 14017751 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC0ES084178 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) 0820490 B C LTD (LESSEE) 103-4411 NO. 3 RD RICHMOND BC V6X2C3 PODL:5810437	UGANEC <i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-14	AM	Monday	Cloudy
1020	Steveston Highway and No 4 Road, Richmond, BC	BCL: 603MMK drove north on No. 4 Road through Steveston Highway, JIN, Paul King, wearing a black t-shirt, was driving and alone in the vehicle.		BRANDER <i>DB</i>
1035	5100 Brighthouse Way, Richmond, BC	BCL: 603MMK drove in to the underground parkade, V.C.B.		MEYER <i>JM</i>
1042	5100 Brighthouse Way, Richmond, BC	BCL: HA9213 drove west towards the underground parkade, V.C.B. BCL: HA9213, 2013 Cadillac Escalade Crcab white .		MCINTOSH <i>MM 1051</i>
1043	5100 Brighthouse Way, Richmond BC	BCL: HA9213 drove out of the parkade and east on River Road, Motevalli, Sepehr was driving and JIN, Paul King was in the front passenger seat.		MCINTOSH <i>MM 1057</i>
		150914-14:34:45 LIC:HA9213 STATUS:ACTIVE EXP:2015-09-18 REG:10934839 SINCE:2013-10-10 LCHG:2015-06-22 DECAL# 78433325 2013 CADILLAC ESCAL CRcab COMMERCIAL WHITE VIN:3GYT4MEF3DG360672 GWV: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 DUECK CHEVROLET BUICK CADILLAC GMC LIMITED (LSR) ZONG YU LIAN (LESSEE) 400 MARINE DR SE VANCOUVER BC V5X4X2 PODL:7629771		UGANEC <i>Ku 1654</i>
1045	River Road and Hollybridge Way, Richmond, BC	BCL: HA9213 drove east through Hollybridge Way, V.C.B. Search was negative.		MEYER <i>JM 236</i>
1215	Pacific Business Centre, 5811 Cooney Road, Richmond BC	Surveillance was established at this location.		BRANDER <i>DB</i>

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2015-2543	2015-09-14	AM	Monday	Cloudy

1340	Pacific Business Centre, 5811 Cooney Road, Richmond BC	Surveillance terminated at this location.	BRANDER <i>DB</i>
1340	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	BCL: HA9213 located, parked and unoccupied in front of the restaurant. Surveillance was established at this location.	UGANEC <i>LA 1654</i>
1418	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	Motevalli, Sepehr walked out of the Yue, Delicacy, walked to the driver's side of BCL: HA9213 and placed a large yellow boutique bag in the front door of the vehicle. Motevalli, Sepehr got in the driver's seat and adjusted the vehicle so that it was reversed in to the front of the restaurant. Motevalli, Sepehr got out of the vehicle and was talking to UM#1.  UM#1 was described as an Asian male, 30's, short black hair, with dark rimmed glasses, white t-shirt and black jacket.	CRAIG <i>vc</i>
1428	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	UM#1 got in to a white Porsche that was parked in the parking lot. The Porsche drove south in parking lot. Motevalli, Sepehr got back in to the driver's seat of BCL: HA9213.	CRAIG <i>vc</i>
1430	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	Det/ Fraser obtained license plate of the Porsche, BCL: BK606S, as it drove out of the parking lot.  BCL: BK606S, 2014 Porsche 911 2dcpe white	FRASER <i>TF</i>
		150914-17:31:52 LIC: BK606S STATUS: ACTIVE EXP: 2016-08-24 REG: 11038225 SINCE: 2015-08-25 LCHG: 2015-08-31 DECAL# 17018962 2014 PORSCHE 911 2DCPE PASSENGER WHITE VIN: WP0AB2A94ES122055 GVW: 0 NET WEIGHT: 1,575 NUM OF OWNERS: 1	UGANEC <i>LA 1654</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-14	AM	Monday	Cloudy

		SOLUTION AUTO LEASE AND SALES LTD (LESSOR) SU JUN QUAN (LESSEE) 137-8680 CAMBIE RD RICHMOND BC V6X4K1 PODL:8788926	
1435	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	JIN, Paul King walked out of the restaurant and towards BCL: HA9213.	CRAIG <i>cc</i>
1439	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	JIN, Paul King got in to the passenger side of BCL: HA9213 and BCL: HA9213 drove south in the parking and east on Alexandra Road.	CRAIG <i>cc</i>
1449	Steveston Highway and No. 4 Road, Richmond, BC	BCL: HA9213 drove south on No. 4 Road, through Steveston Highway, towards 13511 No. 4 Road, Richmond BC Containment was established on this location.	UGANEC <i>for BSH</i>
1507	13511 No. 4 Road, Richmond BC	Surveillance was established at this location.	YEE <i>mf</i>
1520	13511 No. 4 Road, Richmond BC	BCL: AM292V drove in the north driveway, an Asian female got out of the passenger side of the vehicle and walked towards the main house, BCL: AM292V drove out of the driveway and north on No. 4 Road, A.T.P An Asian female was the driver.  BCL: AM292V, 2009 Nissan Rogue 4 dr grey.	YEE <i>mf</i>
		150914-18:24:22 LIC:AM292V STATUS:ACTIVE EXP:2016-05-04 REG:04126046 SINCE:2015-05-05 LCHG:2015-05-06 DECAL# 14018724 2009 NISSAN ROGUE 4DRSW PASSENGER GREY VIN:JN8AS58V39W169195 GVW: 0 NET WEIGHT: 1,585 NUM OF OWNERS: 1 SHI QIN	UGANEC <i>for BSH</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-14	AM	Monday	Cloudy
		216-9200 FERNDAL RD RICHMOND BC V6Y4L2 ODN:8575270 PODL:8575270		
1526	13511 No. 4 Road, Richmond BC	A stop work order was posted on the gate on the north entrance of the property. The order was issued by the ALC on September 3, 2015 directing the occupants of 13511 No. 4 Road, to stop all non-agricultural work taking place on the property.		YEE <i>M</i>
1533	13511 No. 4 Road, Richmond BC	BCL: A301 drove out of the driveway and north on No. 4 Road, UM#2 (driver) was alone in the vehicle. BCL A301 was A.T.P  BCL: A301, 2011 Toyota Sienna 4 dr grey  UM#2 was described as an Asian male, 50's with short black hair.		YEE <i>M</i>
		150914-18:33:01 LIC:A301 STATUS:ACTIVE EXP:2016-07-05 REG:09989605 SINCE:2015-03-11 LCHG:2015-06-27 DECAL# 16234753 2011 TOYOTA SIENA 4DRSW PASSENGER GREY VIN:5TDYK3DC1BS020213 GWV: 0 NET WEIGHT: 1,892 NUM OF OWNERS: 1 LIU XIN CAI 6590 HALIFAX ST BURNABY BC V5B2R1 ODN:7705953 PODL:7705953		UGANEC <i>for 1659</i>
1535	13511 No. 4 Road, Richmond BC	A large golden retriever was observed on the property.		YEE <i>M</i>
1553	13511 No. 4 Road, Richmond BC	BCL: 709NDV drove in the driveway, V.C.B.  BCL: 709NDV, 2010 Land Rover Range Rover 4 dr black		YEE <i>M</i>
		150914-18:53:23 LIC:709NDV STATUS:ACTIVE EXP:2016-07-18 REG:09994946 SINCE:2010-07-19 LCHG:2015-07-19 DECAL# 16017793 2010 LAND ROVER RANGE 4DRSW PASSENGER BLACK VIN:SALSK2D41AA246619 GWV: 0 NET WEIGHT: 2,489 NUM OF OWNERS: 1 ZHOU LI XIA		UGANEC <i>for 1659</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-14	AM	Monday	Cloudy
		2149 18TH AVE W VANCOUVER BC V6L1A3 ODN:8835239 PODL:8835239		
1603	13511 No. 4 Road, Richmond BC	BCL: 281PFB drove in the north driveway and parked. UM#3 got out of the driver's seat and walked south towards the main house, V.C.B.  BCL: 281PFB, 2009 Honda Fit hatbk blue  UM#3 an Asian male, wearing a light colored sweat shirt and jeans.		YEE  <i>[Signature]</i>
		150914-19:04:16 LIC:281PFB STATUS:ACTIVE EXP:2016-06-25 REG:07627139 SINCE:2009-06-26 LCHG:2015-06-26 DECAL# 15229906 2009 HONDA FIT HATBK PASSENGER BLUE VIN:JHMGE88529S812396 GVW: 0 NET WEIGHT: 1,143 NUM OF OWNERS: 1 PHAN QUI YEE 2761 27TH AVE E VANCOUVER BC V5R1N4 ODN:5364697 PODL:5364697		UGANEC <i>[Signature]</i>
1609	13511 No. 4 Road, Richmond BC	BCL: 709NDV drove out of the driveway and north on No. 4 Road. There was a male passenger in the front seat, wearing a baseball cap.		YEE <i>[Signature]</i>
1616	Steveston Highway and No. 4 Road, Richmond, BC	BCL: 709NDV, drove north on No. 4 Road, none of the targets were observed in the vehicle, A.T.P		MCINTOSH <i>[Signature]</i>
1639	13511 No. 4 Road, Richmond BC	BCL: HA9213 drove out of the driveway and north on No. 4 Road. BCL AH736T drove in the driveway.  BCL: AH736T, 2011 Land rover LR2 4 dr grey.		YEE <i>[Signature]</i>
1640	13511 No. 4 Road, Richmond BC	BCL AH736T drove in the main drive way and BCL:668TLS drove in the north driveway. UF#1 got out of BCL: 668TLS and walked towards the main house, V.C.B.  BCL: AH736T, 2011 Land rover LR2 4 dr grey  BCL: 668TLS, 2012 Lexus CT200 4 dr white		YEE  <i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-14	AM	Monday	Cloudy
		UF#1 was described as an Asian female, 40's, 5'7, 160lbs, long black hair, blue top and jeans		
		150914-20:04:57 LIC:AH736T STATUS:ACTIVE EXP:2016-01-01 REG:10194117 SINCE:2015-01-02 LCHG:2015-04-17 DECAL# 10021815 2011 LAND ROVER LR2 4DRSW PASSENGER GREY VIN:SALFR2BN8BH239801 GWW: 0 NET WEIGHT: 1,930 NUM OF OWNERS: 1 ZHANG XIAN FA 13511 NO. 4 RD RICHMOND BC V7A3A2 ODN:8783578 PODL:8861690		UGANEC <i>Ka 1657</i>
		150914-20:15:06 LIC:668TLS STATUS:ACTIVE EXP:2016-06-15 REG:10542658 SINCE:2013-11-01 LCHG:2015-08-04 DECAL# 15119471 2012 LEXUS CT200 4DRSW PASSENGER WHITE VIN:JTHKD5BH7C2105882 GWW: 0 NET WEIGHT: 1,420 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) DAI PUI FAI MAURICE CHING PUI YEE (LESSEE) 1363 KENNEY ST COQUITLAM BC V3E2R2 PODL:6054926		UGANEC <i>Ka 1657</i>
1642	13511 No. 4 Road, Richmond BC	BCL: 579XGL drove in the main driveway. UM#4 was the driver.  BCL: 579XGL, 2011 Toyota Venza 4 dr grey  UM#4 was described as an Asian male, 35 yrs, short black hair and wearing a grey shirt.		YEE <i>M</i>
		150914-20:20:10 LIC:579XGL STATUS:ACTIVE EXP:2016-07-25 REG:10285346 SINCE:2011-07-26 LCHG:2015-08-18 DECAL# 16087756 2011 TOYOTA VENZA 4DRSW PASSENGER GREY VIN:4T3BK3BB4BU059253 GWW: 0 NET WEIGHT: 1,835 NUM OF OWNERS: 1 ZHANG RUO WEI 5585 GILPIN ST BURNABY BC V5G2H8		UGANEC <i>Ka 1657</i>



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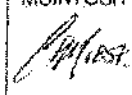


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2015-2543	2015-09-14	AM	Monday	Cloudy
		ODN:8885202 PODL:8885202		
1655	Water Cube Spa, 103-4411 No. 3 Road, Richmond, BC	BCL: HA9213 drove into the parking lot and reversed in to stall o the south side of the lot, opposite the Water Cube. Motevalli, Sepehr and JIN, Paul King got out of the vehicle and walked in to the Water Cube.		FRASER TF
1758	Water Cube Spa, 103-4411 No. 3 Road, Richmond, BC	JIN, Paul King walked out of the Water Cube, carrying a black and white boutique bag, with a brown stripe down the middle, and got in the passenger side of BCL: HA9213 . Motevalli, Sepehr, wearing a black t-shirt and blue jeans, walked out of the Water cube carrying a larger yellow boutique bag which he placed in BCL: HA9213 and then walked back to the Water Cube. Motevalli, Sepehr returned to BCL: HA9213 and got in the driver's seat BCL: HA9213 drove out of the parking lot and drove south on No. 3 road.		MEYER <i>[Signature]</i>
1806	8120 Jones Road, Richmond, BC	BCL: HA9213 pulled over and stopped in front of the building.		BRANDER <i>[Signature]</i>
1807	8120 Jones Road, Richmond, BC	Motevalli, Sepehr and JIN, Paul King got out of BCL: HA9213. JIN, Paul King placed the black and white boutique bag in to the rear passenger side and walked towards the front doors empty handed. Motevalli, Sepehr got back in to the driver's seat.		YEE <i>[Signature]</i>
1808	8120 Jones Road, Richmond, BC	JIN, Paul King walked out the front doors and stopped at the rear of BCL: HA9213 where he was met by Motevalli, Sepehr. Motevalli, Sepehr bent down as if to pick something up and then closed the tail gate of the vehicle, Both got back in to the vehicle . BCL: HA9213 drove north to Jones Road and then west on Jones Road.		MCINTOSH <i>[Signature]</i>
1810	Chevron Service Station, 7951 No. 3 Road, Richmond, BC	BCL: HA9213 was stopped at the pumps, facing north.		MCINTOSH <i>[Signature]</i>
1815	Chevron Service Station, 7951	BCL: HA9213 drove away from the pumps and reversed in to a parking spot at the north end of the parking lot.		CRAIG <i>[Signature]</i>

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2015-2543	2015-09-14	AM	Monday	Cloudy
No. 3 Road, Richmond, BC				
1824 Chevron Service Station, 7951 No. 3 Road, Richmond, BC	BCL: BF628M drove in to the parking lot and parked beside BCL: HA9213. JIN, Paul King got out of the passenger side of BCL: HA9213 and placed a small black bag into the trunk BCL: BF628M. Motevalli, Sepehr retrieved a medium sized roller suit case from the rear hatch of BCL: HA9213 and placed it in the trunk of BCL BF628M. JIN, Paul King stood beside the Invinity and appeared to be having a conversation with the Asian female driver through the open car window.  BCL: BF628M, 2014 Infiniti Q50 4 dr.grey  ***Video obtained***			PROCTOR  
	150914-21:29:06 LIC:BF628M STATUS:ACTIVE EXP:2016-03-17 REG:11129084 SINCE:2015-08-18 LCHG:2015-08-19 DECAL# 12014034 2014 INFINITI Q50 4DSDN PASSENGER GREY VIN:JN1BV7AR4EM706407 GWV: 0 NET WEIGHT: 1,680 NUM OF OWNERS: 1 NISSAN CANADA INC DBA INFINITI FINANCIAL (LESSOR) MA QI HUA (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:5350505			UGANEC K 1631
1830 Chevron Service Station, 7951 No. 3 Road, Richmond, BC	JIN, Paul King got back in to BCL: HA9213 which drove out of the parking lot and north No. 3 Road, A.T.P. BCL:BF628M drove out of the lot and east on Blundell Road.			MCINTOSH  
1838 Blundell Road and No. 4 Road, Richmond, BC	BCL: BF628M drove east through No. 4 Road and pulled over to the south side of the road.			PROCTOR  
1839 Blundell Road and No. 4 Road, Richmond, BC	BCL: BF628M drove away east bound.			CRAIG  

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-14	AM	Monday	Cloudy
1840	11500 block of Blundell Road, Richmond, BC	BCL: BF628M pulled over and stopped on the south side of the road, V.C.B.		UGANEC <i>Ku 16:54</i>
1901	No. 5 Road and Blundell Road, Richmond, BC	BCL: BF628M was re-acquired as it drove west on Blundell Road. Through No. 5 Road.		SIMPKINS <i>[Signature]</i>
1909	6611 Cooney Road, Richmond, BC	BCL: BF628M drove in to the secure underground parkade, A.T.P		CRAIG <i>[Signature]</i>
1922	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	BCL: HA9213 was located parked and unoccupied in front of the restaurant.		UGANEC <i>Ku 16:54</i>
2002	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	Motevalli, Sepehr and JIN, Paul King walked out of the restaurant and got in to BCL: HA9213.		YEE <i>[Signature]</i>
2014	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	Motevalli, Sepehr got out of the vehicle and went back in to the restaurant. Unknown if JIN, Paul King exited the vehicle as well.		YEE <i>[Signature]</i>
2018	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	Motevalli, Sepehr walked out of the restaurant and back to the vehicle.		YEE <i>[Signature]</i>

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2015-2543	2015-09-14	AM	Monday	Cloudy
2029	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	JIN, Paul King walked from the restaurant and got back in to BCL: HA9213. BCL: HA9213 drove out of the lot and east on Alexandra Road.		YEE <i>[Signature]</i>
2034	8120 Jones Road, Richmond, BC	BCL: HA9213 was stopped in front of the building.		MCINTOSH <i>[Signature]</i>
2040	8120 Jones Road, Richmond, BC	Motevalli, Sepehr walked out the front doors empty handed and got in to BCL: HA9213 Motevalli, Sepehr got out of the vehicle and was on his phone.		MCINTOSH <i>[Signature]</i>
2042	8120 Jones Road, Richmond, BC	Motevalli, Sepehr walked towards the building, V.C.B. and then returned to the vehicle and got back in to the vehicle. BCL: HA9213 drove to Jones Road.		MCINTOSH <i>[Signature]</i>
2048	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	BCL: HA9213 parked in front of the restaurant.		GRAIG <i>[Signature]</i>
2107	Yue Delicacy Restaurant, 8077 Alexandra Road, Richmond, BC	Motevalli, Sepehr and JIN, Paul King exited the restaurant and got in to BCL: HA9213 which drove north in parking lot towards Leslie Road.		GRAIG <i>[Signature]</i>
2111	5100 Brighthouse Way, Richmond, BC	BCL: HA9213 drove west in to the parkade, V.C.B.		BRANDER <i>[Signature]</i>
2211	5100 Brighthouse Way, Richmond, BC	BCL: HA9213 drove out of the underground parkade and south on Brighthouse.		MCINTOSH <i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-14	AM	Monday	Cloudy
2213	Gilbert Road and Westminster Highway, Richmond, BC	BCL: HA9213 was travelling at speeds in excess of 100 kms per hour as it drove south on Gilbert Road, weaving through traffic (Motevalli, Sepehr was driving and JIN, Paul King the passenger). BCL: HA9213 maintained similar speeds to No. 4 Road and Steveston Highway where it was allowed to continue south on No. 4 Road, towards 13511 No. 4 Road, Richmond BC		UGANEC <i>1/16/14</i>
2219	Steveston Highway and No. 4 Road, Richmond, BC	BCL: HA9213 drove south on No. 4 Road.		SIMPKINS <i>[Signature]</i>
2311	13511 No. 4 Road, Richmond BC	BCL: HA9213 drove out of the driveway and north on No. 4 Road.		FRASER <i>TF</i>
2317	5100 Brighthouse Way, Richmond, BC	BCL: HA9213 drove west towards the round- a-bout. V.C.B.		MEYER <i>[Signature]</i>
2319	5100 Brighthouse Way, Richmond, BC	BCL: HA9213 drove east on River Road through Hollybridge Road.		BRANDER <i>DB</i>
2325	1107-5199 Brighthouse Way, Richmond, BC	JIN, Paul King keyed his way in to the suite, nothing else in his hands.		YEE <i>[Signature]</i>
2326	Gilbert Rd/Blundell Rd, Richmond BC	BCL: HA9213 drove south on Gilbert Rd at a high rate of speed (110 km/hr). A.T.P Surveillance terminated.		BRANDER <i>DB</i>

## 2015FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-14	AM	Monday	Cloudy

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
1418	1	UM#1	Asian male, 30's, short black hair, white shirt and black jacket	Yue Delicacy, 8077 Alexandra, Richmond, BC	CRAIG <i>vc</i>
1824	2	JIN, Paul		7951 No. 3 Road, Richmond, BC	PROCTOR <i>JP</i>
	3				
	4				
	5				

# 2015FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

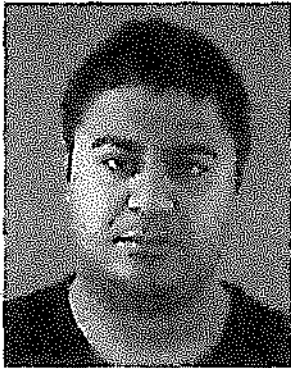
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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-14	AM	Monday	Cloudy



JIN, Paul King

*Ku 1654* *Chatt*  
*JIN 1234*  
*[Signature]*



Motevalli, Sepehr

*[Signature]*  
*Ku 1654*  
*JIN 1234* *Chatt*  
*[Signature]*  
*[Signature]*


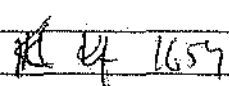
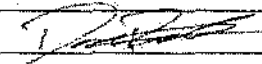
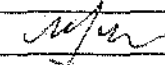


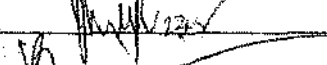
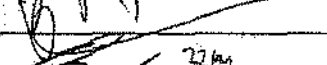
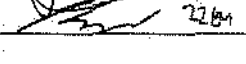
## 2015FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-14	AM	Monday	Cloudy

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
<b>Sgt Gerry PROCTOR</b>	<b>2130</b>		2015-09-15	1232
Sgt. Glenn ATKINS	42157			
Cpl. Chris ROBIDOUX	39294			
Cpl. Steve BOLT	48884			
<b>Det/Cst Kevin UGANEK</b>	<b>1654</b>		2015-09-15	0050
Cst Sue LAVOIE	47290			
<b>Det/Cst Dave BRANDER</b>	<b>2115</b>		2015-09-15	1010
Det/Cst Greg PAXTON	2141			
<b>Det/Cst Norman YEE</b>	<b>2162</b>		2015-09-15	1021
<b>Cst Kelly CRAIG</b>	<b>48224</b>		2015-09-15	1047
<b>Det/Cst Cal MCINTOSH</b>	<b>1857</b>		2015-09-14	2355
<b>Det/Cst Jason MEYER</b>	<b>2345</b>		2015-09-15	0955
<b>Cst Pat SIMPKINS</b>	<b>49308</b>		2015-09-15	1051
<b>Det/Cst Travis FRASER</b>	<b>2284</b>		2015-09-14	2359
Cst Sean GIBSON	53869			
Det/Cst Ian THURBER				

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*





## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	MEYER (D, RB)	This is Exhibit <u>"25"</u> referred to in the Affidavit of <u>M. Chizawsky</u> affirmed before me this <u>26</u> day of <u>February, 2020</u>
	UGANEC (D, M) / CRAIG (F)	
	BOLT (D) / BRANDER (F)	
	ROBIDOUX (D) / YEE (F)	
	PROCTOR (D) / COHEN (F)	

<b>CONTACT:</b>	Det/Cst UGANEC	A Commissioner for taking Affidavits Within British Columbia
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**BRIEFING BY / OBJECTIVES**

Establish surveillance at Pacific Business Centre, 5811 Cooney Road, Richmond BC Be prepared to spin surveillance off on any related targets that may arrive at this location. Also monitor the surveillance cameras set up at the Water Cube, and 13511 No. 4 Road, Richmond BC

<b>TARGET(S) / RESIDENCE:</b>	WEI, Xiao Qi "Apple" (DOB: 1989-11-27) 8100 Fairbrook Crescent, Richmond, BC
	QIN, Cai Xuan "Summer" (DOB: 1984-08-30) 2375 Burquitlam Drive, Vancouver, BC
	MOTEVALLI, Sepehr (DOB: 1986-06-25)
	Pacific Business Centre, 5811 Cooney Road, Richmond BC
	Water Cube Spa, 103-4411 No. 3 Road, Richmond, BC
	13511 No. 4 Road, Richmond BC
	Style Travel, 5-8271 Westminster Highway, Richmond BC
	5100 Brighthouse Way, Richmond, BC

<b>ADDRESSES ATTENDED:</b>	Pacific Business Centre, 5811 Cooney Road, Richmond BC
	13511 No. 4 Road, Richmond BC
	Style Travel, 5-8271 Westminster Highway, Richmond BC
	5100 Brighthouse Way, Richmond, BC
	TD Canada Trust, 6830 No 3 Road, Richmond, BC
	New Concept Hot Pot Restaurant, 168-8131 Westminster Highway, Richmond, BC
	Beard Papa's, 100-5951 No. 3 Road, Richmond, BC
	7080 No 3 Road, Richmond, BC

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain

<b>VEHICLE(S) OBSERVED:</b>	<p>BCL: 925PRJ, 2012 Volkswagen Passat 4 dr grey</p> <p>BCL: 899RVJ, 2012 Mercedes C300W 4 dr grey</p> <p>BCL: 603MMK, 2014 Toyota Sienna 4 dr white</p> <p>BCL: AR168M, 2016 Acura MDX 4 dr black</p> <p>BCL: HA9213, 2013 Cadillac Escalade crcab white</p> <p>ALTA: BNT3599, 2014 Mercedes Benz CLS550 4 dr white</p> <p>BCL: AM292V, 2009 Nissan Rogue 4 dr grey</p> <p>BCL: AP898A, 2015 Mercedes E400 4dr white</p> <p>BCL: 579XGL, 2011 Toyota Venza 4 dr grey</p>
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<b>UNKNOWN(S) OBSERVED:</b>	<p>UF#1 was described as an Asian female, 60's, 5'3, 150lbs, short black hair, cream colored top, and bright pink pants</p> <p>UF#2 was described as an Asian female, late 20's 5'5, slim build long black hair and blue cardigan.</p> <p>UF#3 was described as an Asian female, mid 20's with long black hair, wearing a yellow shirt.</p> <p>UM#1 Acura driver: Asian male, 45, black hair short on sides longer on top, 170 lbs, and wearing multi colored sweater.</p>
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<b>SYNOPSIS:</b>	<p>Surveillance was established at Pacific Business Centre, 5811 Cooney Road, Richmond BC. BCL: 603MMK arrived and drove in to the visitor parking. QIN, Cai Xuan left in BCL: BF168S. T400 rolled a suitcase in to the visitor parking lot and Motevalli, Sepehr loaded in to the rear of BCL: 603MMK. BCL: 603MMK drove 5100 Brighthouse Way, Richmond, BC where it drove to the central round-a-bout. WEI, Xiao Qi got out of BCL: 603MMK and walked to the driver side of BCL: AR168M. UM#1 handed WEI, Xiao Qi a piece of paper and sh got back in to BCL: HA9213 which drove away. UF#1 approached BCL: AR168M and then walked towards 5199 Brighthouse Way. BCL : AR168M drove away. Motevalli, Sepehr and WEI, Xiao Qi leave in BCL: HA9213 and drove to TD Canada Trust, 6830 No.3: Road, Richmond, BC, whee they picked up UF#2 and UF#3. They drove to New Concept Hot Pot Restaurant, 168-8131 Westminster Highway, Richmond, BC. Motevalli, Sepehr, WEI, Xiao Qi, UF#2 and UF#3 left the restaurant and drove to Beard Papa's, 100-5951 No. 3 Road, Richmond, BC Beard Papa's, 100-5951 No. 3 Road, Richmond, BC before UF#2 and UF#3 were dropped at the TD Canada bankparking lot and were observed going in to 7080 No 3 Road, Richmond, BC. BCL: HA9213 returned to 5100 Brighthouse Way, Richmond, BC where it drove in to the parkade. Surveillance was terminated at this location and moved to 13511 No. 4 Road, Richmond BC. Vehicles were observed coming and going from this location. Surveillance teiminated.</p>
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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain

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


<b>SURVEILLANCE MASTER NOTES PREPARED BY:</b>	Det/ Cst UGANEC
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TIME	LOCATION	OBSERVATIONS	MEMBER
1415	Pacific Business Centre, 5811 Cooney Road, Richmond BC	Surveillance was established at this location.	MEYER <i>[Signature]</i>
1427	Style Travel, 5-8271 Westminster Highway, Richmond, BC	The front doors were locked, business hours posted on the door, stated that it was closed on Saturdays.	COHEN <i>[Signature]</i>
1500	13511 No. 4 Road, Richmond BC	Front gate on the driveway of the residence was closed.	BRANDER <i>[Signature]</i>
1510	13511 No. 4 Road, Richmond BC	Front gate was now opened, and a number of vehicles had arrived including BCL: 925PRJ, which drove in the main, south driveway.  BCL: 899RVJ, arrived and drove in the north driveway.  BCL: 925PRJ, 2012 Volkswagen Passat 4 dr grey  BCL: 899RVJ, 2012 Mercedes C300W 4 dr grey	BOLT <i>[Signature]</i>
		150919-18:11:59 LIC:925PRJ STATUS:ACTIVE EXP:2016-01-02 REG:10406520 SINCE:2012-01-03 LCHG:2015-01-05 DECAL# 10029008 2012 VOLKSWAGEN PASAT 4DSDN PASSENGER GREY VIN:WVWHN9AN6CE535909 GVW: 0.NET WEIGHT: 1,482 NUM OF OWNERS: 1 ZHANG HONG 3764 LINWOOD ST BURNABY BC V5G1N5 ODN:9010151 PODL:9010156	UGANEC <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain
		150919-18:16:56 LIC:899RVJ STATUS:ACTIVE EXP:2016-06-03 REG:10531328 SINCE:2012-11-29 LCHG:2015-06-05 DECAL# 15231945 2012 MERCEDES C300W 4DSN PASSENGER GREY VIN:WDDGF8BB9CA621347 GVW: 0 NET WEIGHT: 1,650 NUM OF OWNERS: 1 YU LU 2104-5611 GORING ST BURNABY BC V5B0A3 ODN:8486397 PODL:8486397		UGANEC <i>K 1634</i>
1653	Pacific Business Centre, 5811 Cooney Road, Richmond BC	BCL: 603MMK drove in to the underground parkade eastbound from Ackroyd Road.  BCL: 603MMK, 2014 Toyota Sienna 4 dr white		BOLT 
		150919-20:47:55 LIC:603MMK STATUS:ACTIVE EXP:2016-05-24 REG:11098422 SINCE:2014-05-21 LCHG:2015-07-03 DECAL# 14017751 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC0ES084178 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) 0820490 B C LTD (LESSEE) 103-4411 NO. 3 RD RICHMOND BC V6X2C3 PODL:5810437		UGANEC <i>K 1654</i>
1654	Pacific Business Centre, 5811 Cooney Road, Richmond BC	QIN, Cai Xuan walked through the lobby from the area of the north tower, carrying a beige boutique bag, and walked up the stairs to the second level of the parkade.		COHEN 
1657	Pacific Business Centre, 5811 Cooney Road, Richmond BC	BCL: BF168S drove out of the parkade and north on Cooney Road. QIN, Cai Xuan was driving and alone in the vehicle. BCL: BF168S was A.T.P		PROCTOR 
1704	Pacific Business Centre, 5811	T400, wearing a short sleeved grey shirt, fitted blue jeans and a lanyard with keys around her neck, walked through the lobby from the north tower pulling a large black roller bag with an		COHEN 

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain
	Cooney Road, Richmond BC	extendable handle and carrying a white piece of paper. T400 walked towards the visitor parking, V.C.B.		
		***video obtained***		
1704	Pacific Business Centre, 5811 Cooney Road, Richmond, BC	T400, walked in to the visitor parkade with a black suitcase. Motevalli, Sepehr got out of BCL: 603MMK, met T400 at the rear of the vehicle and loaded the suitcase in to the rear of the vehicle.		BRANDER <i>DB</i>
1705	Pacific Business Centre, 5811 Cooney Road, Richmond, BC	BCL: 603MMK departed and drove West on Ackroyd Road, Richmond, BC. Motevalli, Sepehr was the driver, WEI, Xiao Qi was the front passenger.		BOLT 
1705	Pacific Business Centre, 5811 Cooney Road, Richmond BC	T400 walked back in to the lobby from the visitor parking, empty handed.  *** video obtained***		COHEN <i>ke</i>
1710	Lansdowne near River Road, Richmond, BC	Cartoons were playing on a screen that was facing the backseat of BCL: 603MMK, a white Toyota Sienna, indicating the possibility there was a child in the backseat.		BOLT 
1712	5100 Brighthouse Road, Richmond, BC	BCL: 603MMK, drove towards the roundabout of 5100 Brighthouse Road, Richmond, BC. V.C.B.		PROCTOR 
1713	5100 Brighthouse Road, Richmond, BC	BCL: 603MMK pulled over and stopped in the round-a-bout in the centre of the complex. UF#1 (Apple) got out of the passenger side of BCL: 603MMK and walked up to the driver side of BCL: AR168M which was parked in the round-a-bout. UM#1, the driver of BCL: AR168M, a black 2016 Acura MDX, passed a white piece of paper to Apple.  UF#1 was standing outside at the front foyer of building entrance, holding a purse.  UM#1 Acura driver: Asian male, 45, black hair short on sides longer on top, 170 lbs, and wearing multi colored sweater.		YEE <i>ef</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain

		UF#1 was described as an Asian female, 60's, 5'3, 150lbs, short black hair, cream colored top, and bright pink pants  BCL: AR168M, 2016 Acura MDX 4 dr black	
		150919-20:13:40 LIC:AR168M STATUS:ACTIVE EXP:2016-03-17 REG:11375324 SINCE:2015-03-18 LCHG:2015-08-29 DECAL# 12098583 2016 ACURA MDX 4DRSW PASSENGER BLACK VIN:5FRYD4H48GB501010 GVW: 0 NET WEIGHT: 1,912 NUM OF OWNERS: 1 HONDA CANADA FINANCE INC (LESSOR) LIU MEI YI (LESSEE) 9260 PINEWELL CRES RICHMOND BC V7A2C6 PODL:8003478	UGANEC  <i>2016/09/19</i>
1714	5100 Brighthouse Way, Richmond, BC	BCL: 603MMK reversed and proceeded east bound then south bound on Brighthouse Way. V.C.B.	YEE  <i>M</i>
1717	5100 Brighthouse Way, Richmond, BC	UF#1 walked towards the entrance of 5199 Brighthouse Way, V.C.B.	YEE  <i>M</i>
1719	5100 Brighthouse Way, Richmond, BC	UF#1 reacquired and walked up to driver's side of BCL: AR168M, spoke with UM#1 and she walked away, towards the tower at 5199 Brighthouse Road, Richmond, UF#1 was now carrying a red boutique bag.	YEE  <i>M</i>
1720	5100 Brighthouse Way, Richmond, BC	BCL: AR168M, southbound on Brighthouse Road, Richmond, BC. A.T.P	YEE  <i>M</i>
1722	5100 Brighthouse Way, Richmond, BC	BCL: 603MMK was located parked beside BCL: HA9213, in the underground parkade. Motevalli, Sepehr walked around to the rear and opened the trunk of BCL: 603MMK. There was a sound of something being removed that was consistent with a suitcase. The sounds of wheels could be heard being placed	COHEN  <i>ve</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain

		on the ground of the parking garage. Motevalli, Sepehr and WEI, Xiao Qi walked towards 5199 Brighthouse Road, Richmond, BC. V.C.B.	
		150919-20:48:01 LIC:HA9213 STATUS:INACTIVE EXP:2015-09-18 REG:10934839 SINCE:2013-10-10 LCHG:2015-06-22 DECAL# 18204304 2013 CADILLAC ESCAL CRCAB COMMERCIAL WHITE VIN:3GYT4MEF3DG360672 GVW: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 DUECK CHEVROLET BUICK CADILLAC GMC LIMITED (LSR) ZONG YU LIAN (LESSEE) 400 MARINE DR SE VANCOUVER BC V5X4X2 PODL:7629771 RECORD CHANGE PENDING CONTACT MVB VICTORIA	UGANEC <i>ca 1654</i>
1724	5100 Brighthouse Way, Richmond, BC	BCL: 603MMK was checked and the black suitcase was not inside the rear compartment.	COHEN <i>ke</i>
1739	5100 Brighthouse Way, Richmond, BC	Motevalli, Sepehr and WEI, Xiao Qi got into BCL: HA9213 and they departed the underground parking garage. WEI, Xiao Qi was wearing a white ¾ sleeve shirt.	PROCTOR <i>[Signature]</i>
1745	TD Canada Trust, 6830 No 3 Road, Richmond, BC	BCL: HA9213 parked in the parking lot of the TD complex at the corner of No. 3 Road and Granville Street, Richmond, BC.	BOLT <i>[Signature]</i>
1750	TD Canada Trust, 6830 No 3 Road, Richmond, BC	UF#2 and UF#3 walked up to the rear passenger side of BCL: HA9213 and got in the vehicle from the area of 7080 No 3 Rd. BCL: HA9213 departed Eastbound on Granville Rd. Left turn Buswell V.C.B.  UF#2 was described as an Asian female, late 20's 5'5, slim build. long black hair and blue cardigan.  UF#3 was described as an Asian female, mid 20's with long black hair, wearing a yellow shirt.	BRANDER <i>03</i>



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain
1752	8100 block Westminster Highway Richmond, BC	BCL: HA9213 was located in the parking lot of the complex on Westminster Highway,		BRANDER <i>DB</i>
1756	New Concept Hot Pot Restaurant, 168-8131 Westminster Highway, Richmond, BC	Motevalli, Sepehr got out of BCL: HA9213 and walked into the restaurant.		BRANDER <i>DB</i>
1823	New Concept Hot Pot Restaurant, 168-8131 Westminster Highway, Richmond, BC	Motevalli, Sepehr walked out of the restaurant, talked briefly on the phone and went back in to the restaurant.		BRANDER <i>DB</i>
1904	New Concept Hot Pot Restaurant, 168-8131 Westminster Highway, Richmond, BC	Motevalli, Sepehr walked out of the restaurant, opened the front passenger door of the BCL: HA9213 and was reaching inside the vehicle. Motevalli, Sepehr walked back into the restaurant and re-activated the vehicle alarm.		BRANDER <i>DB</i>
1934	New Concept Hot Pot Restaurant, 168-8131 Westminster Highway, Richmond, BC	Motevalli, Sepehr, WEI, Xiao Qi, UF#2 and UF#3 walked out of the restaurant and got in to BCL: HA9213. BCL: HA9213 drove out of the parking lot and west on Westminster Highway.  ***video obtained***		CRAIG <i>ve</i>
1945	Beard Papa's, 100-5951 No. 3 Road, Richmond, BC	BCL: HA9213 was parked on the south side of the street. WEI, Xiao Qi, UF#3 and UF#4 got out of the vehicle and went in to the café. Motevalli, Sepehr stayed in the vehicle.		YEE <i>MY</i>
1951	Beard Papa's, 100-5951 No. 3 Road, Richmond, BC	WEI, Xiao Qi, UF#2 and UF#3 walked out of the café, carrying deserts and got back in to BCL: HA9213. BCL: HA9213 drove south on No. 3 Road.		YEE <i>MY</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain


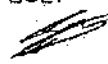

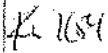


1956	TD Canada Trust, 6830 No 3 Road, Richmond, BC	BCL: HA9213 pulled to the south side of Granville Road just to the east of the bank. UF#2 and UF#3 got out of the vehicle and walked south in the bank parking lot. BCL: HA9213 drove away east bound.	BRANDER DB
1957	7080 No 3 Road, Richmond, BC	UF#2 and UF#3 walked in the rear door of the building, V.C.B. They went in the same area they came from when they were initially picked up.	BRANDER DB
2003	5100 Brighthouse Way, Richmond, BC	BCL: HA9213 drove west in to the parkade, V.C.B.	BOLT <del>DB</del>
2154	5100 Brighthouse Way, Richmond, BC	Surveillance was terminated at this location.	MEYER DB
2209	13511 No. 4 Road, Richmond BC	Surveillance was established at this location.	UGANEC K. USY
2226	13511 No. 4 Road, Richmond BC	Vehicle left the residence and drove north on No. 4 Road.	BOLT <del>DB</del>
2228	No. 4 Road and Steveston Highway, Richmond, BC	ALTA: BNT3599, drove north on No.4 Road. ALTA: BNT3599, 2014 Mercedes Benz CLS550 4 dr white	COHEN <del>DB</del>
		RE LIC: BNT3599/**HITS:001-001 OF 001** HIT:001 MVID: 075664003 OWNER TYPE: INDIVIDUAL OWNER NAME: ONG, JOHN DENNIS TAN ADDRESS: 2020-10060 JASPER AVE NW EDMONTON AB T5J3R8 PHONE: 778-898-1456 HEIGHT: 173 CMS WEIGHT: 070 KGS DOB: 1973-11-06 EYE COLOUR: BROWN HAIR COLOUR: BLACK SEX:	UGANEC K. USY

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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain
		M		
		DL: 164108037 OPERATOR STATUS: ACTIVE EXP: 2019-11-06 CLASS: 500		
		PLATE: BNT3599 AB VIN: WDDLJ9BB2EA100055 TAB: 15052307478 REG DT: 2014-09-02 REG EXP DT: 2015-12-31 2014 MERCEDES BENZ CLS550 WHITE 4DRCOUPE		
2258	13511 No. 4 Road, Richmond BC	Unknown vehicle arrived and drove in to the driveway. Unable to obtain a license plate due to darkness.		BOLT 
2300	13511 No. 4 Road, Richmond BC	Unknown vehicle drove out of the driveway and north on No. 4 Road. (unable to identify due to darkness)		BOLT 
2304	No. 4 Road and Steveston Highway, Richmond, BC	BCL: AM292V drove north on No. 4 Road, A.T.P  BCL: AM292V, 2009 Nissan Rogue 4 dr grey		COHEN 
		150920-02:04:25 LIC:AM292V STATUS:ACTIVE EXP:2016-05-04 REG:04126046 SINCE:2015-05-05 LCHG:2015-05-06 DECAL# 14018724 2009 NISSAN ROGUE 4DRSW PASSENGER GREY VIN:JN8AS58V39W169195 GVW: 0 NET WEIGHT: 1,585 NUM OF OWNERS: 1 SHI QIN 216-9200 FERNDAL RD RICHMOND BC V6Y4L2 ODN:8575270 PODL:8575270		UGANEC 
2324	13511 No. 4 Road, Richmond BC	Unknown vehicle drove out of the driveway and north on No. 4 Road. (unable to identify due to darkness)		BOLT 
2327	No. 4 Road and Steveston Highway, Richmond, BC	BCL: AP898A drove north on No. 4 Road, A.T.P  BCL: AP898A, 2015 Mercedes E400 4dr white		COHEN 

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain
		150920-02:29:02 LIC:AP898A STATUS:ACTIVE EXP:2016-02-12 REG:11325846 SINCE:2015-02-13 LCHG:2015-05-12 DECAL# 11168350 2015 MERCEDES E400 4DSDN PASSENGER WHITE VIN:WDDHF6HB1FB138174 GVW: 0 NET WEIGHT: 1,845 NUM OF OWNERS: 1 MERCEDES-BENZ FIN SERVIC (LESSOR) LIU CHUAN SHENG (LESSEE) 7283 WHILTSHIRE ST VANCOUVER BC V6P5H4 PODL:7406262		UGANEC <i>for 1659</i>
2333	13511 No. 4 Road, Richmond BC	Unknown vehicle drove out of the secondary driveway and north on No. 4 Road. (unable to identify due to darkness)		BOLT 
2337	No. 4 Road and Steveston Highway, Richmond, BC	BCL: 579XGL drove north on No. 4 Road A.T.P  BCL: 579XGL, 2011 Toyota Venza 4 dr grey		COHEN <i>He</i>
		150920-02:37:16 LIC:579XGL STATUS:ACTIVE EXP:2016-07-25 REG:10285346 SINCE:2011-07-26 LCHG:2015-08-18 DECAL# 16087756 2011 TOYOTA VENZA 4DRSW PASSENGER GREY VIN:4T3BK3BB4BU053253 GVW: 0 NET WEIGHT: 1,835 NUM OF OWNERS: 1 ZHANG RUO WEI 5585 GILPIN ST BURNABY BC V5G2H8 ODN:8885202 PODL:8885202		UGANEC <i>for 1659</i>
2345	13511 No. 4 Road, Richmond BC	Main gate was closed. Secondary gate was open.		BOLT 
2345	13511 No. 4 Road, Richmond BC	Surveillance terminated.		MEYER 

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain



*Handwritten signature*

Wei, Xiao Qi



*Handwritten signature*

QIN, Cai Xuan

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain



*Handwritten signature or initials next to the first image.*

T400

*Handwritten mark next to T400.*



*Handwritten signature or initials next to the second image.*

Motevalli, Sepehr

*Handwritten mark next to the name.*

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
1704	1	T400	T400, wearing a short sleeved grey shirt, fitted blue jeans and a lanyard with keys around her neck	Pacific Business Centre, 5811 Cooney Road, Richmond BC	COHEN <i>ke</i>
1705	2	T400	400, wearing a short sleeved grey shirt, fitted blue jeans and a lanyard with keys around her neck	Pacific Business Centre, 5811 Cooney Road, Richmond BC	COHEN <i>ke</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
1940	3	Motevalli, Sepehr, WEI, Xiao Qi, UF#2 and UF#3 walked out of the restaurant and got in to BCL: HA9213	Motevalli, Sepehr, WEI, Xiao Qi, UF#2 and UF#3 walked out of the restaurant and got in to BCL: HA9213	New Concept Hot Pot Restaurant, 168-8131 Westminster Highway, Richmond, BC	CRAIG <i>u</i>
	4				
	5				



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
2015-2543	2015-09-19	PM	Saturday	rain

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
<b>Sgt Gerry PROCTOR</b>	<b>2130</b>	<i>[Signature]</i>	2015-09-20	0038
Sgt. Glenn ATKINS	42157			
<b>Cpl Chris ROBIDOUX</b>	<b>39294</b>	<i>[Signature]</i>	2015-09-20	0003
<b>Cpl. Steve BOLT</b>	<b>48884</b>	<i>[Signature]</i>	2015-09-20	0037
Det/Cst Anita JACKSON	1601			
<b>Det/Cst Kevin UGANEC</b>	<b>1654</b>	<i>[Signature]</i>	2015-09-20	0122
Cst Sue LAVOIE	47290			
<b>Det/Cst Norman YEE</b>	<b>2162</b>	<i>[Signature]</i>	2015-09-20	0011
<b>Det/Cst Dave BRANDER</b>	<b>2115</b>	<i>[Signature]</i>	2015-09-19	0028
<b>Cst Kelly CRAIG</b>	<b>48224</b>	<i>[Signature]</i>	2015-09-19	2352
<b>Det/Cst Kristy COHEN</b>	<b>2310</b>	<i>[Signature]</i>	2015-09-20	0011
<b>Det/Cst Jason MEYER</b>	<b>2345</b>	<i>[Signature]</i>	2015-09-20	0035
Cst Pat SIMPKINS	49308			
Det/Cst Greg PAXTON	2141			
Cst Arash SEYED				
Cst Sean GIBSON	53869			
Det/Cst Ian THURBER				

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*

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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy

GROUP 6 SURVEILLANCE TEAM	
<b>TEAM LINEUP:</b>	Det/Cst COHEN (RB,D) Cpl. ROBIDOUX (D) Det/Cst. BRANDER (M,D)- Cst. LAVOIE (F) Cpl. BOLT (D)- Cst. SIMPKINS (F) Det/Cst MEYER (D)- Det/Cst YEE (F)

<b>CONTACT:</b>	Det/Cst UGANEC
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BRIEFING BY / OBJECTIVES
Briefed on the road by Det/Cst COHEN. Objectives of the file are to identify a residence for T500 and T400, as well as monitor the activities of JIN, Paul King

<b>TARGET(S) / RESIDENCE:</b>	JIN, Paul King 1967-12-10 1107-5199 Brighthouse Way, Richmond  QIN, Cai Xuan 1984- 08-30 2375 Burquitlam Dr. Vancouver  ZHU, Jian Jun (1975-11-15) 2375 Burquitlam Dr. Vancouver	This is Exhibit <u>26</u> referred to in the Affidavit of <u>M. Chizawsky</u> affirmed before me this <u>28</u> day of <u>FEBRUARY</u> , <u>2000</u> 
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A Commissioner for taking Affidavits  
Within British Columbia

<b>ADDRESSES ATTENDED:</b>	5199 Brighthouse Way, Richmond 5811 Cooney Rd, Richmond BC- Pacific Business Centre 120-6068 No 3 Rd, Richmond- Guo Law Corporation 8120 Jones Rd, Richmond #2168-3779 Sexsmith Rd.- Richmond Laser 8811 River Rd, Richmond- River Rock Casino 8171 Ackroyd Rd, Richmond, BC. Royal Bank. Landsdowne Skytrain Str- Richmond,BC 8271 Westminster Hwy, Richmond
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<b>VEHICLE(S) OBSERVED:</b>	BCL 603MMK ('14 Toyota Sienna White) BCL HA9213 ('13 Cadillac Escalade pickup White) BCL BF688S ('10 BMW 750i Grey) BCL BF168S ('13 LandRover Range Black) BCL: 138BJC ('02 Toyota Sienna Grey) BCL AT118V ('15 BMW 228i 2dconv Brown) BCL: 640SJM ('07 Honda Civic Blue) BCL: 500TXR ('11 BMW 535i Black)
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<b>UNKNOWN(S) OBSERVED:</b>	<b>MALES:</b>  T700- Asian male, 5'9, stocky build, short cropped black hair (same u/m as U/M#2 on 2015-09-24.  U/M#1 described as an Asian male, 65yrs, 5'7" slim build wearing a grey jacket.  U/M#2 described as an Asian male, 50's, 5'10, short black hair
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# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy

wearing a grey sweater, grey sweat pants. (Later identified as

**FEMALES:**

U/F#1 described as an Asian female, late 40's early 50's, 5'6", 130lbs, black hair in a tight bun wearing a black top and black pants.

**SYNOPSIS:**

Surveillance established at 5811 Cooney Rd. Richmond- Pacific Business Centre. QIN arrived in BCL: BF688S ('10 BMW 750i Grey), T400 arrived on foot from the Lansdowne Skytrain Stn and ZHU arrived in BCL: BF168S ('13 Landrover Range Black). Surveillance terminated at 5811 Cooney and established at 5199 Brighthouse Way. WEI drove BCL 603MMK ('14 Toyota Sienna White) with T700 in the front passenger seat (ATP), followed by BCL HA9213 ('13 Cadillac Escalade white) with JIN driving alone, who drove to the GUO law Corporation at #120-6068 No 3 Rd. Richmond. JIN was in and out empty handed and then drove to 8120 Jones Rd where he obtained a white boutique bag from UM#1. JIN put the boutique bag in the trunk of the Escalade and drove back to 5199 Brighthouse Way and was observed parked in the private garage beside BCL 138BJC ('02 Toyota Sienna Gray). The Escalade drove out of the underground and went temporarily vcb eastbound on River Rd. The Escalade was re-acquired with JIN driving alone southbound on Garden City Rd from Cambie Rd. JIN pulled over and met with UF#1 from BCL AT118V ('15 BMW 228i 2dr Conv Brown). JIN passed off a white plastic bag and a brown paper bag with rope handles to the female who then drove to #2158-3779 Sexsmith Rd. UF#1 briefly walked in to the business with the white plastic bag. Several bundles of cash of \$20's, \$50's, \$100's could be seen through the thin plastic bag. UF#1 then passed off the plastic bag with cash to UM#2 who was sitting in the driver's seat of BCL 640SJM ('07 Honda Civic Blue). UM#2 drove directly to River Rock Casino where he cashed in for \$99,900 and played Baccarat. UM#2 was identified as SHI, Ya Li by Steve Beeksmas of BCLC. Surveillance terminated on UM#2 and re-established at 5811 Cooney Rd. QIN drove T400 in BCL BF688S to the Royal Bank where she briefly went in, came out and placed something into Qin's vehicle. T400 then walked back to 5811 Cooney Rd. CHAN, Hoy Pang arrived in BCL 500TXR which he parked in the area of #5-8271 Westminster Hwy. CHAN walked from the area of Style Travel into the front doors of 5811 Cooney Rd and towards the north tower. CHAN walked from the north tower and out the front doors of 5811 Cooney Rd. He was carrying a black duffle bag and blue reusable cloth bag which both appeared full. CHAN then walked back towards the area of Style Travel. T400 left 5811 Cooney Rd. and took the skytrain and bus to Commercial Broadway where she was lost to surveillance. Surveillance terminated.

**SURVEILLANCE MASTER NOTES PREPARED BY:**

Det/Cst 2115 BRANDER

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## FSOC SURVEILLANCE MASTER NOTES

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



AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy

TIME	LOCATION	OBSERVATIONS	MEMBER
0730	5199 Brighthouse Way, Richmond	BCL 603MMK ('14 Toyota Sienna White) parked, unoccupied in stall 152.  BCL HA9213 ('13 Cadillac Escalade pickup White) parked, unoccupied in private garage #1.	YEE <i>[Signature]</i>
		RE LIC:603MMK LIC:603MMK STATUS:ACTIVE EXP:2016-05-24 REG:11098422 SINCE:2014-05-21 LCHG:2015-07-03 DECAL# 14017751 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC0E5084178 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) 0820490 B C LTD (LESSEE) 103-4411 NO. 3 RD RICHMOND BC V6X2C3 PODL:5810437	BRANDER <i>[Signature]</i>
		RE LIC:HA9213 LIC:HA9213 STATUS:ACTIVE EXP:2016-09-18 REG:10934839 SINCE:2013-10-10 LCHG:2015-09-21 DECAL# 18204304 2013 CADILLAC ESCAL CRCAB COMMERCIAL WHITE VIN:3GYT4MEF3DG360672 GVW: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 DUECK CHEVROLET BUICK CADILLAC GMC LIMITED (LSR) ZONG YU LIAN (LESSEE) 400 MARINE DR SE VANCOUVER BC V5X4X2 PODL:7629771	BRANDER <i>[Signature]</i>
0840	5811 Cooney Rd. Richmond-Pacific Business Centre	Surveillance established	COHEN <i>[Signature]</i>
0943	5811 Cooney Rd. Richmond-Pacific Business	BCL BF688S ('10 BMW 750i Grey) drove into the secure parkade for 5811 Cooney Rd. Richmond-Pacific Business Centre.	COHEN <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy
	Centre			
		LIC:BF6885 STATUS:ACTIVE EXP:2016-08-19 REG:09883316 SINCE:2015-07-10 LCHG:2015-08-20 DECAL# 17166603 2010 BMW 750i 4DSDN PASSENGER GREY VIN:WBAKC6C58AC393575 GVW: 0 NET WEIGHT: 2,140 NUM OF OWNERS: 1 OPENROAD AUTO GROUP LIMITED (LESSOR) HE SU FANG (LESSEE) 13251 SMALLWOOD PL RICHMOND BC V6V1W8 PODL:8350384		BRANDER  
0946	5811 Cooney Rd. Richmond-Pacific Business Centre	QIN, Cai Xuan walked down the stairs from the secure parkade into the lobby and then walked towards the north tower.  QIN, Cai Xuan was wearing a grey top, black vest, grey shorts with her hair back in a ponytail, carrying a black backpack and a lighter colored purse with black tights, black Converse style shoes.		LAVOIE  
0953	Lansdowne Skytrain Station- Richmond BC	T400 out from the Lansdowne Skytrain station, she came off of a southbound train and walked southbound on No 3 Rd.  T400 wearing a tan coat, black pants, pink shoes, carrying a black purse and a two toned brown shoulder bag.		MEYER  
0958	5811 Cooney Rd. Richmond-Pacific Business Centre	T400 into the lobby from the visitor parkade and walked towards the north tower. V.C.B.		LAVOIE  
1039	5199 Brighthouse Way, Richmond	BCL 603MMK ('14 Toyota Sienna White) still parked and unoccupied in stall 152 in the underground parkade.  BCL HA9213 ('13 Cadillac Escalade pickup White) still parked unoccupied in the private garage #1.		BOLT  

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy
1042	5811 Cooney Rd. Richmond-Pacific Business Centre	BCL BF168S ('13 LandRover Range Black) drove into the visitor's parking lot. Unable to see who was driving.		BRANDER <i>DB</i>
		LIC:BF168S STATUS:ACTIVE EXP:2016-07-09 REG:11518184 SINCE:2015-07-10 LCHG:2015-07-13 DECAL# 16175758 2013 LAND ROVER RANGE 4DRSW PASSENGER BLACK VIN:SALGS2EF9DA107073 GVW: 0 NET WEIGHT: 2,639 NUM OF OWNERS: 1 OPENROAD AUTO GROUP LIMITED (LESSOR) QIN CAIXUAN (LESSEE) 13251 SMALLWOOD PL RICHMOND BC V6V1W8 PODL:8350384		BRANDER <i>DB</i>
1043	5811 Cooney Rd. Richmond-Pacific Business Centre	ZHU, Jian Jun walked into the lobby from the visitor parkade was walked towards the north tower.  ZHU, Jian Jun wearing a blue puffy jacket and was carrying his black laptop bag.		LAVOIE <i>VL</i>
1044	5811 Cooney Rd. Richmond-Pacific Business Centre	Surveillance terminated at 5811 Cooney Rd. Richmond-Pacific Business Centre and re-established at 5199 Brighthouse Way, Richmond.		COHEN <i>CC</i>
1134	5199 Brighthouse Way, Richmond	BCL 603MMK ('14 Toyota Sienna White) drove out from the underground parkade and drove eastbound on River Rd.  WEI, Xiaoqi 'Apple' in the driver's seat. T700 (same U/M#2 from 2015-09-24) in the front passenger seat. A.T.P		YEE <i>Y</i>
1135	5199 Brighthouse Way, Richmond	BCL HA9213 ('13 Cadillac Escalade pickup White) drove out of the underground parkade and then eastbound on River Rd, with JIN, Paul King driving alone.		YEE <i>Y</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy
1148	120-6068 No 3 Rd. Richmond-Guo Law Corporation	BCL HA9213 ('13 Cadillac Escalade pickup White) parked in the visitor parking lot in behind the Guo law corporation. JIN, Paul King exited the driver's seat empty handed and walked westbound through a breezeway towards No 3 Rd.		YEE <i>[Signature]</i>
1148	120-6068 No 3 Rd. Richmond-Guo Law Corporation	JIN, Paul King walked through the front doors of the Guo Law Corporation.		SIMPKINS <i>[Signature]</i>
1150	120-6068 No 3 Rd. Richmond-Guo Law Corporation	JIN, Paul King exited the front doors of the Guo Law Corporation and appeared to be empty handed. He walked back eastbound through the breezeway towards the visitor parkade.		SIMPKINS <i>[Signature]</i>
1150	120-6068 No 3 Rd. Richmond-Guo Law Corporation	JIN, Paul King into the driver's seat of BCL HA9213 ('13 Cadillac Escalade pickup White) and drove away eastbound on Saba Rd.		YEE <i>[Signature]</i>
1156	8120 Jones Rd. Richmond	BCL HA9213 ('13 Cadillac Escalade pickup White) drove into the common driveway for 8120 Jones Rd.		BOLT <i>[Signature]</i>
1157	8120 Jones Rd. Richmond	U/M#1 standing outside of the front doors of 8120 Jones Rd in front BCL HA9213 ('13 Cadillac Escalade pickup White) and JIN, Paul King walking away from UM#1 carrying a white boutique bag which appeared heavy. JIN, Paul King placed the bag in the trunk of BCL HA9213 ('13 Cadillac Escalade pickup White).  U/M#1 described as an Asian male, 65yrs, 5'7" slim build wearing a grey jacket.		MEYER <i>[Signature]</i>
1158	8120 Jones Rd. Richmond	JIN, Paul King put the white boutique bag into the trunk of BCL HA9213 ('13 Cadillac Escalade pickup White) and drove away northbound.  U/M#1 walked back towards the front doors of 8120 Jones Rd.		LAVOIE <i>[Signature]</i>



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy
1205 No 2 Rd/ Westminster Hwy. Richmond,	BCL HA9213 ('13 Cadillac Escalade pickup White) drove northbound on No 2 Rd from Westminster Hwy. VBC			BRANDER DB
1207 5199 Brighthouse Way, Richmond	BCL HA9213 ('13 Cadillac Escalade pickup White) located parked unoccupied in private garage #1 in the underground parkade.			SIMPKINS P
1207 5199 Brighthouse Way, Richmond	BCL: 138BJC ('02 Toyota Sienna Grey) was parked in the same private garage #1. The running lights were on and then turned off as if the ignition had just turned off. Nobody was seen near the vehicle. Unknown if related however there were only two parking stalls in the private garage. It was parked in the stall within the private garage where BCL HA9213 ('13 Cadillac Escalade pickup White) had been parked earlier.			SIMPKINS B
	LIC:138BJC STATUS:ACTIVE EXP:2015-12-14 REG:00895229 SINCE:2011-11-10 LCHG:2014-12-15 VSTAT: REBUILT DECAL# 81127672 2002 TOYOTA SIENA 4DRSW PASSENGER GREY VIN:4T3ZF19C72U448663 GWV: 0 NET WEIGHT: 1.760 NUM OF OWNERS: 1 HO KA WO EDDIE 5904 ST MARGARETS ST VANCOUVER BC V5R3H5 ODN:3760141 PODL:3760141  No indication of being related on PRIME.			BRANDER DB
1228 5199 Brighthouse Way, Richmond	BCL HA9213 ('13 Cadillac Escalade pickup White) drove out of the underground parkade and eastbound on River Rd.			LAVOIE VL
1234 Cambie Rd./No 3 Rd. Richmond	BCL HA9213 ('13 Cadillac Escalade pickup White) drove eastbound on Cambie Rd towards No 3 Rd. V.C.B.			BRANDER DB
1248 Garden City Rd/ Cambie Rd. Richmond	BCL HA9213 ('13 Cadillac Escalade pickup White) re-acquired southbound on Garden City Rd from Cambie Rd. JIN, Paul King still on board alone.			COHEN we

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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy
1259	Odlin Rd/ Garden City Rd. Richmond	BCL HA9213 ('13 Cadillac Escalade pickup White) parked behind BCL AT118V (BMW Conv black) on Odlin Rd. east of Garden City Rd. BCL AT118V (BMW Conv black) already parked.		YEE
		JIN, Paul King exited the driver's seat and removed several bags from the rear driver's side passenger seat and put them into the trunk.		<i>[Handwritten signature]</i>
1259	Odlin Rd/ Garden City Rd. Richmond	U/F#1 met with JIN, Paul King on the passenger side of BCL HA9213 ('13 Cadillac Escalade pickup White) and then they both walked to the trunk. JIN, Paul King removed a white plastic bag and a brown paper bag with rope handles and passed them off to U/F#1.		YEE
		U/F#1 described as an Asian female, late 40's early 50's, 5'6", 130lbs, black hair in a tight bun wearing a black top and black pants.		<i>[Handwritten signature]</i>
		There were several boutique bags visible in the trunk of BCL HA9213 ('13 Cadillac Escalade pickup White).		
1300	Odlin Rd/ Garden City Rd. Richmond	U/F#1 put the bags in the front passenger seat of BCL AT118V ('15 BMW 228i 2door convertible Brown) and made a u-turn on Odlin Rd and then drove away northbound on Garden City.		YEE
		At the same time, JIN, Paul King got into the driver's seat of BCL HA9213 ('13 Cadillac Escalade pickup White) and drove away eastbound on Odlin Rd. A.T.P		<i>[Handwritten signature]</i>
		LIC:AT118V STATUS:ACTIVE EXP:2016-08-24 REG:11517743 SINCE:2015-08-25 LCHG:2015-08-26 DECAL# 17088771 2015 BMW 228i 2DCON PASSENGER BROWN. VIN:WBA1K7C55FV473061 GVW: 0 NET WEIGHT: 1,708 NUM OF OWNERS: 1 L I M I 2102-1618 QUEBEC ST VANCOUVER BC V6A0C5 ODN:6781977 PODL:6781977		BRANDER
				<i>[Handwritten signature]</i>
1304	#2168-3779 Sexsmith Rd.- Richmond Laser	BCL AT118V ('15 BMW 228i 2dconv Brown) parked in the area of #2168- 3779 Sexsmith Rd. Richmond Laser. U/F#1 out of the driver's seat and walked into the front doors Richmond Laser with the white plastic bag that she got from JIN, Paul King.		LAVOIE
				<i>[Handwritten signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
#15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy
1305	#2168-3779 Sexsmith Rd.- Richmond Laser	U/F#1 briefly walked into a rear area of the Richmond Laser Skin Care and Wellness Centre. She still had the white plastic bag. The plastic bag was very thin and several bundles of money with the top bills being \$20's, \$50's and \$100's of Canadian currency could be seen through the plastic.		YEE <i>M</i>
1305	#2168-3779 Sexsmith Rd.- Richmond Laser	U/F#1 walked out the front doors of Richmond Laser with the same plastic bag, which still had the bulk money inside. U/F#1 reached in through the passenger door of BCL: 640SJM ('07 Honda Civic Blue) and placed the white plastic bag full of money onto the floor boards of the passenger side.		YEE <i>M</i>
		RE LIC:640SJM LIC:640SJM STATUS:ACTIVE EXP:2015-12-17 REG:00003111 SINCE:2011-03-31 LCHG:2015-09-21 DECAL# 81188117 2007 HONDA CIVIC 4DSDN PASSENGER BLUE VIN:2HGFA16507H007795 GVW: 0 NET WEIGHT: 1,255 NUM OF OWNERS: 1 ZHANG XU 1526 28TH AVE W VANCOUVER BC V6J2Y5 ODN:8290045 PODL:8364957  Multiple STR's on the vehicle  PODL belongs to ZHANG, Man YUAN 55-01-24 Multiple STR's and an associate of JIN, Paul		BRANDER <i>DB</i>
1310	#2168-3779 Sexsmith Rd.- Richmond Laser	BCL: 640SJM ('07 Honda Civic Blue) drove away westbound, U/M#2 in the driver's seat alone.  U/M#2 described as an Asian male, 50's, 5'10, short black hair wearing a grey sweater.		YEE <i>M</i>
1316	8811 River Rd. Richmond- River Rock Casino	BCL: 640SJM ('07 Honda Civic Blue) parked in stall 682 of the parking lot for the River Rock Casino.  U/M#2 exited the driver's seat with the white plastic bag and walked through the pedestrian door towards the hotel/ over head pedestrian walkway. V.C.B.  U/M#2 was wearing matching grey sweat pants.		BRANDER <i>DB</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy
1350	8811 River Rd. Richmond-River Rock Casino	U/M#2 was observed via closed circuit surveillance video cashing in for \$99,900 with stacks of Canadian Currency of \$55,000 in \$20's, \$17,000 in \$50's and \$43,000 in \$100's.  U/M#2 was identified as SHI, Ya Li (52 yrs) by Steve Beeksmas of BCLC.		LAVOIE R
n/a	n/a	On PRIME SHI, Ya Li 63-08-02 3691 Ullsmore ave Richmond Multiple STR's		BRANDER DTS
1400	8811 River Rd. Richmond-River Rock Casino	SHI, Ya Li was sitting down at the high limit Baccarat table in the VIP section.		LAVOIE R
1406	8811 River Rd, Richmond, BC	Surveillance terminated at the River Rock Casino to set-up at Silver International Investments.		COHEN KR
1455	5811 Cooney Rd., Richmond BC Pacific Business Centre	BCL BF688S ('10 BMW 750i Grey) drove out from the secure parking for the building. QIN was driving and T400 was in the front passenger seat. BCL BF688S ('10 BMW 750i Grey) drove west on Ackroyd Rd.,		ROBIDOUX GA
1500	8171 Ackroyd Rd, Richmond, BC, Royal Bank.	BCL BF688S ('10 BMW 750i Grey) drove into the parking lot for the Royal Bank and parked out front. T400 got out of the passenger seat carrying a small black bag under her arm and walked inside the Royal Bank. QIN remained in the driver seat.		COHEN KR
1518	8171 Ackroyd Rd, Richmond, BC, Royal Bank.	T400 walked out of the Royal Bank. T400 placed something into the passenger seat of BCL BF688S ('10 BMW 750i Grey) and walked away east on Ackroyd. BCL BF688S ('10 BMW 750i Grey) driven by QIN drove west on Ackroyd Rd - A.T.P		COHEN KR

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate.	2015-09-25	AM	Friday	Cloudy
1520	5811 Cooney Rd. Richmond, BC	T400 walked into visitor parking area of the Pacific Business Center.		YEE <i>[Signature]</i>
1620	8271 Westminster Hwy., Richmond BC	BCL: 500TXR ('11 BMW 535i Black) west bound in the north lane of Westminster Hwy and south bound towards Style Travel, VCB		COHEN <i>[Signature]</i>
		RE LIC:500TXR LIC:500TXR STATUS:ACTIVE EXP:2016-01-11 REG:10234752 SINCE:2013-11-22 LCHG:2015-08-13 DECAL# 10074091 2011 BMW 535i 4DSDN PASSENGER BLACK VIN:WBAFU7C59BC780724 GWV: 0 NET WEIGHT: 1,920 NUM OF OWNERS: 1 CHAN HOY PANG 2465 5TH AVE E VANCOUVER BC V5M1M6 ODN:4555530 PODL:4555530		COHEN <i>[Signature]</i>
1622	5811 Cooney Rd., Richmond BC Pacific Business Centre	CHAN, Hoy Pang reacquired walking towards front doors of Pacific Business Centre and towards the north tower. A.T.P  CHAN described as wearing a black hooded sweatshirt and dark blue jeans and white running shoes.		YEE <i>[Signature]</i>
1637	5811 Cooney Rd., Richmond BC Pacific Business Centre	CHAN, Hoy Pang reacquired out of the front doors of Pacific Business Centre carrying black duffle bag and blue reusable cloth bag.  Both bags were full and had weight as CHAN was carrying the bags in his right hand and was leaning to the left to balance the weight.  CHAN, Hoy Pang walked west bound in the north lane of Westminster Hwy and south bound towards Style travel- A.T.P.  12 seconds of video.		COHEN <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy
1749	5811 Cooney Rd., Richmond BC Pacific Business Centre	T400 walked out of the visitor parking area of the Pacific Business Center.		ROBIDOUX <i>AR</i>
1752	Lansdowne Skytrain Station.	T400 walked up the platform for at Lansdowne Skytrain Station and got onto a north bound train.		YEE <i>mf</i>
1816	W Broadway and Cambie St, Vancouver, BC.	T400 got off of the train at City Hall Station and walked north to W Broadway		YEE <i>mf</i>
1820	W Broadway Ave/ Cambie St, Vancouver, BC.	T400 got onto transit bus 2217, #9 Boundary Rd, which drove away east on W Broadway Ave.		LAVOIE <i>PL</i>
1840	Commercial Dr / W Broadway Ave, Vancouver, BC	T400 got off of transit bus # 2217 and walked west on W Broadway Ave. T400 walked north into the Commercial and W Broadway skytrain station towards the Millenium/Expo line - V.C.B.		YEE <i>mf</i>
1900	Commercial Dr/ W Broadway Ave, Vancouver, BC.	Extensive area search was negative for T400. Surveillance was terminated.		COHEN <i>uc</i>

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy



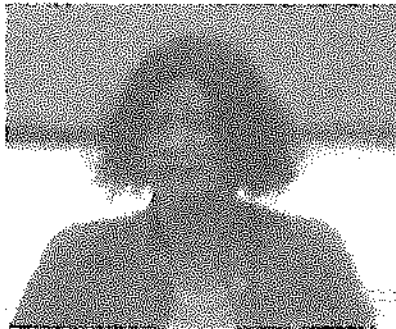
JIN, Paul;

*Handwritten notes:*  
 1/2  
 1/2  
 1/2  
 1/2



Wei, Xiaoqi

*Handwritten notes:*  
 1/2  
 1/2



T400

*Handwritten notes:*  
 1/2  
 1/2  
 1/2  
 1/2



QIN, Cai Xuan

*Handwritten notes:*  
 1/2  
 1/2  
 1/2



T700

*Handwritten notes:*  
 1/2  
 1/2

# FSOC SURVEILLANCE MASTER NOTES

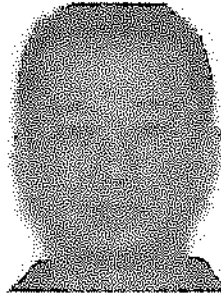
PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy



ZHU, Jian Jun



CHAN, Hoy Pang Stephen



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

### VIDEO PAGE

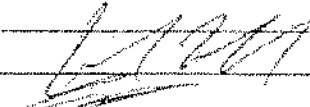
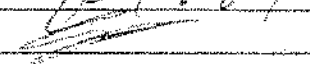
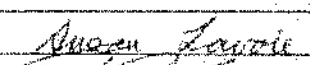
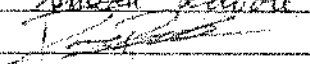

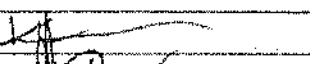
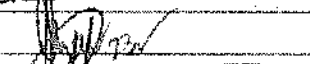
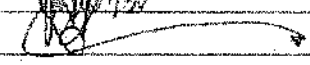
Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
1637	1	CHAN, Stephen	Asian male, short black hair, wearing a black hoody and dark blue jeans and white running shoes.	s/l of Ackroyd Rd, Richmond, BC.	Det/Cst Cohen  <i>[Signature]</i>
	2				
	3				
	4				
	5				

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543 E- Pirate	2015-09-25	AM	Friday	Cloudy

MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)				
Member	Reg	Signature	Date	Time
Sgt Gary PROCTOR	2130			
Sgt. Glenn ATKINS	42157			
<b>Cpl Chris ROBIDOUX</b>	<b>39294</b>		2015-09-29	1705
<b>Cpl. Steve BOLT</b>	<b>48884</b>		2015-09-29	1600
Det/Cst Kevin UGANEC	1654			
<b>Cst Susan LAVOIE</b>	<b>47290</b>		2015-10-10	1108
<b>Det/Cst Dave BRANDER</b>	<b>2115</b>		2015-09-26	1233
Det/Cst Greg PAXTON	2141			
<b>Det/Cst Norman YEE</b>	<b>2162</b>		2015-09-29	1639
Cst Kelly CRAIG	48224			
<b>Det/Cst Kristy COHEN</b>	<b>2310</b>		2015-09-25	2000
<b>Det/Cst Jason MEYER</b>	<b>2345</b>		2015-09-30	1405
<b>Cst Pat SIMPKINS</b>	<b>49308</b>		2015-09-25	1549
Det/Cst Anton SCHAMBURGER	2354			
Cst Sean GIBSON	53869			
Det/Cst JanTHURBER				

\*\*\*Members indicated in BOLD were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*

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C

C

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 2015-2543	2015-09-26	PM	Saturday	Sunny/cool

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	Det/Cst COHEN (RB,D)- Det/Cst NG (F) Cpl. ROBIDOUX (D) Det/Cst BRANDER (D,M)- Det/Cst PAREL-MAY (F) Det/Cst BLONDEAU (D)- Cpl. BAE (F) Det/Cst CHEAH (D)- Det/Cst YEE (F)
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<b>CONTACT:</b>	Det/Cst UGANEC
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<b>BRIEFING BY / OBJECTIVES</b>	
Briefed on the road by Det/Cst COHEN. Objectives of the file are to monitor the comings and goings of vehicles and people from 13231 Blundell Rd.	

<b>TARGET(S) / RESIDENCE:</b>	13231 Blundell Rd. Richmond BC 5199 Brighthouse Way, Richmond
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<b>ADDRESSES ATTENDED:</b>	13231 Blundell Rd. Richmond, BC 5199 Brighthouse Way, Richmond 9891 Pinewell Cres. Richmond 13511 No. 4 Road, Richmond BC Herber Rd./ Broadmoor Blvd. Richmond #145- 8191 Westminster Hwy. Richmond- New Chiu Yeung Fresh Seafood 4311 Hazelbridge Way, Richmond-Parker Place #1425 4380 No 3 Rd. Richmond- Shun Feng Restaurant
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<b>VEHICLE(S) OBSERVED:</b>	BCL: 830TWV ('14 Volkswagen Jetta White) BCL: 603MMK ('14 Toyota Sienna White) BCL: HA9213 ('13 Cadillac Escalade pickup White) BCL: AF081M ('15 Mercedes GLK25 White) BCL: BH772B ('15 BMW 320i White) BCL: 579XGL ('11 Toyota Venza Grey) BCL: 807SXL ('12 Lexus RX350 Grey) BCL: 169TPX ('09 Toyota Rav4 Grey) BCL: 929MMC ('13 Volkswagen Jetta Grey) BCL: AF987K ('14 BMW 328i White) BCL: 236NSK ('14 Honda Odysy Black) BCL: BT189L ('15 Mercedes CLA45 Grey)
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This is Exhibit "27"  
 referred to in the Affidavit  
 of M. Chizausky  
 affirmed before me this 28  
 day of FEBRUARY, 2020

*[Signature]*

<b>UNKNOWN(S) OBSERVED:</b>	<p><b>MALES:</b></p> <p>UM#1 described as an Asian male, 35-40yrs, 5'9", 165-170lbs, short black hair graying on top, wearing a blue Adidas sweater and dark blue jeans, blue Nike shoes with a white "swoosh" and was wearing gloves.</p> <p>UM#2 described as an Asian male, late 40's with spikey black hair wearing gold rimmed sunglasses, white collared shirt under a dark jacket</p>
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A Commissioner for Taking Affidavits  
 Within British Columbia

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 2015-2543	2015-09-26	PM	Saturday	Sunny/cool

U/M#3 described as Asian male 40-45, slightly balding black hair, black zip up hoody with yellow bedazzled rhinestones all over.

U/M#4 described as an Asian male, late 40's, slicked back black hair.

**FEMALES:**

U/F#1 described as an Asian female, over 50yrs, black hair.

**SYNOPSIS:**

Established surveillance at 13231 Blundell Rd. Richmond. BCL: 830TWV ('14 Volkswagen Jetta White) was parked at the rear and U/M#1 was seen taking garbage to the curb. No other activity, surveillance was switched to JIN, Paul King. Set up at 5199 Brighthouse Way. BCL HA9213 (The Escalade) was acquired with JIN driving, and UM#2 in the passenger seat. It stopped at 989+ Pinewell Cres. Richmond. JIN met with a couple of unknown males in BCL: AF081M and BCL: BH772B. JIN then drove UM#2 in The Escalade to 13511 No 4 Rd. JIN then drove UF#1 in the Escalade to 5199 Brighthouse. JIN then drove the Escalade to the area of Herbert Rd. and Boradmoor Blvd. Richmond, unknown why. He then drove to a few different stores getting food and returned to 5199 Brighthouse. Surveillance was re-established at 13511 No 4 Rd and 13211 Blundell Rd. for the purpose of establishing activity. Numerous plates were obtained coming and going from the residences. Surveillance Terminated.

**SURVEILLANCE MASTER NOTES PREPARED BY:** Det/Cst 2115 Brander

TIME	LOCATION	OBSERVATIONS	MEMBER
1300	13231 Blundell Rd. Richmond	Surveillance established	COHEN <i>he</i>
1303	13231 Blundell Rd. Richmond	There were 10-15 garbage bags ready for pickup roadside in front of the residence. This appeared to be excessive garbage for a house that size.	NG <i>BN</i>
1340	13231 Blundell Rd. Richmond	BCL: 830TWV ('14 Volkswagen Jetta White) parked unoccupied at the rear of the residence.	YEE <i>M</i>
n/a	n/a	LIC:830TWV STATUS:ACTIVE EXP:2015-12-08 REG:10915837 SINCE:2013-12-09 LCHG:2014-11-27 DECAL# 81071092 2014 VOLKSWAGEN JETTA 4DSDN PASSENGER WHITE VIN:3VW2K7AJ7EM353159	BRANDER <i>DB</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 2015-2543	2015-09-26	PM	Saturday	Sunny/cool

		GVW: 0 NET WEIGHT: 1,326 NUM OF OWNERS: 1 VW CREDIT CANADA INC CREDIT VW CANADA INC (LSR) XIONG WEI (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:8052796	
--	--	--	--

n/a	n/a	RE DL:8052796 BCDL: 8052796 STATUS: NORMAL PRIMARY DL STATUS: VALID XIONG, WEI LEARNER DL STATUS: NONE 13231 BLUNDELL RD TEMPORARY DL STATUS: NONE RICHMOND BC LICENCE TYPE:5 YR RENEWAL V6W 1B6  OTHER JUR DL: DL#: DOB: 1990-07-23 SEX: F KEYWORD: XIONG EYE COLOUR: BROWN HAIR COLOUR: BLACK HEIGHT: 164 CM WEIGHT: 50.0 KG CURRENT DRIVER LICENCE INFORMATION: CLASS 5** EXPIRES 2017-07-23 CARD SERIAL NUM: D12087010 RESTRICTIONS:CORRECTIVE LENSES REQUIRED  END OF DRIVING RECORD.  Nothing on PRIME linking to our file.	BRANDER  DTS
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1356	13231 Blundell Rd. Richmond	U/M#1 walked southbound on the driveway of 13231 Blundell Rd. and brought out a recycling bin filled with recyclables.  U/M#1 described as an Asian male, 35-40yrs, 5'9", 165-170lbs, short black hair graying on top, wearing a blue Adidas sweater and dark blue jeans, blue Nike shoes with a white "swoosh" and was wearing gloves.	NG  AN
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1411	13231 Blundell Rd. Richmond	Surveillance terminated at 13231 Blundell Rd. Richmond.	COHEN  LSE
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1430	5199 Brighthouse Way, Richmond	Surveillance established	BRANDER  DTS
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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 2015-2543	2015-09-26	PM	Saturday	Sunny/cool
1500	5199 Brighthouse Way, Richmond	BCL: 603MMK ('14 Toyota Sienna White) drove into the underground parkade after arriving from the east on River Road. Unable to identify occupants.		PAREL- MAY <i>NPT</i>
n/a	n/a	LIC:603MMK STATUS:ACTIVE EXP:2016-05-24 REG:11098422 SINCE:2014-05-21 LCHG:2015-07-03 DECAL# 14017751 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:STDDK3DC0ES084178 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) 0620490 B C LTD (LESSEE) 103-4411 NO. 3 RD RICHMOND BC V6X2C3 PODL:5810437		BRANDER <i>DB</i>
1621	No 4 Road and Granville St, Richmond, BC	BCL: HA9213 ('13 Cadillac Escalade pickup White) acquired driving southbound on No. 4 Rd, from Granville Rd. JIN, Paul King driving with U/M#2 in the front passenger seat.  UM#2 described as an Asian male, late 40's with spikey black hair wearing gold rimmed sunglasses, white collared shirt under a dark jacket.		COHEN <i>llc</i>
		LIC:HA9213 STATUS:ACTIVE EXP:2016-09-18 REG:10934839 SINCE:2013-10-10 LCHG:2015-09-21 DECAL# 18204304 2013 CADILLAC ESCAL CRCAB COMMERCIAL WHITE VIN:3GYT4MEF3DG360672 GVW: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 DUECK CHEVROLET BUICK CADILLAC GMC LIMITED (LSR) ZONG YU LIAN (LESSEE) 400 MARINE DR SE VANCOUVER BC V6X4X2 PODL:7629771		BRANDER <i>DB</i>
1623	9891 Pinewell Cres. Richmond	BCL: HA9213 ('13 Cadillac Escalade pickup White) parked in the driveway. JIN, Paul King out of the driver's seat talking on his phone.		NG <i>AJ</i>

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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 2015-2543	2015-09-26	PM	Saturday	Sunny/cool
1634	9891 Pinewell Cres. Richmond	JIN, Paul King spoke with a male, no description, who was in the driver's seat of BCL: AF081M ('15 Mercedes GLK25 White) which then drove away northbound on Pinewell Cres. A.T.P		NG Anj
		LIC:AF081M STATUS:ACTIVE EXP:2015-10-31 REG:11254510 SINCE:2014-11-01 LCHG:2015-07-13 DECAL# 79039113 2015 MERCEDES GLK25 4DRSW PASSENGER WHITE VIN:WDCGG0EBXFG359175 GVW: 0 NET WEIGHT: 1,925 NUM OF OWNERS: 1 MERCEDES-BENZ FIN SERVIC (LESSOR) DENG QING (LESSEE) 214-509 CARNARVON ST NEW WESTMINSTER BC V3L5S4 PODL:9079633  Nothing of interest on PRIME		BRANDER DZ
1634	9891 Pinewell Cres. Richmond	JIN, Paul King spoke with U/M#3 in the driveway. Then JIN, Paul King got into the driver's seat of BCL: HA9213 ('13 Cadillac Escalade pickup White) and U/M#3 got into the driver's seat of BCL: BH772B ('15 BMW 320i White).  U/M#3 described as Asian male 40-45, slightly balding black hair, black zip up hoody with yellow bedazzled rhinestones all over.		NG Anj
		LIC:BH772B STATUS:ACTIVE EXP:2015-12-08 REG:11516672 SINCE:2015-07-09 LCHG:2015-07-12 DECAL# 81149335 2015 BMW 320i 4DSDN PASSENGER WHITE VIN:WBA3C3G5XFNS75262 GVW: 0 NET WEIGHT: 1,574 NUM OF OWNERS: 1 BMW GROUP FINANCIAL DIV OF BMW CANADA INC LSR LEI WENDY WAN PING (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:5328728		BRANDER DZ
1634	9891 Pinewell Cres. Richmond	BCL: BH772B ('15 BMW 320i White) drove away westbound on Saunders Rd. A.T.P.  BCL: HA9213 ('13 Cadillac Escalade pickup White) drove away eastbound on Saunders Rd. U/M#2 in the front passenger seat.		NG Anj



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 2015-2543	2015-09-26	PM	Saturday	Sunny/cool
1643	13511 No. 4 Road, Richmond BC	BCL: HA9213 ('13 Cadillac Escalade pickup White) drove into the main driveway. V.C.B.	CHEAH <i>ke</i>	
1647	13511 No. 4 Road, Richmond BC	BCL: 579XGL ('11 Toyota Venza Grey) drove out of the main driveway and northbound on 13511 No. 4 Rd. U/M#4 driving alone.  U/M#4 described as an Asian male, late 40's, slicked back black hair.	YEE <i>m</i>	
n/a	n/a	LIC:579XGL STATUS:ACTIVE EXP:2016-07-25 REG:10285346 SINCE:2011-07-26 LCHG:2015-08-18 DECAL# 16087756 2011 TOYOTA VENZA 4DRSW PASSENGER GREY VIN:4T3BK3BB4BU053253 GVW: 0 NET WEIGHT: 1,835 NUM OF OWNERS: 1 ZHANG RUO WEI 5585 GILPIN ST BURNABY BC V5G2H8 ODN:8885202 PODL:8885202	BRANDER <i>DS</i>	
1706	13511 No. 4 Road, Richmond BC	BCL: HA9213 ('13 Cadillac Escalade pickup White) drove out of the main driveway and then northbound on No 4 Rd.	COHEN <i>ke</i>	
1707	No 4 Rd./ Steveston Hwy. Richmond	BCL: HA9213 ('13 Cadillac Escalade pickup White) drove northbound on No 4 Rd. JIN, Paul King in the driver's seat, U/F#1 in the rear passenger seat.  U/F#1 described as an Asian female, over 50yrs, black hair.	BRANDER <i>DS</i>	
1719	Westminster Hwy/ Cooney Rd. Richmond	BCL: HA9213 ('13 Cadillac Escalade pickup White) pulled over on the north side of Westminster Hwy just to the east of Cooney Rd.  JIN, Paul King was talking on his cell phone.	PAREL-MAY <i>KAM</i>	
1720	Westminster Hwy/ Cooney Rd. Richmond	BCL: HA9213 ('13 Cadillac Escalade pickup White) drove westbound on Westminster Hwy., nobody on or off.	PAREL-MAY <i>KAM</i>	

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 2015-2543	2015-09-26	PM	Saturday	Sunny/cool
1727	5199 Brighthouse Way, Richmond	BCL: HA9213 ('13 Cadillac Escalade pickup White) drove into the underground parkade.		CHEAH <i>Ac</i>
1750	5199 Brighthouse Way, Richmond	BCL: HA9213 ('13 Cadillac Escalade pickup White) drove out of the underground parkade and then eastbound on River Rd. JIN, Paul King was driving alone.		BAE <i>ly</i>
1758	Broadmoor Blvd./ Afton Dr. Richmond	BCL: HA9213 ('13 Cadillac Escalade pickup White) drove southbound on Afton Dr. from Broadmoor Blvd. V.C.B.		BAE <i>ly</i>
1800	Herbert Rd./ Broadmoor Blvd. Richmond	BCL: HA9213 ('13 Cadillac Escalade pickup White) located parked on Herbert Rd. just to the south of Broadmoor Blvd. JIN, Paul King still sitting in the driver's seat.		BAE <i>ly</i>
1800	Herbert Rd./ Broadmoor Blvd. Richmond	BCL: HA9213 ('13 Cadillac Escalade pickup White) drove away eastbound on Broadmoor Blvd.		BAE <i>ly</i>
1809	#145- 8191 Westminster Hwy. Richmond- New Chiu Yeung Fresh Seafood	BCL: HA9213 ('13 Cadillac Escalade pickup White) parked in front of the New Chiu Yeung Fresh Seafood store. JIN, Paul King exited the driver's seat and walked into the front door of the store empty handed.		PAREL- MAY <i>ly</i>
1814	#145- 8191 Westminster Hwy. Richmond- New Chiu Yeung Fresh Seafood	JIN, Paul King walked out of the door to the store with two plastic bags consistent with food purchase, and placed the bags in the rear driver's side passenger door. JIN, Paul King then got into the driver's seat of BCL: HA9213 ('13 Cadillac Escalade pickup White) and drove westbound on Westminster hwy.		PAREL- MAY <i>ly</i>
1824	4311 Hazelbridge Way, Richmond-	BCL: HA9213 ('13 Cadillac Escalade pickup White) parked on the south parking lot of Parker Place Mall. JIN, Paul King exited the driver's seat and walked into the Mall.		NG <i>AN</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 2015-2543	2015-09-26	PM	Saturday	Sunny/cool
	Parker Place			
1827	4311 Hazelbridge Way, Richmond-Parker Place	JIN, Paul King walked back to BCL: HA9213 ('13 Cadillac Escalade pickup White) carrying two white plastic bags (groceries) and placed them in the driver's side passenger seat on top of a medium sized cardboard box. JIN, Paul King got into the driver's seat and drove northbound along the west side of the mall.		YEE <i>mf</i>
1827	#1425-4380 No 3 Rd. Richmond-Shun Feng Restaurant	BCL: HA9213 ('13 Cadillac Escalade pickup White) parked in front of the Shun Feng Restaurant, JIN, Paul King out of the vehicle (empty handed and into the front doors of the restaurant.		YEE <i>mf</i>
1832	#1425-4380 No 3 Rd. Richmond-Shun Feng Restaurant	BCL: HA9213 ('13 Cadillac Escalade pickup White) reversed and drove away northbound on No 3 Rd. JIN, Paul King driving alone.		YEE <i>mf</i>
1840	5199 Brighthouse Way, Richmond	BCL: HA9213 ('13 Cadillac Escalade pickup White) into the underground parkade.		COHEN <i>hc</i>
1845	5199 Brighthouse Way, Richmond	Surveillance terminated.		COHEN <i>hc</i>
1930	13511 No. 4 Road, Richmond BC	Surveillance established		COHEN <i>hc</i>
2013	13511 No. 4 Road, Richmond BC	BCL: 807SXL ('12 Lexus RX350 Grey) drove out from the main driveway, and northbound on No 4 Rd. A.T.P		NG <i>AN</i>

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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 2015-2543	2015-09-26	PM	Saturday	Sunny/cool

		RE LIC:807SXL LIC:807SXL STATUS:ACTIVE EXP:2015-10-27 REG:10939949 SINCE:2013-10-25 LCHG:2015-07-20 DECAL# 79022155 2012 LEXUS RX350 4DRSW PASSENGER GREY VIN:2T2BK1BA1CC125982 GVW: 0 NET WEIGHT: 1,970 NUM OF OWNERS: 1 XU FANG 1507 66TH AVE W VANCOUVER BC V6P2R8 ODN:9408993 PODL:9408993  One STR associated to the vehicle. R/O XU, Fang 64-01-01 has 4 STRs and is an associate of Queenie Chen, Yong Li	BRANDER DS
2022	13231 Blundell Rd. Richmond	BCL 169TPX ('09 Toyota Rav4 Grey) exited the driveway and drove westbound on Blundell Rd. A.T.P	BAE W
n/a	n/a	LIC:169TPX STATUS:ACTIVE EXP:2016-09-25 REG:04298114 SINCE:2013-10-21 LCHG:2015-09-26 DECAL# 18037602 2009 TOYOTA RAV4 4DRSW PASSENGER GREY VIN:2T3BF33V29W005001 GVW: 0 NET WEIGHT: 1,562 NUM OF OWNERS: 1 TSI KE 13231 BLUNDELL RD RICHMOND BC V6W1B6 ODN:9110527 PODL:9110527  Nothing of note on PRIME.	BRANDER DS
2104	13511 No. 4 Road, Richmond BC	BCL: 929MMC ('13 Volkswagen Jetta Grey) drove northbound on No 4 Rd. from the main driveway. A.T.P	BAE W
n/a	n/a	LIC:929MMC STATUS:ACTIVE EXP:2016-06-17 REG:10651886 SINCE:2014-06-18 LCHG:2015-06-18 DECAL# 15115586 2013 VOLKSWAGEN JETTA 4DSDN PASSENGER GREY VIN:3VW2K7AJ3DM381667 GVW: 0 NET WEIGHT: 1,326 NUM OF OWNERS: 1 VW CREDIT CANADA INC CREDIT VW CANADA INC (LSR) ZAIMI AMIR (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:7679899	BRANDER DS

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 2015-2543	2015-09-26	PM	Saturday	Sunny/cool

		Extensive PRIME on R/O related to Middle Eastern Organized Crime targets. R/O ZAIMI, Amir 86-11-06		
2120	13231 Blundell Rd. Richmond	BOL: AF987K ('14 BMW 328i White) drove into the driveway for 13231 Blundell Rd. Richmond.		NG Arv
n/a	n/a	RE LIC:AF987K LIC:AF987K STATUS:ACTIVE EXP:2015-12-29 REG:11183499 SINCE:2014-12-24 LCHG:2014-12-30 DECAL# 81020416 2014 BMW 328i 4DSDN PASSENGER WHITE VIN:WBA3B3G57ENR82577 GVW: 0 NET WEIGHT: 1,631 NUM OF OWNERS: 1 BMW CANADA INC (LESSOR) QIN XUE (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:8627010  Nothing of note on PRIME		BRANDER DB
2134	13511 No. 4 Road, Richmond BC	BOL: 236NSK ('14 Honda Odyssey Black) exited the main driveway and drove northbound on No 4 Rd.		BAE M
n/a	n/a	LIC:236NSK STATUS:ACTIVE EXP:2016-08-14 REG:11013218 SINCE:2014-03-13 LCHG:2015-07-27 DECAL# 17024942 2014 HONDA ODYSY 4DRSW PASSENGER BLACK VIN:5FNRL5H98EB503136 GVW: 0 NET WEIGHT: 2,030 NUM OF OWNERS: 1 THE GLAMOROUS QUEEN FASHION INC 1305-4380 NO. 3 RD RICHMOND BC V6X3V7 PODL:5065248  STR on PRIME		BRANDER DB
n/a	n/a	BCDL: 5065248	STATUS: NORMAL	PRIMARY DL
		STATUS: VALID		
		HUANG, LI YUN	LEARNER DL STATUS:	BRANDER DB

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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 2015-2543	2015-09-26	PM	Saturday	Sunny/cool

		<p>NONE 1379 58TH AVE W STATUS: NONE VANCOUVER BC RENEWAL V6P 1W3</p> <p>TEMPORARY DL LICENCE TYPE: 5 YR</p> <p>OTHER JUR DL: DL#: DOB: 1962-06-24 SEX: F KEYWORD: LEE EYE COLOUR: BROWN HAIR COLOUR: BLACK HEIGHT: 163 CM WEIGHT: 59.0 KG CURRENT DRIVER LICENCE INFORMATION: CLASS 5** EXPIRES 2018-06-24 CARD SERIAL NUM: J00721469</p> <p>END OF DRIVING RECORD.</p> <p>HUANG, Li Yun has multiple STR's as well as listed as an SOC in an extortion where she is sending threatening messages to a victim demanding payment for a \$100,000 gambling debt. Victim believes its Asian Organized Crime responsible</p>	
2159	13511 No. 4 Road, Richmond BC	BCL: BT189L ("15 Mercedes CLA45 Grey) drove out of the main driveway and northbound on No 4 Rd.	BAE <i>[Signature]</i>
n/a	n/a	<p>LIC: BT189L STATUS: ACTIVE EXP: 2016-09-20 REG: 11587605 SINCE: 2015-09-21 LCHG: 2015-09-22 DECAL# 18027700 2015 MERCEDES GLA45 4DCPE PASSENGER GREY VIN: WDDSJ5CB1FN229403 GVW: 0 NET WEIGHT: 1,585 NUM OF OWNERS: 1 MERCEDES-BENZ FIN SERVIC (LESSOR) ZHANG KANG YUAN (LESSEE) 220-8411 ACKROYD RD RICHMOND BC V6X3E6 PODL: 8973877</p>	BRANDER <i>[Signature]</i>
n/a	n/a	<p>RE SNME: ZHANG/G1/JIA/G2: MIN/DOB: 19950103/SEX: F BCDL: 8973877 STATUS: NORMAL PRIMARY DL STATUS: VALID ZHANG, JIA MIN LEARNER DL STATUS: NONE 220-8411 ACKROYD RD TEMPORARY DL STATUS: NONE RICHMOND BC LICENCE TYPE: 2 YR RENEWAL V6X 3E6</p>	BRANDER <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

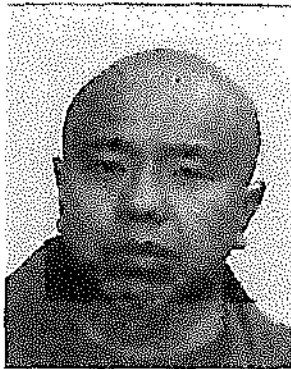
PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 2015-2543	2015-09-26	PM	Saturday	Sunny/cool

		OTHER JUR DL: DL#: DOB: 1995-01-03 SEX: F KEYWORD: ZHANG EYE COLOUR: BROWN HAIR COLOUR: BLACK HEIGHT: 170 CM WEIGHT: 69.1 KG CURRENT DRIVER LICENCE INFORMATION: CLASS 7** EXPIRES 2017-01-03 CARD SERIAL NUM: U00181874 RESTRICTIONS: CORRECTIVE LENSES REQUIRED 1 PASSNGER UNLESS SUPERVISOR AGE 25+. FAMILY EXMPT 0 BAC; MUST DISPLAY "N" SIGN; NO ELECTRONIC DEVICE  END OF DRIVING RECORD.	
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2200	13231 Blundell Rd. Richmond/ 13511 No. 4 Road, Richmond BC	Surveillance Terminated as per Det/Cst UGANEC	COHEN  <i>kc</i>
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JIN, Paul

*vs*  
*ml*  
*kc*

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 2015-2543	2015-09-26	PM	Saturday	Sunny/cool

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
	1				
	2				
	3				
	4				
	5				

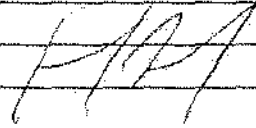
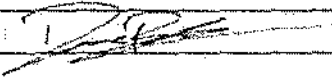
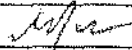

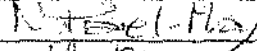
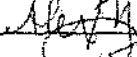
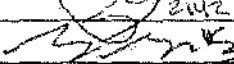
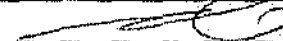


## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

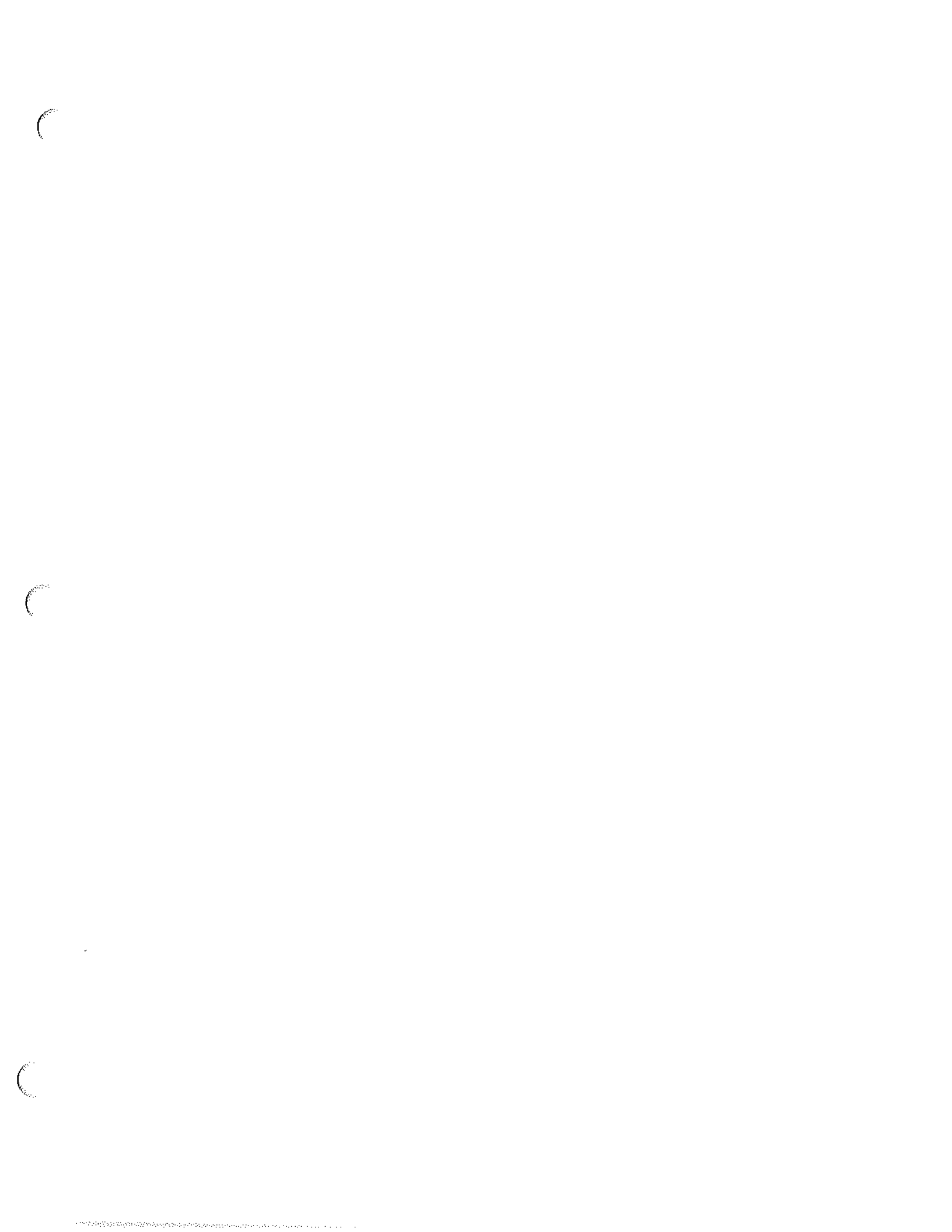
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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 2015-2543	2015-09-26	PM	Saturday	Sunny/cool

MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)				
Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130			
Sgt. Glenn ATKINS	42157			
<b>Cpl Chris ROBIDOUX</b>	39294		2015-09-26	2245
Cpl. Steve BOLT	48884			
Det/Cst Kevin UGANEC	1654			
Cst Sue LAVOIE	47290			
<b>Det/Cst Dave BRANDER</b>	2115		2015-09-26	2240
Det/Cst Greg PAXTON	2141			
<b>Det/Cst Norman YEE</b>	2162		2015-09-26	2239
Cst Kelly CRAIG	48224			
<b>Det/Cst Kristy COHEN</b>	2310		2015-09-26	2300
<b>Det/Cst Nathalie PAREL-MAY</b>	1771		2015-09-26	2130
<b>Det/Cst Alex NG</b>	2557		2015-09-26	2236
<b>Det/Cst Nathan BLONDEAU</b>	2142		2015-09-26	2242
<b>Cpl. Kyong BAE</b>	49258		2015-09-26	2151
<b>Det/Cst Mike CHEAH</b>	2335		2015-09-26	2244

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	BRANDER (RB/D)	This is Exhibit "28" referred to in the Affidavit of <u>M. Chizawsky</u> affirmed before me this day of <u>February, 2020</u>
	SIMPKINS (MD) TEGART (F) UGANEC (D) NG(F) ROBIDOUX (D) LAVOIE(F) PROCTOR (D) YEE (F)	

<b>CONTACT:</b>	A/Cpl UGANEC	A Commissioner for taking Affidavits Within British Columbia
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**BRIEFING BY / OBJECTIVES**

Briefed by A/Cpl UGANEC. Goals of the surveillance are to monitor activities of JIN, Paul et al.

<b>TARGET(S) / RESIDENCE:</b>	1107-5199 Brighthouse Richmond BC 13511 No 4 Rd, Richmond BC
-------------------------------	---

<b>ADDRESSES ATTENDED:</b>	1107-5199 Brighthouse Way, Richmond BC 5131 Brighthouse Way 13511 No 4 Rd, Richmond BC 5811 Cooney Rd Richmond BC #303-5811 Cooney Rd, Richmond BC 5-8271 Westminster Hwy, Richmond BC 2501 Main Street, Vancouver BC Area of 2716 or 2708 East 5 <sup>th</sup> Avenue, Vancouver BC
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<b>VEHICLE(S) OBSERVED:</b>	BCL 603MMK 2014 Toyota Sienna White BCL HA9213 2013 Cadillac Escalade BCL 666STV 2011 Toyota Sienna White BCL 709NDV 2010 Range Rover Black BCL BF168S 2013 Range Rover Black BCL 788XTR 2014 Nissan Pathfinder Gray BCL AF000J 2015 Range Rover Gray BCL BF688S Silver BMW 735i BCL 500TXR Black BMW 535i
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<b>UNKNOWN(S) OBSERVED:</b>	<b>MALES</b>
	T700 blue checkered collared shirt, man bag/computer bag, and insulated jacket.  UM2- Asian male  UM3 black hoody white trim asian male 5'7" 150 lbs 30 yo
	<b>FEMALES</b>
	UF1 asian female dark hair, pony tail, glasses  UF2 older Asian female with longer black hair, unknown clothing.

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B




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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C

	UF3 Asian female
	T400 pink top

<b>SYNOPSIS:</b>	<p>Surveillance of 1107 5199 Brighthouse Richmond. T700 and UF1 observed departing in BCL 666STV. T700 had a black shoulder bag. WEI, observed as she departed with an infant and elderly UF. BCL 666STV returned and dropped off T700 and departed. BCL 603MMK observed parked in the underground. BCL 709NDV observed departing 13511 No 4 Rd Richmond and then arrived at 1107-5199 Brighthouse Richmond BC departing shortly thereafter. BCL 603MMK departed and was lost to surveillance. Surveillance established at 5811 Cooney Rd. Richmond. BCL BF688S with ZHU, Jian driving arrived. ZHU was with UM3 both walked to the building and the north tower. BCL 603MMK with WEI driving and T700 as a passenger arrived. T700 entered the building and went to the north tower. T700 was observed as he exited Silver with a large duffle bag. T700 departed with WEI driving BCL 603MMK and they traveled to 1107-5199 Brighthouse Richmond BC. T700 and WEI observed entering unit 1107 with T700 carrying the duffle bag. T700 then departed alone empty handed. CHAN, Hoy arrived at 5811 Cooney Rd Richmond. HOY walked into the north tower with two heavy boutique bags. T400 observed entering visitors' parkade immediately after with a bag and then immediately returned to the north tower area. QIN departed alone. T400 departed on foot and was surveilled to the 2700 block East 5<sup>th</sup> Ave, Vancouver</p>
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<b>SURVEILLANCE MASTER NOTES PREPARED BY:</b>	Cst PC SIMPKINS
---	-----------------

TIME	LOCATION	OBSERVATIONS	MEMBER
0940	5199 Brighthouse Way Richmond BC	Surveillance established at 5199 Brighthouse Way Richmond BC	TEGART 
0945	5131 Brighthouse Way Richmond BC	<p>Lights activated in the garage and sounds could be heard in private garage #1. It sounded as though heavy items were being moved around. No persons were observed accessing the private garage from the general parking area.</p> <p>BCL HA9213 2013 Cadillac Escalade parked in private garage #1.</p>	YEE 
1000	5199 Brighthouse Richmond BC	BCL 603MMK 2014 Toyota Sienna White observed parked in stall 152 the underground.	YEE 

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C
1043	5131 Brighthouse Way Richmond BC			
1044	5131 Brighthouse Way Richmond BC			
1048	5199 Brighthouse Richmond BC			

BCL 603MMK  
2014 TOYOTA SIENA 4DRSW PASSENGER WHITE  
VIN:5TDDK3DC0ES084178  
GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1  
TOYOTA CREDIT CANADA INC  
(LESSOR)  
0820490 B C LTD (LESSEE)  
103-4411 NO. 3 RD  
RICHMOND BC V6X2C3  
PODL:5810437

SIMPKINS

BCL HA9213  
2013 CADILLAC ESCAL CRCAB COMMERCIAL WHITE  
VIN:3GYT4MEF3DG360672  
GVW: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1  
DUECK CHEVROLET BUICK  
CADILLAC GMC LIMITED (LSR)  
ZONG YU LIAN (LESSEE)  
400 MARINE DR SE  
VANCOUVER BC V5X4X2  
PODL:7629771

SIMPKINS

T700 out from private garage #1 with a shoulder bag. No one was observed entering the private garage from the general parking area.

YEE

Information received indicated that this private garage has an interior door access to a suite likely on the 1<sup>st</sup> floor. An interior door can be seen through the iron mesh of the garage door.

T700 wearing a blue checkered insulated jacket, black man-bag or computer bag and talking on white cellphone.

T700 walked in the general parking away from private garage #1 and holding in the area of stall 152. VCB

YEE

BCL 666STV departed with T700 reacquired in the front passenger seat with UF1 driving.

LAVOIE








UF1: Asian female dark hair, pony tail, glasses

## FSOC SURVEILLANCE MASTER NOTES

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




AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C

		BCL 666STV DECAL# 17193187 2011 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC6BS028595 GVW: 0 NET WEIGHT: 2,115 NUM OF OWNERS: 1 JIA YUANYUAN 3733 LOCKHART RD RICHMOND BC V7C1M4 ODN:8611304 PODL:8611304	SIMPKINS 
1055	5199 Brighthouse Richmond BC	WEI, Xiaoqi, UF2 and an infant was observed walking to BCL 603MMK parked in stall 152.  UF2 older Asian female with longer black hair, unknown clothing.	YEE 
1056	5199 Brighthouse Richmond BC	BCL 603MMK departed with WEI, Xiaoqi driving.	LAVOIE 
1056	5199 Brighthouse Richmond BC	BCL 603MMK departed westbound with WEI driving, UF2 in the front passenger seat and an infant in the rear seat. ATP	BRANDER 
1258	5199 Brighthouse Richmond BC	BCL 666STV arrived and drove towards the round-about. UF1 driving unknown if anyone else was on board.	YEE 
1300	5199 Brighthouse Richmond BC	BCL 666STV departed with UF1 alone.	YEE 
1320	5199 Brighthouse Richmond BC	A white Toyota Sienna drove into the underground parkade, unable to confirm the plate.	YEE 

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C
1329	5199 Brighthouse Richmond BC	BCL 603MMK spot checked in parking stall 152 unoccupied.		PROCTOR 
1403	13511 No 4 Rd, Richmond	Check of location resulted in BCL 709NDV black Range Rover observed departing location.		NG Av
		RE LIC:709NDV LIC:709NDV STATUS:ACTIVE EXP:2016-07-18 REG:09994946 SINCE:2010-07-19 LCHG:2015-07-19 DECAL# 16017793 2010 LAND ROVER RANGE 4DRSW PASSENGER BLACK VIN:SALSK2D41AA246619 GVW: 0 NET WEIGHT: 2,489 NUM OF OWNERS: 1 ZHOU LI XIA 2149 18TH AVE W VANCOUVER BC V6L1A3 ODN:8835239 PODL:8835239		SIMPKINS 
1417	5199 Brighthouse Richmond BC	BCL 709NDV observed departing the round-about Asian UM2 driving and UF3 passenger. Unable to provide further description.  UM2- Asian male UF3- Asian female		LAVOIE 
1512	5199 Brighthouse Richmond BC	BCL 603MMK departed east bound. VCB		LAVOIE 
1535	5811 Cooney Rd, Richmond BC	BCL BF168S with ZHU, Jian driving entered the secure parkade.		PROCTOR 
1538	5811 Cooney Rd, Richmond BC	ZHU, Jian driving BCL BF168S parked on the upper level. ZHU exited the vehicle with UM3 and walked toward the building.		PROCTOR 
		RE LIC:BF168S LIC:BF168S STATUS:ACTIVE EXP:2016-07-09		SIMPKINS 

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C
		REG:11518184 SINCE:2015-07-10 LCHG:2015-07-13 DECAL# 16175758 2013 LAND ROVER RANGE 4DRSW PASSENGER BLACK VIN:SALGS2EF9DA107073 GVW: 0 NET WEIGHT: 2,639 NUM OF OWNERS: 1 OPENROAD AUTO GROUP LIMITED (LESSOR) QIN CAIXUAN (LESSEE) 13251 SMALLWOOD PL RICHMOND BC V6V1W8 PODL:8350384		
1539	5811 Cooney Rd Richmond	ZHU, Jian followed by UM3 walked toward the north tower. ZHU wearing blue jacket blue jeans.  UM3 Asian male 30 yrs short spikey black hair a wearing a blacking hood white liner and black pants 5'7" 155 lbs skinny		LAVOIE ♀
1541	5811 Cooney Rd, Richmond BC	UM3 departed on foot from the north tower, white liner inside hooded toward the south tower.		LAVOIE ♀
1544	5811 Cooney Rd, Richmond BC	BCL 603MMK re acquired as it arrived at the visitor's parkade, WEI, Xiaoqi was driving and T700 was the front passenger.  WEI was wearing a yellow top.		BRANDER DB
1546	5811 Cooney Rd, Richmond BC	BCL 788TXR entered the visitors parkade. T400 exited the north tower and met UM3.  T400 wearing a pink top		BRANDER DB
		RE LIC:788TXR LIC:788TXR STATUS:ACTIVE EXP:2015-11-22 REG:10960001 SINCE:2013-11-23 LCHG:2014-11-23 DECAL# 80126359 2014 NISSAN PFNDR 4DRSW PASSENGER GREY VIN:5N1AR2MM4EC632018 GVW: 0 NET WEIGHT: 1,962 NUM OF OWNERS: 1 SIOW NYET YANG 3578 GLADSTONE ST VANCOUVER BC V5N4Y7 ODN:8096720 PODL:8096720		SIMPKINS R



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C

1551	5811 Cooney Rd, Richmond BC	T700 walked from the visitor's parkade to the south tower.  T700 wore a black jacket & black pants.	LAVOIE  ☞
1552	5811 Cooney Rd, Richmond BC	T700 walked out of the south tower and toward the visitor's parkade. T700 then exited the visitor's parkade and walked toward the north tower.  VIDEO obtained.	LAVOIE  ☞
1559	#303-5811 Cooney Rd, Richmond BC	T700 walked out of Silver international Investments with a large duffle bag with rolling wheels on one end. Bag had weight as it was ¾ full.	YEE  <i>[Signature]</i>
1600	5811 Cooney Rd, Richmond BC	T700 walked out of the north tower and into the visitor parkade with duffle bag. Bag was on the right shoulder and looked heavy.  Bag was large duffle bag, black 3' by 2' with blue  VIDEO obtained.	LAVOIE  ☞
1601	5811 Cooney Rd, Richmond BC	603MMK exiting WEI driving with T700 on board.  WEI was wearing a yellow top.	BRANDER  <i>[Signature]</i>
1610	5199 Brighthouse Way Richmond BC	BCL 603MMK turned into the secure underground with WEI driving.	PROCTOR  <i>[Signature]</i>
1614	5199 Brighthouse Way Richmond BC	WEI and T700 exited BCL 603MMK carrying a large duffle bag and walked toward the elevators from stall 152. This bag matched the description of the bag that T700 received from 5811 Cooney Rd.	PROCTOR  <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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




AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C
1614	1107-5199 Brighthouse Richmond BC	WEI and T700 were observed as they entered unit 1107. T700 was carrying a large duffle bag that matched the description of the bag T700 received from 5811 Cooney Rd.  T700 dropped off the duffle bag inside and then departed empty handed to the elevator.		NG  AV
1656	5811 Cooney Rd, Richmond	Surveillance established at 5811 Cooney Rd, Richmond.		BRANDER 05
1703	5199 Brighthouse Way Richmond BC	T700 into the driver side of HA9213 while parked in private garage #1.  T700 drove HA9213 out of the private garage #1. Unknown how T700 accessed the private garage #1.		YEE  [Signature]
1704	5199 Brighthouse Way Richmond BC	BCL HA9213 departed the parkade with T700 driving. ATP		PROCTOR  [Signature]
1727	5811 Cooney Rd, Richmond BC	QIN, Cai observed exiting 5811 Cooney Rd Richmond and walked south to the laneway and west in the lane.  QIN wearing a long black tight skirt, white sweater, pink purse and carrying white plastic bags.		UGANEC  [Signature]
1730	5-8271 Westminster Hwy Richmond	QIN observed entering Style Travel with the white bags.		TEGART  [Signature]
1745	5-8271 Westminster Hwy Richmond	QIN exited Style Travel and walked to 5811 Cooney Rd with only her pink purse and loose papers in her hands.		YEE  [Signature]
1757	5811 Cooney Rd, Richmond BC	CHAN, Hoy "Stephen" arrived and parked BCL 500TXR in the visitor's parkade.		BRANDER 05

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C

		RE LIC:500TXR LIC:500TXR STATUS:ACTIVE EXP:2016-01-11 REG:10234752 SINCE:2013-11-22 LCHG:2015-08-13 DECAL# 10074091 2011 BMW 535i 4DSDN PASSENGER BLACK VIN:WBAFU7C59BC780724 GVW: 0 NET WEIGHT: 1,920 NUM OF OWNERS: 1 CHAN HOY PANG 2465 5TH AVE E VANCOUVER BC V5M1M6 ODN:4555530 PODL:4555530	SIMPKINS 
1758	5811 Cooney Rd, Richmond BC	CHAN walked into the lobby and toward the north tower with two white boutique bags 1' x 2' which appeared weighted and heavy.  CHAN wearing a blue long sleeve jacket or sweater.	NG 
1806	5811 Cooney Rd, Richmond BC	T400 exited the north tower with an item cradled in her left arm. Could not tell what the item was as it was obstructed by her arm.  T400 exited into the visitor's parking lot, through the doors and then reentered the lobby empty handed. T400 walked back to the north tower.	YEE 
1806	5811 Cooney Rd, Richmond BC	BCL: AF000J gray Land Rover departed the visitors' parkade.	BRANDER 
1824	5811 Cooney Rd, Richmond BC	RE LIC:AF000J LIC:AF000J STATUS:ACTIVE EXP:2016-02-04 REG:11342410 SINCE:2015-02-17 LCHG:2015-02-18 DECAL# 11022762 2015 LAND ROVER RANGE 4DRSW PASSENGER GREY VIN:SALWV2TF1FA607026 GVW: 0 NET WEIGHT: 2,310 NUM OF OWNERS: 1 HAO XIAN 16383 HIGH PARK AVE SURREY BC V3S0M1 ODN:8220252 PODL:8220252	SIMPKINS 
1824	5811 Cooney Rd, Richmond BC	CHAN observed exiting the area of the north tower and walking toward the visitors parking. CHAN was empty handed.	YEE 

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C

1826	5811 Cooney Rd, Richmond BC	CHAN driving BCL 500TXR exited the parkade and departed westbound on Ackroyd Rd. ATP	BRANDER <i>PP</i>
	5811 Cooney Rd, Richmond BC	ZHU and UM3 exited the north tower and walked to the secure 2 <sup>nd</sup> level parking.	YEE <i>mf</i>
1841	5811 Cooney Rd, Richmond BC	ZHU and UM3 boarded BCL BF168S Land Rover. ZHU was carrying a larger bag similar to a lap top bag, brown in colour.	PROCTOR <i>PP</i>
1842	5811 Cooney Rd, Richmond BC	BCL BF6168S departed with ZHU driving and UM3 in the front passenger seat, eastbound on Westminster Hwy. ATP	PROCTOR <i>PP</i>
1856	5811 Cooney Rd, Richmond BC	T400 observed exiting the north tower and walking toward the visitor's parking with a canvass green bag with green straps. (1foot wide by 2 feet long). T400 returned through the lobby moments later without the green canvass bag and walked toward the north tower.	YEE <i>mf</i>
1901	5811 Cooney Rd, Richmond BC	QIN observed with a red purse and a large blue canvass bag walking to the secure parkade from the lobby.	YEE <i>mf</i>
1905	5811 Cooney Rd, Richmond BC	QIN exited the secure parkade in BCL BF688S. ATP	PROCTOR <i>PP</i>
		SN:M00001-0001 MT:MUF MSID:BRKR-150928-22:34:14 RE LIC:BF688S LIC:BF688S STATUS:ACTIVE EXP:2016-08-19 REG:09883316 SINCE:2015-07-10 LCHG:2015-08-20 DECAL# 17166603 2010 BMW 750i 4DSDN PASSENGER GREY VIN:WBAKC6C58AC393575 GVW: 0 NET WEIGHT: 2,140 NUM OF OWNERS: 1 OPENROAD AUTO GROUP LIMITED (LESSOR) HE SU FANG (LESSEE) 13251 SMALLWOOD PL	SIMPKINS <i>P</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C
		RICHMOND BC V6V1W8 PODL:8350384		
1910	5811 Cooney Rd, Richmond BC	T400 exited the lobby and walked out the visitors parking eating food from a white bag and carrying brown backpack style purse still wearing pink sweater and jeans		YEE <i>[Signature]</i>
1917	5400 No 3 rd, Richmond BC	T400 walked to the Canada Line skytrain station at Lansdowne Station		NG <i>[Signature]</i>
1925	5400 No 3 rd, Richmond BC	T400 Departed on a northbound train at Lansdowne Station on the Canada Line train alone.		NG <i>[Signature]</i>
1941	496 W Broadway Vancouver BC	T400 exited the Canada Line train on foot alone.		NG <i>[Signature]</i>
1943	496 W Broadway Vancouver BC	T400 boarded 99 B Line Bus # B8028 eastbound and departed.		NG <i>[Signature]</i>
1948	2501 Main Street, Vancouver BC	T400 disembarked the bus at E Broadway and Main Street and walked west to the Tim Hortons at 2501 Main Street.		YEE <i>[Signature]</i>
1954	2501 Main Street, Vancouver BC	T400 exited the restaurant alone and held at the bus stop on the south side of East Broadway.		NG <i>[Signature]</i>
1955	2501 Main Street, Vancouver BC	T400 was observed talking on a cellular phone.		TEGART <i>[Signature]</i>
2002	2501 Main Street, Vancouver BC	T400 boarded 9 Broadway bus and departed east bound bus # 2247		TEGART <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C
2017	E Broadway Street and Siocan Ave, Vancouver	T400 disembarked the bus and traveled north on foot.		TEGART <i>[Signature]</i>
2022	Area of 2716 5 <sup>th</sup> Ave East, Vancouver BC	<p>T400 observed walking east bound in the south side of East 5<sup>th</sup> Ave, VCB.</p> <p>A few seconds later, a black metal gate was heard closing at the rear of 2708 East 5<sup>th</sup> Ave. There were lights on in the basement of this residence. It appeared dark on the 2<sup>nd</sup> floor of the residence.</p> <p>Based on timing, it appears that T400 likely went into the rear of 2708 E.5<sup>th</sup> Ave.</p>		NG <i>[Signature]</i>
2022	2716 E 5 <sup>th</sup> ave. Vancouver, BC	Surveillance Terminated		BRANDER <i>[Signature]</i>



*AW*  
*[Signature]*  
*[Signature]*  
*[Symbol]*

T400 *[Signature]* 49366



*[Signature]*  
*[Signature]*  
*[Symbol]*

WEI, Xiaoqi Apple



*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Symbol]*

T700

# FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C



*[Handwritten signature]*  
*[Handwritten mark]*

ZHU, Jian Jun



*Km 1654*  
*DB*  
*[Handwritten signature]*  
*RM 49366*

QIN, Cai Xuan



*DB*  
*hw*

CHAN, Hoy Pang "Steven"

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
1552	1	T700	T700 wore a black jacket & black pants.	5811 Cooney Rd, Richmond	LAVOIE ☞
1600	2	T700	T700 wore a black jacket & black pants & carried a large heavy black & blue duffle bag.	5811 Cooney Rd, Richmond	LAVOIE ☞
	3				
	4				
	5				

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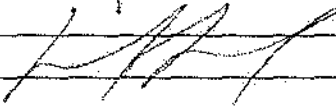
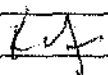
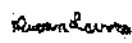
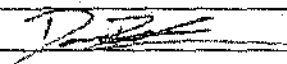
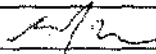
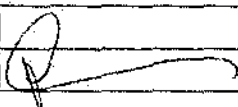
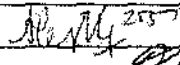
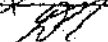
## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
15-2543	2015-09-28	AM	Monday	Clear dry 16 Deg C

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130		2015-10-20	1330
Sgt. Glenn ATKINS	42157			
Cpl Chris ROBIDOUX	39294		2015-10-07	1516
Cpl. Steve BOLT	48884			
Det/Cst Kevin UGANEC	1654		2015-10-07	1617
Cst Susan LAVOIE	47290		2015-10-10	1119
Det/Cst Dave BRANDER	2115		2015-10-07	1038
Det/Cst Greg PAXTON	2141			
Det/Cst Norman YEE	2162		2015-10-07	1536
Cst Kelly CRAIG	48224			
Det/Cst Kristy COHEN	2310			
Det/Cst Jason MEYER	2345			
Cst Pat SIMPKINS	49308		2015 10 07	1359
Cst Arash SEYED	56893			
Det/Cst Anton SCHAMBERGER	2354			
Cst Sean GIBSON	53869			
Det/Cst Ian THURBER				
Det/Cst Callum McCINTOSH				
Det/Cst NG	2557		2015-12-07	1107
Cst Duane TEGART	49366		2015-09-28	2047

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-29	PM	Tuesday	Clear/Dry

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	Det/Cst COHEN (RB) – Cst GIBSON (F) Cpl ROBIDOUX (D) – Cst SIMPKINS (F) Det/Cst MEYER (D,M)	This is Exhibit "29" referred to in the Affidavit of <u>H. Chizausky</u> affirmed before me this <u>28</u> day of <u>FEBRUARY 2020</u>
	<b>CONTACT:</b>	Det/Cst UGANEC

<b>BRIEFING BY / OBJECTIVES</b>	A Commissioner for taking Affidavits Within British Columbia
Briefed in the office by Det/Cst UGANEC. Goals of surveillance are to document the activities at 13511 No 4 Rd, Richmond, BC.	

<b>TARGET(S) / RESIDENCE:</b>	13511 No 4 Rd, Richmond, BC T700 102-5131 Brighthouse Way, Richmond, BC
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<b>ADDRESSES ATTENDED:</b>	<ul style="list-style-type: none"> <li>• 13511 No 4 Rd, Richmond, BC</li> <li>• 5131 Brighthouse Way, Richmond, BC</li> </ul>
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<b>VEHICLE(S) OBSERVED:</b>	<ul style="list-style-type: none"> <li>• BCL 147JTD 2006 Toyota Sienna Grey</li> <li>• BCL 728PXP 2012 Audi A5 White</li> <li>• BCL 036SSS 2013 BMW X6 Blue</li> <li>• BCL BF625N 2008 BMW 528i White</li> <li>• BCL 139SSS 2013 Volkswagen Tareg White</li> <li>• BCL BT658J 2014 Mercedes CLA25 Black</li> <li>• BCL BF628M 2014 Infiniti X50 Grey</li> <li>• BCL 053TPD 2012 Dodge Grand Caravan Grey</li> <li>• BCL 281WMG 2013 BMW X5 White</li> <li>• BCL HK6293 2013 Toyota Prius Red Cab #C69</li> <li>• BCL HA9213 2013 Cadillac Escalade White</li> <li>• BCL 929MMC 2013 Volkswagen Jetta Grey</li> </ul>
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<b>UNKNOWN(S) OBSERVED:</b>	
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<b>SYNOPSIS:</b>	Setup at 13511 No 4 Rd, Richmond, BC. UM (no description) departed from the north gate on foot and drove away in BCL 147JTD). Numerous vehicles observed leaving through the north and south entrances to property (BCL 726PXP, BCL 036SSS, BCL BF625N, BCL
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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-29	PM	Tuesday	Clear/Dry

	139SSS, BCL BT658J, BCL BF628M, BCL 053TPD, and BCL 281WMG). BCL HA9213 departed the north property with T700 on board alone. BCL HA9213 drove into the secure parkade to 5131/5199 Brighthouse where vehicle parked in private garage #1 and T700 took an interior door up to suite 102 where he was observed outside on balcony smoking a cigarette and on cell phone. Richmond Taxi arrived at 13511 No 4 Rd, Richmond, BC and departed with an Asian male on board. BCL 929MMC departed south gate of residence. Surveillance terminated at 2255 hrs.
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<b>SURVEILLANCE MASTER NOTES PREPARED BY:</b>	Det/Cst MEYER, VPD#2345
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TIME	LOCATION	OBSERVATIONS	MEMBER
1905	13511 No 4 Rd, Richmond, BC	Setup at 13511 No 4 Rd, Richmond, BC	MEYER <i>JM 23</i>
1930	13511 No 4 Rd, Richmond, BC	Asian male (no other description obtained) exited from the north driveway to residence and got into driver's side of BCL 147JTD 2006 Toyota Sienna Grey and drove northbound on No 4 Rd. Allowed to proceed.	MEYER <i>JM 23</i>
		RE LIC:147JTD LIC:147JTD STATUS:ACTIVE EXP:2016-07-25 REG:03907645 SINCE:2006-11-25 LCHG:2015-07-26 DECAL# 16189339 2006 TOYOTA SIENA 4DRSW PASSENGER GREY VIN:5TDZA29C46S561577 GVW: 0 NET WEIGHT: 1,892 NUM OF OWNERS: 1 BENNETT DAVID A 27-11551 KINGFISHER DR RICHMOND BC V7E3N5 ODN:5692005 PODL:5692005	MEYER <i>JM 23</i>
1930	13511 No 4 Rd, Richmond, BC	BCL 728PXP 2012 Audi A5 White drove into the main entrance to residence driving in from the north on No 4 Rd. Unable to identify occupants.	MEYER <i>JM 23</i>
		RE LIC:728PXP LIC:728PXP STATUS:INACTIVE EXP:2015-08-27 REG:10471712 SINCE:2013-08-28 LCHG:2014-08-29 DECAL# 77024349 2012 AUDI A5 2DCPE PASSENGER WHITE	MEYER <i>JM 23</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-29	PM	Tuesday	Clear/Dry
		VIN:WAUVFBFR4CA028868 GVW: 0 NET WEIGHT: 1,625 NUM OF OWNERS: 1 GAO ZI 2301-5380 OBEN ST VANCOUVER BC V5R6H7 ODN:9032533 PODL:9032533		
2000	13511 No 4 Rd, Richmond, BC	BCL 036SSS 2013 BMW X6 Blue exited the main gate to residence and drove northbound on No 4 Rd. Unable to identify occupants. into the main entrance to residence arriving from the north on No 4 Rd. Unable to identify occupants.		MEYER <i>[Signature]</i>
		RE LIC:036SSS LIC:036SSS STATUS:ACTIVE EXP:2015-11-26 REG:10766100 SINCE:2013-11-20 LCHG:2015-08-27 DECAL# 80462302 2013 BMW X6 4DRSW PASSENGER BLUE VIN:5YMGZ0C56D0C40147 GVW: 0 NET WEIGHT: 2,415 NUM OF OWNERS: 1 BMW CANADA INC.(LESSOR) LIU LEI (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:8982539 ***CHECK DRIVERS LICENCE FILE: 8982539		MEYER <i>[Signature]</i>
2003	No 4 Rd/Steves on Hwy, Richmond, BC	BCL 036SSS 2013 BMW X6 Blue drove northbound on No 4 Rd through Steveston hwy with Asian male driving with a 'bowl' type haircut.		SIMPKIN <i>[Signature]</i>
2014	13511 No 4 Rd, Richmond, BC	BCL BF625N 2008 BMW 528i White out of the main gate to residence and drove eastbound on Dyke Rd. Unable to identify occupants. Allowed to proceed.		MEYER <i>[Signature]</i>
		RE LIC:BF625N LIC:BF625N STATUS:ACTIVE EXP:2016-03-31 REG:02233991 SINCE:2015-06-11 LCHG:2015-06-12 DECAL# 12032273 2008 BMW 528i 4DSDN PASSENGER WHITE VIN:WBANU53508CT12762 GVW: 0 NET WEIGHT: 1,590 NUM OF OWNERS: 1 WANG ZHI FANG 1206-7888 SABA RD		MEYER <i>[Signature]</i>

# FSOC SURVEILLANCE MASTER NOTES

**PROTECTED B**

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-29	PM	Tuesday	Clear/Dry

		RICHMOND BC V6Y0A2 ODN:8460121 PODL:8460121	
2015	13511 No 4 Rd, Richmond, BC	Three vehicles (unable to obtain license plates) out of the north gate of residence and drove northbound on No 4 Rd.	COHEN <i>[Signature]</i>
2017	No 4 Rd/Steveest on Hwy, Richmond, BC	BCL 139SSS 2013 Volkswagen Toreg White, BCL BT658J 2014 Mercedes CLA25 Black, and BCL BF628M 2014 Infiniti X50 Grey drove northbound in tandem on No 4 Rd through Steveston Hwy. Unable to obtain descriptions of occupants.	SIMPKIN <i>[Signature]</i>
		RE LIC:139SSS LIC:139SSS STATUS:ACTIVE EXP:2016-09-13 REG:10648421 SINCE:2014-01-11 LCHG:2015-09-15 DECAL# 18036784 2013 VOLKSWAGEN TOREG 4DRSW PASSENGER WHITE VIN:WVGDP9BP3DD006994 GWV: 0 NET WEIGHT: 2,189 NUM OF OWNERS: 1 WU YUEZE 803-138 1ST AVE WEST VANCOUVER BC V5Y0H5 ODN:9020379 PODL:9020379	MEYER <i>[Signature]</i>
		RE LIC:BT658J LIC:BT658J STATUS:ACTIVE EXP:2015-11-03 REG:10977821 SINCE:2015-09-12 LCHG:2015-09-15 DECAL# 80042969 2014 MERCEDES CLA25 4DCPE PASSENGER BLACK VIN:WDDSJ4EBXEN058513 GWV: 0 NET WEIGHT: 1,480 NUM OF OWNERS: 1 JIN XIN 2009-6658 DOW AVE BURNABY BC V5H0C7 ODN:9386092 PODL:9386092	MEYER <i>[Signature]</i>
		RE LIC:BF628M LIC:BF628M STATUS:ACTIVE EXP:2016-03-17 REG:11129084 SINCE:2015-08-18 LCHG:2015-08-19 DECAL# 12014034 2014 INFINITI Q50 4DSDN PASSENGER GREY VIN:JN1BV7AR4EM706407 GWV: 0 NET WEIGHT: 1,680 NUM OF OWNERS: 1 NISSAN CANADA INC DBA INFINITI FINANCIAL (LESSOR)	MEYER <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-29	PM	Tuesday	Clear/Dry
		MA QI HUA (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:5350505		
2024	13511 No 4 Rd, Richmond, BC	Dark coloured van (later confirmed as BCL 053TPD by SIMPKINS at 2027 hrs ) out of the main gate to residence and drove northbound on No 4 Rd.		COHEN <i>KE</i>
2027	No 4 Rd/Steveson Hwy, Richmond, BC	BCL 053TPD 2012 Dodge Grand Caravan Grey drove northbound on No 4 Rd through Steveston Hwy. Unable to obtain descriptions of occupants. Allowed to proceed.		SIMPKIN <i>S</i>
		RE LIC:053TPD LIC:053TPD STATUS:ACTIVE EXP:2016-06-24 REG:10440336 SINCE:2012-06-25 LCHG:2015-06-26 DECAL# 15151342 2012 DODGE GCRVN 4DRSW PASSENGER GREY VIN:2C4RDGBG4CR103317 GVW: 0 NET WEIGHT: 1,987 NUM OF OWNERS: 1 ZHANG HONG 3764 LINWOOD ST BURNABY BC V5G1N5 ODN:9010151 PODL:9010151		MEYER <i>MEYER</i>
2028	13511 No 4 Rd, Richmond, BC	White SUV (later confirmed as BCL 281WMG by ROBIDOUX at 2032 hrs) out of the main entrance of residence and drove northbound on No 4 Rd. Unable to obtain description of occupants.		COHEN <i>KE</i>
2032	Williams Rd/No 4 Rd, Richmond, BC	BCL 281WMG 2013 BMW X5 White drove northbound on No 4 Rd to Williams Rd. No description of occupants obtained. Allowed to proceed.		ROBIDOUX <i>UX</i> <i>RU</i>
		RE LIC:281WMG LIC:281WMG STATUS:ACTIVE EXP:2016-09-11 REG:10602621 SINCE:2012-08-25 LCHG:2015-09-13 DECAL# 18208008 2013 BMW X5 4DRSW PASSENGER WHITE VIN:5UXZV4C52D0B07436 GVW: 0 NET WEIGHT: 2,250 NUM OF OWNERS: 2		MEYER <i>MEYER</i>

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

PAGE 6 of 10

AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-29	PM	Tuesday	Clear/Dry
		YE GUI XIONG OU JIAN YING 9228 PINEWELL CRES RICHMOND BC V7A2C6 NO DRIVER LICENCE ON FILE		
2115	13511 No 4 Rd, Richmond, BC	White Cadillac Escalade (no plate obtained) exited the north gate of residence and drove northbound on No 4 Rd. Unable to identify occupants.		COHEN <i>ke</i>
2116	13511 No 4 Rd, Richmond, BC	Taxi (later confirmed as BCL HK6293 by MEYER at 2118 hrs) stopped at main entrance of residence briefly coming in from the east on Dyke Rd. A minute later, BCL HK6293 drove eastbound on Dyke Rd. Unable to confirm if anyone on or off of vehicle due to darkness.		COHEN <i>ke</i>
2118	No 5 Rd/Steve on Hwy, Richmond, BC	BCL HK6293 2013 Toyota Prius Red Cab #C69 drove northbound on No 5 Rd from Dyke Rd towards Steveston Hwy. Younger Asian male with short black hair in rear passenger seat texting on phone. Allowed to proceed.		MEYER <i>MEYER</i>
		RE LIC:HK6293 LIC:HK6293 STATUS:ACTIVE EXP:2015-10-31 REG:11259757 SINCE:2015-03-19 LCHG:2015-08-01 VSTAT: REBUILT DECAL# 79130331 2013 TOYOTA PRIUS TAXI COMMERCIAL RED VIN:JTDKN3DUXD1731642 GVW: 2,070 NET WEIGHT: 1,380 NUM OF OWNERS: 1 CORAL CABS LTD 2440 SHELL RD RICHMOND BC V6X2P1 NO DRIVER LICENCE ON FILE NSC 200004652 PTA 000070363		MEYER <i>MEYER</i>
2119	No 4 Rd/Steve on Hwy, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White drove northbound on No 4 Rd through Steveston Hwy with T700 driving alone.		SIMPKIN <i>SIMPKIN</i>
		RE LIC:HA9213 LIC:HA9213 STATUS:ACTIVE EXP:2016-09-18 REG:10934839 SINCE:2013-10-10 LCHG:2015-09-21 DECAL# 18204304		MEYER <i>MEYER</i>



## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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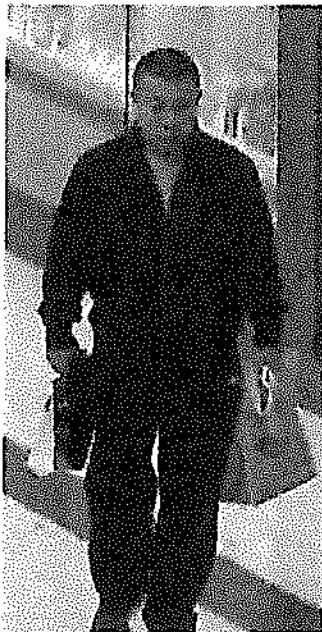
AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-29	PM	Tuesday	Clear/Dry
2133	5131/5199 Brighthouse Way, Richmond, BC			COHEN <i>ke</i>
2135	5131 Brighthouse Way, Richmond, BC			COHEN <i>ke</i>
2137	102-5131 Brighthouse Way, Richmond, BC			COHEN <i>ke</i>
2239	13511 No 4 Rd, Richmond, BC			COHEN <i>ke</i>
2241	No 4 Rd/Stevevst on Hwy, Richmond, BC			GIBSON <i>JS</i>
				MEYER <i>JS</i>

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-29	PM	Tuesday	Clear/Dry
		VW CREDIT CANADA INC CREDIT VW CANADA INC (LSR) ZAIMI AMIR (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:7679899		
2255	13511 No 4 Rd, Richmond, BC	Surveillance terminated.		COHEN <i>KC</i>
	13511 No 4 Rd, Richmond, BC	While set up at 13511 No 4 Rd, Richmond, BC and over a period of approximately 4 hrs, there were fourteen vehicles that entered either the north or south (main) entrance to the property.		COHEN <i>KC</i>



*KC*

T700

## FSOC SURVEILLANCE MASTER NOTES

**PROTECTED B**

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-29	PM	Tuesday	Clear/Dry

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

### VIDEO PAGE

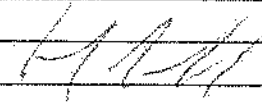

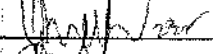
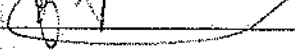
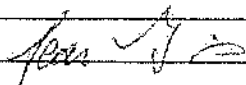
Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
	1				
	2				
	3				
	4				
	5				

## FSOC SURVEILLANCE MASTER NOTES

**PROTECTED B**

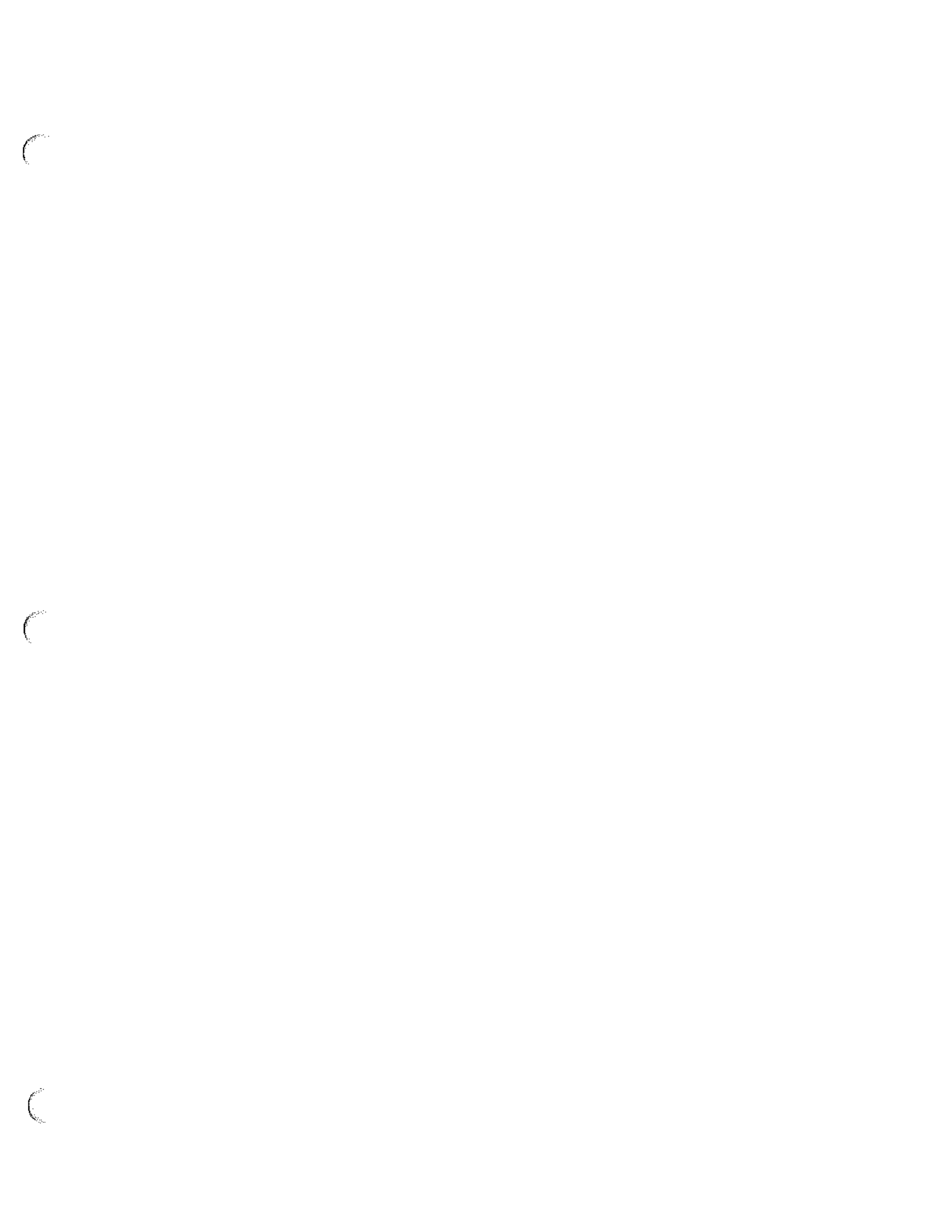
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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
FSOC File 2015-2543	2015-09-29	PM	Tuesday	Clear/Dry

MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)				
Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130			
Sgt. Glenn ATKINS	42157			
<b>Cpl Chris ROBIDOUX</b>	<b>39294</b>		<b>2015-09-29</b>	<b>2313</b>
Cpl. Steve BOLT	48884			
Det/Cst Kevin UGANEC	1654			
Cst Sue LAVOIE	47290			
Det/Cst Dave BRANDER	2115			
Det/Cst Greg PAXTON	2141			
Det/Cst Norman YEE	2162			
Cst Kelly CRAIG	48224			
<b>Det/Cst Kristy COHEN</b>	<b>2310</b>		<b>2015-09-29</b>	<b>2316</b>
<b>Det/Cst Jason MEYER</b>	<b>2345</b>		<b>2015-09-29</b>	<b>2320</b>
<b>Cst Pat SIMPKINS</b>	<b>49308</b>		<b>2015 09 29</b>	<b>2311</b>
Det/Cst Anton SCHAMBURGER	2354			
<b>Cst Sean GIBSON</b>	<b>53869</b>		<b>2015-09-29</b>	<b>2315</b>
Det/Cst Ian THURBER				

**\*\*\*Members indicated in BOLD were active in surveillance on date indicated above\*\*\***

**\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\***



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 15-2543	2015-09-30	PM	Wednesday	Clear/Sun

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	BRANDER (RB/D)	This is Exhibit "30" referred to in the Affidavit of <u>M. Chizausky</u> affirmed before me this day of <u>September 23rd</u>
	ROBIDOUX (W/D) / GIBSON (F)	
	MEYER(D) / YEE(F)	
	COHEN (M/D) /SIMPKINS (F)	

<b>CONTACT:</b>	Det/Cst UGANEC
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A Commissioner for taking Affidavits

<b>BRIEFING BY / OBJECTIVES</b>	Within British Columbia
<p>Briefed in the office by Det/Cst Uganec. Goals of the surveillance are lifestyle surveillance on T700 which include observing him keying into suite 102-5131 Brighthouse Way. Additional goals are to obtain details of activities occurring at 13511 No 4 Rd and obtain plates of any vehicles coming and going to the residence.</p>	

<b>TARGET(S) / RESIDENCE:</b>	WEI, Xiaoqi (1989-11-27)
	T700
	5131 Brighthouse Way, Richmond, BC.

<b>ADDRESSES ATTENDED:</b>	5119/ 5131 Brighthouse Way, Richmond BC. 13511 No 4 Rd, Richmond, BC
----------------------------	---

<b>VEHICLE(S) OBSERVED:</b>	BCL: 603MMK (2014 Toyota Sienna White) BCL: 036SSS (2013 BMW X6 Blue) BCL: 859XDS (2008 Subaru Legacy Grey) BCL : 139SSS (2013 Volkswagen Tored White) BCL : BF628M (2014 Infinity Q50 Grey) BCL: 579XGL (2011 Toyota Venza Grey) BCL: HA9213 (2013 Cadillac Escalade White)
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<b>UNKNOWN(S) OBSERVED:</b>	
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<b>SYNOPSIS:</b>	<p>Set- up at 5131/ 5119 Brighthouse Way. WEI, Xiaoqi came and went from the underground driving BCL: 603MMK. BCL: HA9213 was not located in the underground or the private garage #1.</p> <p>Set-up at 13511 No 4 Rd. Numerous vehicles observed exiting the main gate for the residence, including BCL: 036SSS, BCL: 859XDS, BCL:139SSS, BCL:BF628M and BCL:579XGL – A.T.P. BCL: HA9213 was acquired driving from the area of No 4 Rd and Steveston Hwy with T700 driving. T700 drove into the secure underground for the building, V.C.B. T700 was reacquired on the balcony of Suite 102-5131 Brighthouse Rd and BCL: HA9213 was located parked and unoccupied in private garage #1. There was no sign of BCL: 603MMK in the underground. Surveillance terminated at the residence.</p>
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## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 15-2543	2015-09-30	PM	Wednesday	Clear/Sun

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**SURVEILLANCE MASTER NOTES PREPARED BY:** Det/Cst 2310 COHEN

TIME	LOCATION	OBSERVATIONS	MEMBER
1720	5131/5119 Brighthouse Way, Richmond, BC.	Set-up at 5131/ 5119 Brighthouse Way	Robidoux <i>[Signature]</i>
1750	5119 Brighthouse Way, Richmond, BC	BCL: 603MMK (2014 Toyota Sienna White) drove out of the secure underground. WEI, Xiaoqi was observed driving and alone. BCL: 603MMK drove east on River Road – A.T.P	Simpkins <i>[Signature]</i>
		BC10164 RE LIC:603MMK: LIC:603MMK STATUS:ACTIVE EXP:2016-05-24 REG:11098422 SINCE:2014-05-21 LCHG:2015-07-03 DECAL# 14017751 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC0ES084178 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) 0820490 B C LTD (LESSEE) 103-4411 NO. 3 RD RICHMOND BC V6X2C3 PODL:5810437	Cohen <i>[Signature]</i>
1808	West lane of HollyBridge Way/ River Rd.	Reacquired BCL: 603MMK driving north in the west lane of HollyBridge Way. WEI, Xiaoqi was observed driving alone.	Meyer <i>[Signature]</i>
1809	5119 Brighthouse Way, Richmond, BC.	BCL: 603MMK drove into the secure underground of the building.	Simpkins <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 15-2543	2015-09-30	PM	Wednesday	Clear/Sun
1811	5119 Brighthouse Way, Richmond, BC.	BCL: 603MMK was observed parked in stall 152 in the underground. WEI, Xiaoqi got out of the driver side with grocery bags and her purse (backpack). She walked towards the elevators of 5119 Brighthouse Way - A.T.P.		Robidoux <i>al</i>
1855	5119 Brighthouse Way, Richmond, BC.	BCL: 603MMK drove out of the secure parking for the building and continued east on River Rd. Unable to identify the occupants.		Simpkins <i>S</i>
1859	Gilbert Rd / Russ Baker Way, Richmond, BC	As BCL: 603MMK drove east on Russ Baker Way from Gilbert Rd. WEI, Xiaoqi was observed driving and an older Asian female was in the front passenger seat- A.T.P.		Meyer <i>VM</i>
1900	13511 No 4 Rd, Richmond, BC.	Set-up at 13511 No 4 Rd.		Brander <i>DB</i>
1902	13511 No 4 Rd, Richmond, BC.	There were approximately 10 sedan style vehicles parked within the northern gated portion of the residence. Unable to obtain any licence plates.		Brander <i>DB</i>
1948	13511 No 4 Rd, Richmond, BC.	A black Mercedes SUV drove into the main gates for the residence. Partial plate of AL5 was obtained.		Brander <i>DB</i>
1950	13511 No 4 Rd, Richmond, BC.	BCL: 036SSS (2013 BMW X6 Blue) drove out of the main gate for the residence and continued north on No 4 Rd - A.T.P. Unable to describe the occupants.		Brander <i>DB</i>
		RE LIC:036SSS LIC:036SSS STATUS:ACTIVE EXP:2015-11-26 REG:10766100 SINCE:2013-11-20 LCHG:2015-08-27 DECAL# 80462302 2013 BMW X6 4DRSW PASSENGER BLUE VIN:5YMGZ0C56D0C40147 GVW: 0 NET WEIGHT: 2,415 NUM OF OWNERS: 1 BMW CANADA INC (LESSOR)		Cohen <i>ke</i>



## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 15-2543	2015-09-30	PM	Wednesday	Clear/Sun

		LIU LEI (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:8982539 ***CHECK DRIVERS LICENCE FILE: 8982539	
2000	13511 No 4 Rd, Richmond, BC.	BCL: 859XDS (2008 Subaru Legacy Grey), BCL: 139SSS (2013 Volkswagen Toreg White) and BCL: BF628M (2014 Infinity Q50 Grey) drove out from the main gate for the residence. (Plates later obtained at 2002 hours by Det/Cst YEE) all drove out from the main front gate for the residence. Unable to identify any of the occupants.	Brander <i>DT3</i>
		RE LIC:859XDS LIC:859XDS STATUS:ACTIVE EXP:2016-06-29 REG:02186737 SINCE:2011-06-30 LCHG:2015-06-30 DECAL# 15174559 2008 SUBARU LEGCY 4DRSW PASSENGER GREY VIN:4S3BP616987319944 GVW: 0 NET WEIGHT: 1,551 NUM OF OWNERS: 1 XIE LEI 28-13899 LAUREL DR SURREY BC V3T0E3 ODN:7686222 PODL:7686222	Cohen <i>ke</i>
		RE LIC:139SSS LIC:139SSS STATUS:ACTIVE EXP:2016-09-13 REG:10648421 SINCE:2014-01-11 LCHG:2015-09-15 DECAL# 18036784 2013 VOLKSWAGEN TOREG 4DRSW PASSENGER WHITE VIN:WVGDP9BP3DD006994 GVW: 0 NET WEIGHT: 2,189 NUM OF OWNERS: 1 WU YUEZE 803-138 1ST AVE WEST VANCOUVER BC V5Y0H5 ODN:9020379 PODL:9020379	Cohen <i>ke</i>
		RE LIC:BF628M LIC:BF628M STATUS:ACTIVE EXP:2016-03-17 REG:11129084 SINCE:2015-08-18 LCHG:2015-08-19 DECAL# 12014034 2014 INFINITI Q50 4SDSN PASSENGER GREY VIN:JN1BV7AR4EM706407 GVW: 0 NET WEIGHT: 1,680 NUM OF OWNERS: 1 NISSAN CANADA INC DBA INFINITI FINANCIAL (LESSOR) MA QI HUA (LESSEE)	Cohen <i>ke</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 15-2543	2015-09-30	PM	Wednesday	Clear/Sun

		310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:5350505  RE DL:5350505 BCDL: 5350505 STATUS: NORMAL PRIMARY DL STATUS: VALID CHEN, WEI HUI LEARNER DL STATUS: NONE 803-6611 COONEY RD TEMPORARY DL STATUS: NONE RICHMOND BC LICENCE TYPE:5 YR RENEWAL V6Y 4C5  OTHER JUR DL: DL#: DOB: 1966-12-28 SEX: M KEYWORD: TSANG EYE COLOUR: BROWN HAIR COLOUR: BLACK HEIGHT: 173 CM WEIGHT: 68.0 KG CURRENT DRIVER LICENCE INFORMATION: CLASS 5** EXPIRES 2016-12-28 CARD SERIAL NUM: D11960750  *** According to PRIME the principal operator Chen, Wei has 3 suspicious currency transactions. 2 are files in 2009 and 1 is a file 2014**	
2002	No 4 Rd/ Steveston Hwy, Richmond, BC.	BCL: 859XDS, BCL: 139SSS and BCL: BF628M all continued north on No 4 Rd - A.T.P	Yee <i>Yee</i>
2046	No4 Rd/ Steveston Hwy, Richmond, BC.	BCL: 579XGL (2011 Toyota Venza Grey) drove south on No 4 Rd from Steveston Hwy.	Meyer <i>Meyer</i>
		BC10164 RE LIC:579XGL LIC:579XGL STATUS:ACTIVE EXP:2016-07-25 REG:10285346 SINCE:2011-07-26 LCHG:2015-08-18 DECAL# 16087756 2011 TOYOTA VENZA 4DRSW PASSENGER GREY	Cohen <i>Cohen</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 15-2543	2015-09-30	PM	Wednesday	Clear/Sun

		VIN:4T3BK3BB4BU053253 GVW: 0 NET WEIGHT: 1,835 NUM OF OWNERS: 1 ZHANG RUO WEI 5585 GILPIN ST BURNABY BC V5G2H8 ODN:8885202 PODL:8885202	
2048	13511 No 4 Rd, Richmond, BC.	BCL: 579XGL (2011 Toyota Venza Grey) drove into the main gate for the residence. Unable to identify the occupants.	Yee <i>mf</i>
2050	5131/5199 Brighthouse Way, Richmond, BC.	Surveillance terminated at the residence.	Brander <i>DB</i>
2126	13511 No 4 Rd, Richmond, BC.	Acquired BCL: HA9213 (2013 Cadillac Escalade White) driving north on No 4 Rd at Finn Rd. and to Steveston Hwy, unable to identify the occupants.	Robidoux <i>OL</i>
2138	5131 Brighthouse Way, Richmond, BC	BCL: HA9213 (2013 Cadillac Escalade White) drove into the secure underground for the building. T700 was in the driver seat and alone. T700 described as wearing a black jacket.	Cohen <i>sc</i>
2143	102-5131 Brighthouse Way, Richmond, BC.	The lights on the interior of suite 102 were turned on, moments later, T700 walked onto the lower level balcony. T700 was smoking a cigarette and talking on a cell phone.	Gibson <i>TL</i>
2150	5131 Brighthouse Way, Richmond, BC.	BCL: HA9213 (2013 Cadillac Escalade White) was observed parked in the private garage, unoccupied.	Gibson <i>AS</i>
2151	5131/5199 Brighthouse Way, Richmond,	BCL:603MMK was not located in the secure underground of the building.	Robidoux <i>OL</i>

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

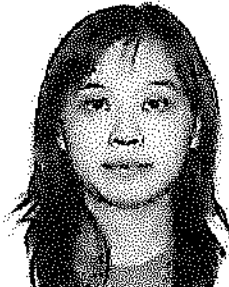
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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 15-2543	2015-09-30	PM	Wednesday	Clear/Sun

	BC:		
2300	5131/ 5199 Brighthouse Way, Richmond, BC.	Surveillance terminated as per Cpl Robidoux.	Brander <i>DB</i>



T700



WEI, Xiaoqi (1989-11-27)

*DM*  
*2/2/15*  
*Colozza*

*207*

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 15-2543	2015-09-30	PM	Wednesday	Clear/Sun

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
	2					
	3					
	4					
	5					
	6					
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	8					
	9					
	10					

### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
	1				
	2				
	3				
	4				
	5				

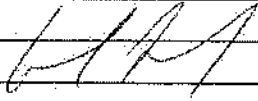
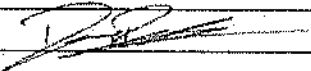
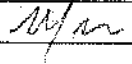

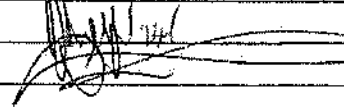
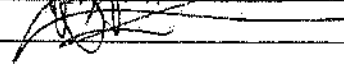
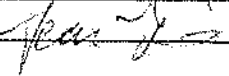
## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-Pirate 15-2543	2015-09-30	PM	Wednesday	Clear/Sun

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130			
Sgt. Glenn ATKINS	42157			
<b>Cpl Chris ROBIDOUX</b>	39294		<b>2015-09-30</b>	<b>2310</b>
Cpl. Steve BOLT	48884			
Det/Cst Kevin UGANEC	1654			
Cst Sue LAVOIE	47290			
<b>Det/Cst Dave BRANDER</b>	2115		<b>2015-09-30</b>	<b>2304</b>
Det/Cst Greg PAXTON	2141			
<b>Det/Cst Norman YEE</b>	2162		<b>2015-09-30</b>	<b>2310</b>
Cst Kelly CRAIG	48224			
<b>Det/Cst Kristy COHEN</b>	2310		<b>2015-09-30</b>	<b>2312</b>
<b>Det/Cst Jason MEYER</b>	2345		<b>2015-09-30</b>	<b>2305</b>
<b>Cst Pat SIMPKINS</b>	49308		<b>2015-09-30</b>	<b>2259</b>
Det/Cst Anton SCHAMBURGER	2354			
<b>Cst Sean GIBSON</b>	53869		<b>2015-09-30</b>	<b>2314</b>
Det/Cst Ian THURBER				

\*\*\*Members indicated in BOLD were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*

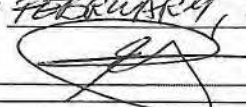


## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry

<b>GROUP 6 SURVEILLANCE TEAM</b>		This is Exhibit <u>"31"</u>
<b>TEAM LINEUP:</b>	Det/Cst BRANDER (RB,D)	referred to in the Affidavit of <u>M. Chizawsky</u>
	Cpl BOLT (D) - Det/Cst COHEN (F)	
	Cst GIBSON (D)	affirmed before me this <u>28</u>
	Cpl ROBIDOUX (D) - Det/Cst YEE	day of <u>FEBRUARY, 2020</u>
	Det/Cst MEYER (D,M) - Cst SIMPKINS (F)	
		A Commissioner for taking Affidavits
<b>CONTACT:</b>	Det/Cst UGANEC	Within British Columbia

**BRIEFING BY / OBJECTIVES**

Briefed on the road by Det/Cst BRANDER. Goals of surveillance are to document the activities associated to suite 102-5131 Brighthouse Way, Richmond, BC.

<b>TARGET(S) / RESIDENCE:</b>	JIN, Paul King (1967-12-10) 1107-5199 Brighthouse Way, Richmond, BC
	WEI, Xiaoqi Apple (1989-11-27) 1107-5199 Brighthouse Way, Richmond, BC
	T700 102-5131 Brighthouse Way, Richmond, BC

<b>ADDRESSES ATTENDED:</b>	<ul style="list-style-type: none"> <li>• 5131 Brighthouse Way, Richmond, BC</li> <li>• 1107-5199 Brighthouse Way, Richmond, BC</li> <li>• Coast Capital Savings (6253 No 3 Rd, Richmond, BC)</li> <li>• Water Cube (103-4411 No 3 Rd, Richmond, BC)</li> <li>• 102-5131 Brighthouse Way, Richmond, BC</li> <li>• Empire Centre Shopping Mall (4540 No 3 Rd, Richmond, BC)</li> <li>• Mandy Hair Salon (1170-4540 No 3 Rd, Richmond, BC)</li> <li>• 13511 No 4 Rd, Richmond, BC</li> </ul>
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<b>VEHICLE(S) OBSERVED:</b>	<ul style="list-style-type: none"> <li>• BCL HA9213 2013 Cadillac Escalade White</li> <li>• BCL 603MMK 2014 Toyota Sienna White</li> <li>• BCL 138BJC 2002 Toyota Sienna Grey</li> <li>• BCL 929MMC 2013 Volkswagen Jetta Grey</li> <li>• BCL 151PCE 2000 Toyota Sienna Green</li> <li>• BCL JJ9608 2015 Toyota Tacoma Grey</li> <li>• BCL AC283W 2015 Honda Accord Grey</li> <li>• BCL 709MVJ 2014 Honda Civic Red</li> <li>• BCL 238XRC 2015 BMW X5 Black</li> </ul>
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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry

**UNKNOWN(S)  
OBSERVED:**

UM#1 described as Asian, 50 yrs, 130 lbs, slight build, medium length black scruffy hair male and wearing a grey top.

**SYNOPSIS:**

Setup at 5131 Brighthouse Way. BCL HA9213 arrived with JIN and T700 in vehicle and drove into the secure parking. While in secured parking area, JIN removed a black suitcase from vehicle and observed keying into suite 1107-5199 Brighthouse Way with same suitcase. BCL 603MMK arrived with WEI on board and older Asian female. WEI, small child, and older Asian female observed into suite 1107. JIN exited suite 1107, locked the suite with a key and got into BCL HA9213 with T700 and drove to Water Cube. JIN removed a large duffel bag from Water Cube and placed it into trunk of HA9213 with assistance of another person. BCL HA9213 drove back to 5131 Brighthouse Way with T700 and JIN. BCL HA9213 parked in front of private garage#1 then JIN and T700 walked into the garage – unable to determine where duffel bag went. BCL 138BJC arrived with UM#1 driving alone and parked inside private garage #1. T700 and JIN exited the private garage and reparked BCL HA9213. JIN and T700 carrying black duffel bag observed going into suite 1107. JIN and T700 exited suite 1107 and drove HA9213 to Coast Capital Savings (6253 No 3 Rd, Richmond, BC) where JIN observed up to teller inside bank. JIN exited bank with a piece of paper and then drove with T700 in BCL HA9213 to Cook Rd/No 3 Rd – VCB. BCL HA9213 reacquired 5 minutes later at Lansdowne/No 3 Rd with JIN and T700 still on board where they parked at Water Cube. BCL HA9213 left with T700 on board alone and drove to 5131 Brighthouse Way where T700 parked in private garage #1, closed the garage doors and did not come into the parkade area or to an elevator. T700 then observed on a balcony associated to suite 102. T700 left 5131 Brighthouse Way in BCL HA9213 and drove back to Water Cube. T700 briefly went inside Water Cube then walked by himself to get a haircut at Mandy Hair Salon. T700 walked back to Water Cube and left with JIN in BCL HA9213. BCL HA9213 circled the block and stopped in front of Water Cube where one of the occupants got out of the vehicle, went into Water Cube and then reappeared with a heavy suitcase placing it into the trunk of vehicle. BCL HA9213 then drove to 5199 Brighthouse Way and parked in secure parking area. JIN and T700 then observed going into suite 1107 of 5199 Brighthouse Way with JIN carrying a black medium sized duffel bag and T700 carrying a white rectangular object in his hand. T700 and JIN observed leaving suite 1107 and left building in BCL HA9213. BCL HA9213 entered the north gate of 13511 No 4 Rd. While at 13511 No 4 Rd, several vehicles observed leaving the premise at different times (BCL 929MMC, BCL 151PCE, BCL JJ9608, BCL AC283W, BCL 238XRC and BCL 709MVJ). BCL HA9213 left property and drove to back to 5199 Brighthouse Way where JIN observed keying his way into suite 1107-5199 Brighthouse Way. Surveillance terminated at 2130 hrs.

**SURVEILLANCE MASTER  
NOTES PREPARED BY:**

Det/Cst MEYER, VPD#2345

## FSOC SURVEILLANCE MASTER NOTES

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


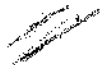
AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry

TIME	LOCATION	OBSERVATIONS	MEMBER
1905	5131/5199 Brighthouse Way, Richmond, BC	Setup at 5131 Brighthouse Way, Richmond, BC	BRANDER <i>DB</i>
1549	5131/5199 Brighthouse Way, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White arrived from the west on River Rd and drove into the secure parkade to building.  T700 was driving and JIN, Paul King was in the front passenger seat.	YEE <i>[Signature]</i>
		RE LIC:HA9213 LIC:HA9213 STATUS:ACTIVE EXP:2016-09-18 REG:10934839 SINCE:2013-10-10 LCHG:2015-09-21 DECAL# 18204304 2013 CADILLAC ESCAL CRCAB COMMERCIAL WHITE VIN:3GYT4MEF3DG360672 GVW: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 DUECK CHEVROLET BUICK CADILLAC GMC LIMITED (LSR) ZONG YU LIAN (LESSEE) 400 MARINE DR SE VANCOUVER BC V5X4X2 PODL:7629771	MEYER <i>[Signature]</i>
1550	5131/5199 Brighthouse Way, Richmond, BC	T700 pulled BCL HA9213 2013 Cadillac Escalade White up to the lobby entrance on P1 and stopped. As T700 reversed away from the lobby entrance, JIN was observed walking away from the passenger side pulling a large black suit case on rollers. BCL HA9213 then reversed and parked in stall #153.	COHEN <i>KE</i>
1550	5131/5199 Brighthouse Way, Richmond, BC	BCL 603MMK 2014 Toyota Sienna White arrived from the east on River Rd and drove into the secure parkade to building. Unable to identify occupants.	YEE <i>[Signature]</i>
		RE LIC:603MMK LIC:603MMK STATUS:ACTIVE EXP:2016-05-24 REG:11098422 SINCE:2014-05-21 LCHG:2015-07-03 DECAL# 14017751 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC0ES084178	MEYER <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry
		GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) 0620490 B C LTD (LESSEE) 103-4411 NO. 3 RD RICHMOND BC V6X2C3 PODL:5810437		
1551	5131/5199 Brighthouse Way, Richmond, BC	BCL 603MMK 2014 Toyota Sienna White parked in stall #152.		BOLT 
1552	1107-5199 Brighthouse Way, Richmond, BC	JIN, Paul King opened the front door to suite 1107-5199 Brighthouse Way using a key. He was pulling a dark coloured suitcase that was on rollers. An alarm could be heard sounding inside the suite and then was shut off moments later.		COHEN 
1553	1107-5199 Brighthouse Way, Richmond, BC.	WEI, Xiao, a small male child and an older Asian female walked into the front door of 1107. No clothing descriptions obtained.		COHEN 
1554	1107-5199 Brighthouse Way, Richmond, BC	JIN, Paul King walked out of 1107 with keys and nothing else in his hands. JIN locked the door using a key. JIN, Paul King walked towards the elevator.		COHEN 
1558	5131/5199 Brighthouse Way, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White out of the secure parkade with JIN, Paul King and T700 in front passenger seat.		YEE 
1605	Water Cube (103-4411 No 3 Rd, Richmond, BC)	BCL HA9213 2013 Cadillac Escalade White into parking lot for Water Cube.		BOLT 

## FSOC SURVEILLANCE MASTER NOTES

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

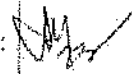

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry
1618	Water Cube (103-4411 No 3 Rd, Richmond, BC)	T700 and JIN, Paul King out of front doors to Water Cube and placed a large duffie bag which needed two people to lift into the trunk. JIN, Paul King and T700 into BCL HA9213 2013 Cadillac Escalade White and drove southbound on No 3 Rd.		BOLT 
1624	5131/5199 Brighthouse Way, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White into the secure parkade to building.		MEYER 
1625	5131/5199 Brighthouse Way, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White parked outside to private garage #1 with the doors to Private Garage #1 open. A red Porsche (no plate on vehicle) was observed inside the garage. An older grey Toyota Sienna driven by UM#1 went to the same area of the underground.  Unable to determine if bag was removed from the vehicle.  UM#1 described as Asian, 50 yrs, 130 lbs, slight build, medium length black scruffy hair male and wearing a grey top.		BOLT 
1632	5131/5199 Brighthouse Way, Richmond, BC	JIN, Paul King and T700 into Private Garage #1 on foot. Lights that were on inside garage went off but the garage doors remained open.		BOLT 
1638	5131/5199 Brighthouse Way, Richmond, BC	Older Grey Sienna (later confirmed as BCL 138BJC by GIBSON at 1644 hrs) out from garage with UM#1 Asian male on board alone.		BOLT 
1639	5131/5199 Brighthouse Way, Richmond, BC	JIN, Paul King and T700 out from Private Garage #1 on foot and the garage doors close, and walked towards the parked BCL HA9213 2013 Cadillac Escalade White.		BOLT 

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry
1610	5131/5199 Brighthouse Way, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White reparked in stall number 346 of the underground. Driver seat occupied by Jin, Paul King, and the front passenger door was open. Unable to observe if the seat was occupied.		BOLT 
1635	1107-5119 Brighthouse Way, Richmond, BC	JIN, Paul and T700 walked into the suite 1107. T700 was carrying a large black duffle bag over his right shoulder. The bag did not appear empty as the shape of the bag was formed, not collapsed in, however, the bag did not appear heavy or overly full. The bag was primarily black but had some type of blue and white design on it.		COHEN 
1638	1107-5119 Brighthouse Way, Richmond, BC	JIN, Paul and T700 walked out of suite 1107. Unable to see if they were carrying anything in their hands or if T700 was still carrying the duffle bag. JIN, Paul and T700 walked towards the elevators.		COHEN 
1643	5131/5199 Brighthouse Way, Richmond, BC	BCL 138BJC exited the secure parkade and drove eastbound on River Rd.		YEE 
1644	Hollybridge/ River Rd, Richmond, BC	BCL 138BJC 2002 Toyota Sienna Grey drove eastbound on River Rd through Hollybridge. Allowed to proceed.		GIBSON 
		RE LIC:138BJC LIC:138BJC STATUS:ACTIVE EXP:2015-12-14 REG:00895229 SINCE:2011-11-10 LCHG:2014-12-15 VSTAT: REBUILT DECAL# 81127672 2002 TOYOTA SIENA 4DRSW PASSENGER GREY VIN:4T3ZF19C72U448663 GVW: 0 NET WEIGHT: 1,760 NUM OF OWNERS: 1 HO KA WO EDDIE 5904 ST MARGARETS ST VANCOUVER BC V5R3H5 ODN:3760141 PODL:3760141		MEYER 
1657	5131/5199 Brighthouse Way, Richmond,	BCL HA9213 2013 Cadillac Escalade White drove out of the underground parkade, T700 driving and JIN, Paul King in the front passenger seat.		YEE 

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry

	BC		
1705	Coast Capital Savings (6253 No 3 Rd, Richmond, BC)	BCL HA9213 2013 Cadillac Escalade White reversed and parked on street level in front of Coast Capital Savings.	MEYER <i>[Signature]</i>
1707	Coast Capital Savings (6253 No 3 Rd, Richmond, BC)	T700 out of driver's side of BCL HA9213 2013 Cadillac Escalade White and standing at rear of vehicle.  T700 was wearing a back puffy style jacket and black track style pants.	MEYER <i>[Signature]</i>
1711	Coast Capital Savings (6253 No 3 Rd, Richmond, BC)	JIN, Paul King up to teller, presented a Coast Capital bank card and BCDL to teller.  Coast Capital teller (Nathan) talking to JIN, Paul King and writing numbers on piece of paper. JIN, Paul King was also talking on the cell phone while conversing with Nathan.  Nathan showed JIN, Paul King account information on computer screen. JIN, Paul King continued to talk on the cell phone while looking at the computer screen.  Nathan walked away from the teller station with the piece paper he was writing on. JIN, Paul King remained at the teller talking on and off the phone.	YEE <i>[Signature]</i>
1715	Coast Capital Savings (6253 No 3 Rd, Richmond, BC)	Nathan returned to teller station holding what appeared to be carbonless type paper (paper size bigger than large business cheque) with white page attached to a pink page and another page (could not see the color of the last page).  Nathan was pointing with a pen on the white paper while conversing with JIN, Paul King who was also looking at the paper.  Nathan detached a page from the paper leaving only a white and pink page.  Size of the paper is consistent with a bank draft, cheque, transfer or money order.	YEE <i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry

		JIN, Paul King on and off the phone.	
1717	Coast Capital Savings (6253 No 3 Rd, Richmond, BC)	Nathan gave the white page and pink page to JIN, Paul King. JIN, Paul King left the bank with the paper.	YEE <i>[Signature]</i>
1717	Coast Capital Savings (6253 No 3 Rd, Richmond, BC)	JIN, Paul King out of front doors carrying a piece of paper and into the front passenger side of BCL HA9213 2013 Cadillac Escalade White. Vehicle drove northbound in the lot.	COHEN <i>[Signature]</i>
1720	No 3 Rd/Cook Rd, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White drove eastbound on Cook Rd from No 3 Rd. V.C.B.	COHEN <i>[Signature]</i>
1725	No 3 Rd/Lansdowne Rd, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White drove westbound on Lansdowne Rd towards No 3 Rd.	ROBIDOUX <i>[Signature]</i>
1730	Water Cube (103-4411 No 3 Rd, Richmond, BC)	BCL HA9213 2013 Cadillac Escalade White parked in front of Water Cube. Unable to confirm if occupied.	GIBSON <i>[Signature]</i>
1732	Water Cube (103-4411 No 3 Rd, Richmond, BC)	BCL HA9213 2013 Cadillac Escalade White drove southbound on No 3 Rd from Water Cube with T700 driving alone.	MEYER <i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry
1738	102-5131 Brighthouse Way, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White into private garage #1. Doors closed. No one came out of the garage.		BOLT 
1741	102-5131 Brighthouse Way, Richmond, BC	T700 standing on balcony to suite 102 smoking a cigarette.		SIMPKINS 
1805	5131/5199 Brighthouse Way, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White out from secure parkade and drove eastbound on River Rd with T700 driving alone.		YEE 
1817	Water Cube (103-4411 No 3 Rd, Richmond, BC)	BCL HA9213 2013 Cadillac Escalade White parked in front of Water Cube. T700 out of driver's seat and into front doors of Water Cube empty handed.		BOLT 
1819	Water Cube (103-4411 No 3 Rd, Richmond, BC)	T700 out of Water Cube and walked eastbound by himself empty handed.		SIMPKINS 
1821	Empire Centre Shopping Mail (4540 No 3 Rd, Richmond, BC)	T700 into doors to Empire Centre Shopping Mail.		YEE 
1825	Mandy Hair Salon (1170-4540 No 3 Rd, Richmond, BC)	T700 inside premise getting a haircut.		YEE 



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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry

1844	Mandy Hair Salon (1170-4540 No 3 Rd, Richmond, BC)	T700 out of premise and walked southbound on No 3 Rd.	YEE <i>[Signature]</i>
1850	Water Cube (103-4411 No 3 Rd, Richmond, BC)	T700 into front doors of Water Cube.	BOLT <i>[Signature]</i>
1909	Water Cube (103-4411 No 3 Rd, Richmond, BC)	T700 and JIN, Paul King out from Water Cube and into BCL HA9213 2013 Cadillac Escalade White. Vehicle drove southbound on No 3 Rd. Unable to confirm who was driving.	BOLT <i>[Signature]</i>
1912	Water Cube (103-4411 No 3 Rd, Richmond, BC)	BCL HA9213 2013 Cadillac Escalade White stopped in front of the Water Cube facing eastbound, the passenger exited the vehicle and walked into the front doors of Water Cube (unable to confirm due to darkness).  The same person exited the Water Cube holding something that appeared to be very heavy. He lifted the object into the rear bed of the Escalade and appeared to struggle with the weight of it. No further description due to darkness. The same person got into the front passenger seat of BCL HA9213 2013 Cadillac Escalade White and drove southbound on No 3 Rd.	BRANDER <i>[Signature]</i>
1920	5131/5199 Brighthouse Way, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White into the secure parkade for building.	MEYER <i>[Signature]</i>
1923	1107-5199 Brighthouse Way, Richmond, BC	JIN, Paul King into front doors of suite carrying a medium sized black handled soft sided duffle bag that appeared to be heavy.	SIMPKINS <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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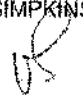
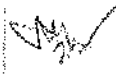



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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry
1926	1107-5199 Brighthouse Way, Richmond, BC	T700 into front doors of suite carrying a white rectangular object in his hand. After closing the door the sound of deadbolt engaging was heard.		SIMPKINS <i>[Signature]</i>
1928	1107-5199 Brighthouse Way, Richmond, BC	T700 and JIN, Paul King out the suite and walked towards the elevator. Unable to confirm if JIN, Paul King was carrying anything. T700 was empty handed.		SIMPKINS <i>[Signature]</i>
1930	5131/5199 Brighthouse Way, Richmond, BC	T700 in driver's side of BCL HA9213 2013 Cadillac Escalade White and JIN, Paul King in the passenger side of vehicle.  Vehicle exited the secure parkade and drove westbound on River Rd.		MEYER <i>[Signature]</i>
1944	13511 No 4 Rd, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White into the north gate to property.		MEYER <i>[Signature]</i>
1950	13511 No 4 Rd, Richmond, BC	BCL 929MMC 2013 Volkswagen Jetta Grey into the south gate of property.		BRANDER <i>[Signature]</i>
		RE LIC:929MMC LIC:929MMC STATUS:ACTIVE EXP:2016-06-17 REG:10651886 SINCE:2014-06-18 LCHG:2015-06-18 DECAL# 15115586 2013 VOLKSWAGEN JETTA 4DSDN PASSENGER GREY VIN:3VW2K7AJ3DM381667 GVW: 0 NET WEIGHT: 1,326 NUM OF OWNERS: 1 VW CREDIT CANADA INC CREDIT VW CANADA INC (LSR) ZAIMI AMIR (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:7679899		MEYER <i>[Signature]</i>
1953	13511 No 4 Rd, Richmond,	Vehicle exited from the north gate (later confirmed as BCL 151PCE by SIMPKINS) of property and drove northbound on No 4 Rd. Unable to obtain license plate.		YEE <i>[Signature]</i>

## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry
	BC			
1956	No 4 Rd/Steve on Hwy, Richmond, BC	BCL 151PCE 2000 Toyota Sienna Green drove eastbound on Steveston Hwy from No 4 Rd with several unknown persons onboard. Allowed to proceed.		SIMPKINS 
		RE LIC:151PCE LIC:151PCE STATUS:ACTIVE EXP:2015-12-14 REG:00065648 SINCE:2009-07-04 LCHG:2015-05-18 DECAL# 81128582 2000 TOYOTA SIENA 4DRSW PASSENGER GREEN VIN:4T3ZF13C8YU193331 GVW: 0 NET WEIGHT: 1,765 NUM OF OWNERS: 1 CHONG KIN KWOK 4485 48B ST DELTA BC V4K4E3 ODN:5385846 PODL:6564188		MEYER 
2015	13511 No 4 Rd, Richmond, BC	4 vehicles out from the south gate and drove northbound on No 4 Rd. Unable to obtain license plates due to darkness.		ROBIDOUX 
2018	No 4 Rd/Steve on Hwy, Richmond, BC	BCL JJ9608 2015 Toyota Tacoma Grey , BCL AC283W 2015 Honda Accord Grey , and BCL 709MVJ 2014 Honda Civic Red all drove northbound on No4 Rd from Steveston Hwy. Allowed to proceed.		SIMPKINS 
		RE LIC:JJ9608 LIC:JJ9608 STATUS:ACTIVE EXP:2016-04-13 REG:11362773 SINCE:2015-04-14 LCHG:2015-04-15 DECAL# 13189694 2015 TOYOTA TACOM PU COMMERCIAL GREY VIN:5TFUU4EN2FX133053 GVW: 2,790 NET WEIGHT: 1,860 NUM OF OWNERS: 1 WANG CHUNG SHAN 1068 WALLS AVE COQUITLAM BC V3K2T7 ODN:5809704 PODL:5809704  RE LIC:AC283W LIC:AC283W STATUS:ACTIVE EXP:2015-10-03 REG:11232743 SINCE:2014-10-04 LCHG:2014-10-07		MEYER 

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry

		<p>DECAL# 10485799                  2015 HONDA ACCRD 4DSDN PASSENGER GREY                  VIN:1HGCR2F8XFA800112                  GVW: 0 NET WEIGHT: 1,482 NUM OF OWNERS: 1                  LEE BETTY                  138-5751 CEDARBRIDGE WAY                  RICHMOND BC V6X2A8                  ODN:5516227 PODL:5516227                  RECORD CHANGE PENDING CONTACT MVB VICTORIA</p> <p>RE LIC:709MVJ                  LIC:709MVJ STATUS:ACTIVE EXP:2016-08-12                  REG:11145199 SINCE:2014-08-13 LCHG:2015-07-29                  DECAL# 17033467                  2014 HONDA CIVIC 4DSDN PASSENGER RED                  VIN:2HGFB2F50EH039145                  GVW: 0 NET WEIGHT: 1,266 NUM OF OWNERS: 1                  HONDA CANADA FINANCE INC                  (LESSOR)                  LOPEZ JOSE ANDRES (LESSEE)                  8131 BENNETT RD                  RICHMOND BC V6Y1N4                  PODL:9267274</p>	
2018	No 4 Rd/Steveest on Hwy, Richmond, BC	BCL 929MMC 2013 Volkswagen Jetta Grey drove northbound on No 4 Rd from Steveston Hwy with lone male driver. Allowed to proceed.	MEYER <i>[Signature]</i>
2026	13511 No 4 Rd, Richmond, BC	Vehicle exited the south gate (later confirmed as BCL 238XRC by SIMPKINS) of property and drove northbound on No 4 Rd. Unable to obtain license plate due to darkness.	ROBIDOUX <i>[Signature]</i>
2029	No 4 Rd/Steveest on Hwy, Richmond, BC	BCL 238XRC 2015 BMW X5 Black drove northbound on No 4 Rd from Steveston Hwy. Allowed to proceed.	SIMPKINS <i>[Signature]</i>
		<p>RE LIC:238XRC                  LIC:238XRC STATUS:ACTIVE EXP:2015-11-09                  REG:11534442 SINCE:2015-09-15 LCHG:2015-09-16                  DECAL# 80230813                  2015 BMW X5 4DRSW PASSENGER BLACK                  VIN:5UXKROC55F0P17006                  GVW: 0 NET WEIGHT: 2,173 NUM OF OWNERS: 1</p>	MEYER <i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry

		BMW CANADA INC (LESSOR) KWAN WAI MING (LESSEE) 310-1681 CHESTNUT ST VANCOUVER BC V6J4M6 PODL:6471794	
2100	13511 No 4 Rd, Richmond, BC	Vehicle out of the north gate (later confirmed as BCL HA9213) and drove northbound on No 4 Rd. Unable to obtain license plate due to darkness.	ROBIDOUX <i>al</i>
2103	No 4 Rd/Steveson on Hwy, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White drove northbound on No 4 Rd from Steveston Hwy with JIN, Paul King driving alone.	MEYER <i>al</i>
2122	5131/5199 Brighthouse Way, Richmond, BC	BCL HA9213 2013 Cadillac Escalade White into the secure parkade of building and parked in stall #158.	MEYER <i>al</i>
2124	1107-5199 Brighthouse Way, Richmond, BC	JIN, Paul King keyed his way into the front doors of suite 1107 with cell phone in hand.  Security chime could be heard as he entered the suite.	YEE <i>M</i>
2130		Surveillance terminated as per Cpl ROBIDOUX.	BRANDER <i>DTB</i>
		Over the time period of 1500 hrs until 2130 hrs, there were at least eighteen vehicles into and out of 13511 No 4 Rd, Richmond, BC from both the north and south gates to property.	ROBIDOUX <i>al</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry



T700

*Handwritten notes:*  
 [Illegible signatures and scribbles]  
 07/26/15



JIN, Paul

*Handwritten notes:*  
 [Illegible signatures and scribbles]  
 07/26/15



WEI, Xiaoqi Apple

*Handwritten notes:*  
 [Illegible signatures and scribbles]

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
	1				
	2				
	3				
	4				
	5				

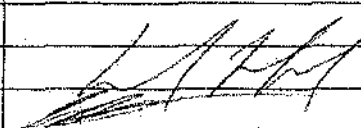
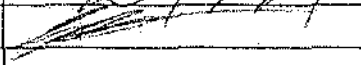
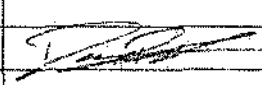
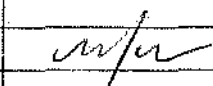
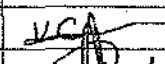
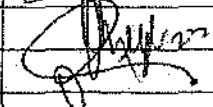
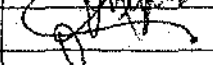
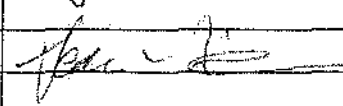
## FSOC SURVEILLANCE MASTER NOTES

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-02	PM	Friday	Overcast/Dry

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130			
Sgt. Glenn ATKINS	42157			
<b>Cpl Chris ROBIDOUX</b>	<b>39294</b>		2015-10-02	2200
<b>Cpl. Steve BOLT</b>	<b>48884</b>		2015-10-02	2229
Det/Cst Kevin UGANEC	1654			
Cst Sue LAVOIE	47290			
<b>Det/Cst Dave BRANDER</b>	<b>2115</b>		2015-10-02	2246
Det/Cst Greg PAXTON	2141			
<b>Det/Cst Norman YEE</b>	<b>2162</b>		2015-10-02	2350
Cst Kelly CRAIG	48224			
<b>Det/Cst Kristy COHEN</b>	<b>2310</b>		2015-10-02	2215
<b>Det/Cst Jason MEYER</b>	<b>2345</b>		2015-10-06	1400
<b>Cst Pat SIMPKINS</b>	<b>49308</b>		2015 10 02	2202
Det/Cst Anton SCHAMBURGER	2354			
<b>Cst Sean GIBSON</b>	<b>53869</b>		2015-10-02	2155
Det/Cst Ian THURBER				

\*\*\*Members indicated in **BOLD** were active in surveillance on date indicated above\*\*\*

\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*



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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-03	PM	Saturday	Sun/Clear

**GROUP 6 SURVEILLANCE TEAM**

<b>TEAM LINEUP:</b>	Det/Cst BRANDER (RB,D) Cst GIBSON/ Cst CRAIG (F) Cpl ROBIDOUX (D) – Det/Cst YEE (F) Det/Cst UGANEC (D) / Det/Cst CHEAH (F) Det/Cst COHEN (D/M) / Det/Cst NG (F)	This is Exhibit <u>32</u> referred to in the Affidavit of <u>M. Chizawsky</u> affirmed before me this <u>28</u> day of <u>FEBRUARY</u> , <u>2020</u>
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<b>CONTACT:</b>	Det/Cst UGANEC
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A Commissioner for taking Affidavits  
Within British Columbia

**BRIEFING BY / OBJECTIVES**

Briefed on the road by Det/Cst BRANDER. Goals of surveillance are to document the activities associated to suite 102-5131 Brighthouse Way and 1107-5199 Brighthouse Way, Richmond, BC.

<b>TARGET(S) / RESIDENCE:</b>	JIN, Paul King (1967-12-10) 1107-5199 Brighthouse Way, Richmond, BC  WEI, Xiao "Apple" (1989-11-27) 1107-5199 Brighthouse Way, Richmond, BC.  T700 102-5131 Brighthouse Way, Richmond, BC
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<b>ADDRESSES ATTENDED:</b>	<ul style="list-style-type: none"> <li>• 5131 Brighthouse Way, Richmond, BC</li> <li>• 1107-5199 Brighthouse Way, Richmond, BC</li> <li>• 13511 No 4 Rd, Richmond, BC</li> <li>• 6920 No 3 Rd, Richmond, BC (Bamboo Grove)</li> </ul>
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<b>VEHICLE(S) OBSERVED:</b>	<ul style="list-style-type: none"> <li>• BCL HA9213 2013 Cadillac Escalade White</li> <li>• BCL 603MMK 2014 Toyota Sienna White</li> <li>• BCL BF628M 2014 Infinity Q50 Grey</li> <li>• BCL 925PRJ 2012 Volkswagon Passat Grey</li> <li>• BCL 851RWS 2013 Hyundai Elantra Blue</li> <li>• BCL BE553A 2011 Mitsubishi Endeavour White</li> <li>• BCL 666STV 2011 Toyota Sienna White</li> </ul>
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<b>UNKNOWN(S) OBSERVED:</b>	U/M#1 (Driver of BCL 925PRJ) - Described as an Asian male, 5'8, medium build, short buzzed cut hair, wearing a white and black tweed jacket, a bright green golf shirt underneath, grey pants and carrying a brown leather laptop/messenger style bag.  U/F#1 (Driver of BCL BF628M) - Described as an Asian female, 35years, long black hair and wearing a beige sweater.
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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-03	PM	Saturday	Sun/Clear

	<p>U/M#2 (Driver of BCL 851RWS) - Described as Asian, mid to late 20's, 5'5", 140 lbs, wearing a black t-shirt.</p> <p>U/M#3 - Described as Asian, mid to late 20's, with black rimmed glasses, wearing a dark blue t-shirt.</p> <p>U/M#4 (Passenger of BCL HA9213) Described as Asian male, early 40's, short black hair, wearing an orange jacket.</p>
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SYNOPSIS:	
	<p>Setup at 5199/5131 Brighthouse Way and 13511 No 4 Rd. U/M#1 arrived driving BCL 925PRJ, U/F#1 arrived in BCL BF628M and U/M#2 and U/M#3 arrived in BCL 851RWS to Brighthouse Way and met up in the roundabout for the apartment buildings. U/M#1, U/F#1 and U/M#2 walked into the south tower together. Minutes later, U/F#1 walked out of the south tower carrying a small pink boutique bag in company of U/M#3. They both got back into their respective vehicles and drove south on Brighthouse Way - A.T.P. U/M#1 later departed in BCL 925PRJ west on River Rd - A.T.P.</p> <p>BCL HA9213 drove out of the secure underground and north on Brighthouse Rd towards the roundabout. JIN, Paul walked into the north tower. T700 was acquired walking out of the south tower empty handed and getting into the passenger seat of BCL HA9213. JIN, Paul walked out of the north tower empty handed and got into the driver side. BCL HA9213 drove to the Bamboo Grove Restaurant and parked in the rear. JIN, Paul left the Bamboo Grove Restaurant alone and drove to 13511 No 4 Rd, Richmond, BC. JIN, Paul and U/M#3 left 13511 No 4 Rd and drove back to the Bamboo Grove Restaurant where BCL 603MMK was located parked across the street, unoccupied.</p> <p>T700 walked out of the Restaurant and got into the passenger side of BCL BE553A 2011 Mitsubishi Endeavour White. They drove to the roundabout of 5131 Brighthouse Way. BCL 603MMK arrived minutes later parking in the stall number 152 of the underground. WEI, Xiao an elderly Asian female and child used a remote and walked into private garage #1. T700 met BCL 666STV 2011 Toyota Sienna out front. All the occupants of BCL BE553A and BCL 666STV walked into the north tower. The group entered suite 102 using the interior door. BCL HA9213 was observed parked at the Bamboo Grove. Surveillance terminated at the restaurant.</p>

<b>SURVEILLANCE MASTER NOTES PREPARED BY:</b>	Det/Cst 2310 COHEN
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TIME	LOCATION	OBSERVATIONS	MEMBER
1300	13511 No 4 Rd, Richmond, BC.	Set-up at the residence	ROBIDOUX <i>[Signature]</i>
1350	5131 Brighthouse Way and 5199	Set-up at 5131/5199 Brighthouse Way, Richmond, BC.	BRANDER <i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-03	PM	Saturday	Sun/Clear

	Brighthouse Way, Richmond, BC			
1415	Garage #1-5131 Brighthouse Way	BCL HA9213 2013 Cadillac Escalade White was observed parked in private garage #1 of 5131 Brighthouse Way.	YEE	<i>[Signature]</i>
		RE LIC:HA9213 LIC:HA9213 STATUS:ACTIVE EXP:2016-09-18 REG:10934839 SINCE:2013-10-10 LCHG:2015-09-21 DECAL# 18204304 2013 CADILLAC ESCAL CRCAB COMMERCIAL WHITE VIN:3GYT4MEF3DG360672 GVW: 4,058 NET WEIGHT: 2,705 NUM OF OWNERS: 1 DUECK CHEVROLET BUICK CADILLAC GMC LIMITED (LSR) ZONG YU LIAN (LESSEE) 400 MARINE DR SE VANCOUVER BC V5X4X2 PODL:7529771	COHEN	<i>[Signature]</i>
	5199/5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC	BC: 603MMK (2014 Toyota Sienna White) was acquired driving north on Brighthouse Way from River Rd, unable to identify the occupants. BCL 603MMK drove west towards the roundabout for the buildings.	NG	<i>[Signature]</i>
		RE LIC:603MMK LIC:603MMK STATUS:ACTIVE EXP:2016-05-24 REG:11098422 SINCE:2014-05-21 LCHG:2015-07-03 DECAL# 14017751 2014 TOYOTA SIENA 4DRSW PASSENGER WHITE VIN:5TDDK3DC0ES084178 GVW: 0 NET WEIGHT: 2,164 NUM OF OWNERS: 1 TOYOTA CREDIT CANADA INC (LESSOR) 0820490 B C LTD (LESSEE) 103-4411 NO. 3 RD RICHMOND BC V6X2C3 PODL:5810437	COHEN	<i>[Signature]</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-03	PM	Saturday	Sun/Clear
1515 5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC				NG  AN
1600 5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC				YEE  M
				COHEN  K
1602 5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC				GIBSON  G
				COHEN  K

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-03	PM	Saturday	Sun/Clear
		ZHANG HONG 3764 LINWOOD ST BURNABY BC V5G1N5 ODN:9010151 PODL:9010158		
1607	5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC	BCL BF628M stopped in the roundabout for the buildings. U/F#1 got out of the driver side and met up with U/M#1.  U/F#1 Described as an Asian female, approximately 35 years, 5'4, wearing a beige sweater.		CRAIG  KC
1608	5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC	BCL 851RWS drove north on Brighthouse and into round about parking behind BCL BF628M. U/M#2 was the driver and U/M#3 was the rear passenger.  U/M#2 Described as Asian, mid to late 20's, 5'5", 140 lbs, wearing a black t-shirt.  U/M#3 Described as Asian, mid to late 20's, with black rimmed glasses, wearing a dark blue t-shirt.		CRAIG  KC
		RE LIC:851RWS LIC:851RWS STATUS:ACTIVE EXP:2016-02-05 REG:10879094 SINCE:2013-08-06 LCHG:2015-06-30 DECAL# 11014086 2013 HYUNDAI ELNTR 4DSDN PASSENGER BLUE VIN:5NPDH4AE0DH362855 GVW: 0 NET WEIGHT: 1,225 NUM OF OWNERS: 1 XU HUI 90-6588 SOUTHOAKS CRES BURNABY BC V5E4K1 ODN:8355670 PODL:8355670		COHEN  KC
1610	5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC	UM#1 stood by the passenger side of BCL: 851RWS and spoke with UF#1. U/M#2 got out of BCL 851RWS and met up with U/M#1 and U/F#1. UM#1 and UF#1 walked towards the outside gate of the South West Tower and were greeted by a resident who held the door open for them. All three went into the South West Tower, V.C.B.		CRAIG  KC
1620	5131 Brighthouse	U/F#1 walked out from the south towers and was carrying a small pink boutique bag in her hands. The bag appeared to have		CRAIG  W

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-03	PM	Saturday	Sun/Clear
Way and 5199 Brighthouse Way, Richmond, BC				
1700	5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC			COHEN <i>u</i>
1731	5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC			CHEAH <i>uc.</i>
1735	5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC			NG <i>AN</i>
1741	5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC			NG <i>AN</i>
1742	5131 Brighthouse Way and			NG <i>AN</i>

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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-03	PM	Saturday	Sun/Clear
	5199 Brighthouse Way, Richmond, BC			
1750	6920 No 3 Rd, Richmond, BC (Bamboo Grove)	BCL HA9213 drove south in the east lane of No 3 Rd and parked behind the Bamboo Grove.	NG <i>AN</i>	
1752	6920 No 3 Rd, Richmond, BC (Bamboo Grove)	JIN, Paul and T700 were standing beside BCL HA9213 having a cigarette.	YEE <i>[Signature]</i>	
1755	6920 No 3 Rd, Richmond, BC (Bamboo Grove)	JIN, Paul and T700 around BCL HA9213, both were entering and exiting the vehicle. View was obstructed and could not see their activities.	YEE <i>[Signature]</i>	
1755	6920 No 3 Rd, Richmond, BC (Bamboo Grove)	BCL HA9213 reversed out from behind the restaurant and drove south on No 3 Rd. JIN, Paul was in the driver seat and alone in the vehicle.	NG <i>AN</i>	
1800	No 4 Rd/ Steveston Hwy, Richmond, BC.	BCL HA9213 drove south on No 4 from Steveston Hwy, V.C.B.	COHEN <i>[Signature]</i>	
1805	13511 No 4 Rd, Richmond, BC.	Reacquired BCL HA9213 parked unoccupied in the north driveway of the residence.	COHEN <i>[Signature]</i>	
1844	13511 No 4 Rd, Richmond, BC.	BCL HA9213 drove out of the north driveway on No 4 Rd. Unable to determine who was in the vehicle.	ROBIDOUX <i>[Signature]</i>	



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AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-03	PM	Saturday	Sun/Clear

1846	No 4 Rd/ Steveston Hwy, Richmond, BC	BCL HA9213 drove north on No 4 Rd from Steveston Hwy. JIN, Paul was driving and U/M#4 was in the front passenger seat.  U/M#4 Described as an Asian male, early 40's with short black hair, wearing an orange jacket.	CHEAH  MC
1900	6920 No 3 Rd, Richmond, BC (Bamboo Grove)	BCL HA9213 drove north in the east lane of No 3 Rd and parked behind the Bamboo Grove Restaurant.	GIBSON <i>[Signature]</i>
1902	6920 No 3 Rd, Richmond, BC (Bamboo Grove)	U/M#4 was observed at the rear of the restaurant. Unknown the whereabouts of JIN, Paul.	CHEAH  MC
1903	6920 No 3 Rd, Richmond, BC (Bamboo Grove)	BCL 603MMK 2014 Toyota Sienna White was observed parked across the street from Bamboo Grove Restaurant, unoccupied.	GIBSON <i>[Signature]</i>
1950	6920 No 3 Rd, Richmond, BC (Bamboo Grove)	A possible on T700 walked out from the rear area of the restaurant and got into the passenger side of a white Mitsubishi SUV, unable to confirm id or the BCL plate.	YEE <i>[Signature]</i>
1953	No 3 Rd / Saba Rd, Richmond, BC.	BCL BE553A 2011 Mitsubishi Endeavour White drove north on No 3 Rd from Saba Rd, T700 was observed in the front passenger seat.	UGANEC <i>[Signature]</i>
		BC10164 RE LIC:BE553A LIC:BE553A STATUS:ACTIVE EXP:2016-06-18 REG:10095567 SINCE:2015-06-19 LCHG:2015-06-20 DECAL# 15188450 2011 MITSUBISHI ENDVR 4DRSW PASSENGER WHITE VIN:4A4JN3ASXBE601826 GWV: 0 NET WEIGHT: 1,895 NUM OF OWNERS: 1 CAI XIAO JIN 415 40TH AVE W VANCOUVER BC V5Y2R5 ODN:8213770 PODL:8213770	COHEN  JC

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

PAGE 9 of 13

AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-03	PM	Saturday	Sun/Clear
2005 5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC				CHEAH  <i>he</i>
2025 102-5131 Brighthouse Way, Richmond, B C.				ROBIDOUX  <i>OK</i>
2030 102-5131 Brighthouse Way, Richmond, BC.				CRAIG  <i>OK</i>
2035 5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC				YEE  <i>NY</i>
				COHEN  <i>ve</i>

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

PAGE 10 of 13

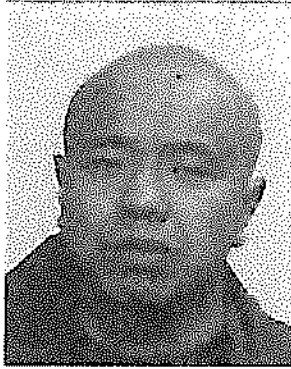
AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-03	PM	Saturday	Sun/Clear
2038	5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC	T700 walked out from the lobby and greeted the occupants of BCL 666STV and directed them south on Brighthouse Way. BCL 666STV parked on the east side of Brighthouse Way. The occupants got out and walked towards the north tower. T700 and the large group of consisting of an Asian male, four females and 2 children walked into the north tower. No further description obtained.		CHEAH <i>he,</i>
2041	102-5131 Brighthouse Way, Richmond, BC.	A large group of Asians walked into the front interior doors of suite 102. They did not need to use a key for entry.		CRAIG <i>he</i>
2056	6920 No 3 Rd, Richmond, BC (Bamboo Grove)	Observed BCL HA9213 still parked at the rear of the restaurant.		CRAIG <i>he</i>
2100	5131 Brighthouse Way and 5199 Brighthouse Way, Richmond, BC	Surveillance terminated at the residence as per Det/Cst UGANEC		BRANDER <i>BT</i>
		Over the time period of 1400 hrs until 2130 hrs, there were at least 23 vehicles into and 11 out of 13511 No 4 Rd, Richmond, BC from both the north and south gates to property.		ROBIDOUX <i>CL</i>

# FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

PAGE 11 of 13

AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-03	PM	Saturday	Sun/Clear



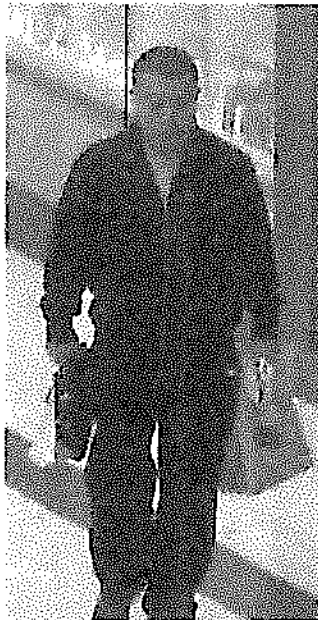
*ref*  
*AN 2557*

JIN, Paul



*ref*  
*32221*

WEI, Xiao



*for 10/04*  
*ref*  
*W0237*  
*AN 2557*

T700

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

PAGE 12 of 13

AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-03	PM	Saturday	Sun/Clear

### PHOTO PAGE

Time	No	Subject/s (L to R) Eg: UM / UF	Description of Subject	Location Where Photo Taken	Print Yes / No	Taken by
	1					
	2					
	3					
	4					
	5					
	6					
	7					
	8					
	9					
	10					

### VIDEO PAGE

Time	No	Subject/s (L-R) Eg: DOE, Jack Fred or UM / UF	Description of Subject	Location Where Video Taken	Taken by
	1				
	2				
	3				
	4				
	5				

## FSOC SURVEILLANCE MASTER NOTES

PROTECTED B

PAGE 13 of 13

AGENCY FILE NO / FILE CAPTION	DATE	AM / PM	DAY OF WEEK	WEATHER
E-PIRATE 2015-2543	2015-10-03	PM	Saturday	Sun/Clear

### MEMBERS PRESENT IN THE SURVEILLANCE (INDICATE BY SIGNATURE)

Member	Reg	Signature	Date	Time
Sgt Gerry PROCTOR	2130			
Sgt. Glenn ATKINS	42157			
<b>Cpl Chris ROBIDOUX</b>	<b>39294</b>	<i>[Signature]</i>	2015-10-03	2158
Cpl. Steve BOLT	48884			
Det/Cst Kevin UGANEC	1654	<i>[Signature]</i>	2015-10-03	2151
Cst Sue LAVOIE	47290			
<b>Det/Cst Dave BRANDER</b>	<b>2115</b>	<i>[Signature]</i>	2015-10-03	2150
Det/Cst Greg PAXTON	2141			
<b>Det/Cst Norman YEE</b>	<b>2162</b>	<i>[Signature]</i>	2015-10-03	2147
Cst Kelly CRAIG	48224	<i>[Signature]</i>	2015-10-03	2126
<b>Det/Cst Kristy COHEN</b>	<b>2310</b>	<i>[Signature]</i>	2015-10-03	2148
Det/Cst Alex NG	2557	<i>[Signature]</i>	2015-10-03	2145
Cst Pat SIMPKINS	49308			
<b>Det/Cst Michael CHEAH</b>	<b>2335</b>	<i>[Signature]</i>	2015-10-03	2137
Cst Sean GIBSON	53869	<i>[Signature]</i>	2015-10-03	2128
Det/Cst Ian HURBER				

\*\*\*Members indicated in BOLD were active in surveillance on date indicated above\*\*\*


\*\*\*Date/Time entered represents when each respective member reviewed the observations he/she made on the date indicated above\*\*\*

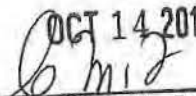


This is Exhibit "33"  
referred to in the Affidavit  
of M. Chizawsky  
affirmed before me this 28  
day of FEBRUARY, 2020

CERTIFIED TRUE COPY

Form 5

  
A Commissioner for taking Affidavits  
Within British Columbia

OCT 14 2015  
  
Justice of the Peace

**WARRANT TO SEARCH**  
**CANADA: Province of British Columbia**  
**Pursuant to section 487 of the *Criminal Code***

**TO:** The Police and Peace Officers in the Province of British Columbia:

**WHEREAS** it appears on the oath of Constable Anton SCHAMBERGER a Peace Officer of Vancouver Police, the City of Vancouver, in the Province of British Columbia,

**THAT** there are reasonable grounds for believing that the following offences have been committed, namely:

1. Laundering Proceeds of Crime, contrary to Section 462.31 of the ***Criminal Code***;
2. Possession of Property Obtained by Crime, contrary to Section 354 of the ***Criminal Code***;
3. Keeping Gaming or Betting House, contrary to Section 201(1) of the ***Criminal Code***;
4. Importing a Controlled Substance, contrary to Section 6(1) of the ***Controlled Drugs and Substances Act***;
5. Trafficking in a Controlled Substance, contrary to Section 5(1) of the ***Controlled Drugs and Substances Act***; and
6. Conspiracy to commit the above-noted offences contrary to Section 465(1)(c) of the ***Criminal Code***.

(the "Named Offences")

**AND THAT** there are reasonable grounds for believing that the following items will afford evidence of the Offences:

1. Currency;

340




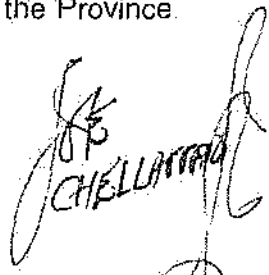
2. Safes;
3. Keys or crypt tags that allow entry to locations;
4. Score sheets;
5. Boutique bags;
6. Money Counters;
7. Documentation, including electronically stored documents, including but not limited to, utility bills, rental receipts identifying persons with knowledge and control of Silver International Investments Ltd. at Unit 303 of 5811 Cooney Road, Richmond;
8. Correspondence and photographs stored electronically;
9. Fax chips and photocopy chips;
10. Computers, computer software and other electronic information storage devices, namely cellular phones, smart phones, tablets, hard drives and flash drives containing business and personal documents, correspondence and photographs or information that identifies persons with knowledge and control of the activities of the activities at Silver International Investments Ltd, located at Unit 303 of 5811 Cooney Road, Richmond;
11. Documentation, including electronically stored documents, related to the operation of Silver International Investments Ltd, including but not limited to, employee payroll information, employee schedules, hours of operation, and client records;
12. Video surveillance systems/recordings located within Silver International Investments Ltd, located at Unit 303 of 5811 Cooney Road, Richmond; and
13. Financial Documentation, including electronically stored documents, to demonstrate the acquisition/disposition/ transfer of assets and liabilities, including, but not limited to, credit card statements, banking records, tax records, loan and mortgage documents, land title documents, investment accounts, insurance documentation, wire

transfer documents, Suspicious Transaction Reports and FINTRAC instructions.

**AND THAT** there are reasonable grounds for believing that the said items or some part of them are in Silver International Investments Ltd., located at Unit 303 of 5811 Cooney Road, in the City of Richmond, in the Province of British Columbia.

**THIS IS THEREFORE**, to authorize and require you to <sup>make ONE ENTRY into</sup> enter the said premises <sup>and 6:00</sup> between the hours of 8:00 a.m. <sup>to 11:59</sup> p.m. on the 15<sup>th</sup> day of October, 2015, <sup>2015</sup> and to search for the things and to bring them before me or some other justice, or submit a report in writing in respect of anything seized.

Dated this 14<sup>th</sup> day of October, 2015, at the City of Burnaby, in the Province of British Columbia.

  
  
A Judicial Justice in and for the  
Province of British Columbia

CERTIFIED TRUE COPY

Form 5

OCT 15 2015  
*[Signature]*  
Justice of the Peace

**WARRANT TO SEARCH**  
**CANADA: Province of British Columbia**  
**Pursuant to section 487 of the *Criminal Code***

**TO:** The Police and Peace Officers in the Province of British Columbia:

**WHEREAS** it appears on the oath of Constable Anton SCHAMBERGER a Peace Officer of Vancouver Police, the City of Vancouver, in the Province of British Columbia,

**That** there are reasonable grounds for believing that the following offences have been committed, namely:

1. Laundering Proceeds of Crime, contrary to Section 462.31 of the ***Criminal Code***;
2. Possession of Property Obtained by Crime, contrary to Section 354 of the ***Criminal Code***;
3. Keeping Gaming or Betting House, contrary to Section 201(1) of the ***Criminal Code***;
4. Importing a Controlled Substance, contrary to Section 6(1) of the ***Controlled Drugs and Substances Act***;
5. Trafficking in a Controlled Substance, contrary to Section 5(1) of the ***Controlled Drugs and Substances Act***, and
6. Conspiracy to commit the above-noted offences contrary to Section 465(1)(c) of the ***Criminal Code***.


(the "Named Offences")

**AND THAT** there are reasonable grounds for believing that the following items will afford evidence of the Offences:

1. Currency;

2. Safes;
3. Keys or crypt tags that allow entry to locations;
4. Score sheets;
5. Boutique bags;
6. Documentation including electronically stored documents, including but not limited to, utility bills, rental receipts identifying persons with knowledge and control of 13511 No. 4 Road, Richmond;
7. Correspondence and photographs stored electronically;
8. Computers, computer software and other electronic information storage devices, namely cellular phones, smart phones, tablets, hard drives and flash drives containing business and personal documents, correspondence and photographs or information that identifies persons with knowledge and control of the activities of the activities at 13511 No. 4 Road, Richmond;
9. Casino gaming equipment including card tables, gaming chips, playing cards, baccarat paddles(s), dealer shoe(s);
10. Documentation including electronically stored documents related to the operation of casinos, including but not limited to, ledgers, score sheets, tracking of debts owed, monies played, buy-ins, player names, dealer names; casino schedule hours, casino employee payroll information and purchase receipts for gaming equipment/supplies;
11. Video surveillance systems/recordings located within 13511 No. 4 Road, Richmond; and
12. Financial Documentation including electronically stored documents to demonstrate the acquisition/disposition/ transfer of assets and liabilities, including, but not limited to, credit card statements, banking records, tax records, loan and mortgage documents, land title documents, investment accounts, insurance documentation, wire transfer documents, Suspicious Transaction Reports and FINTRAC instructions.

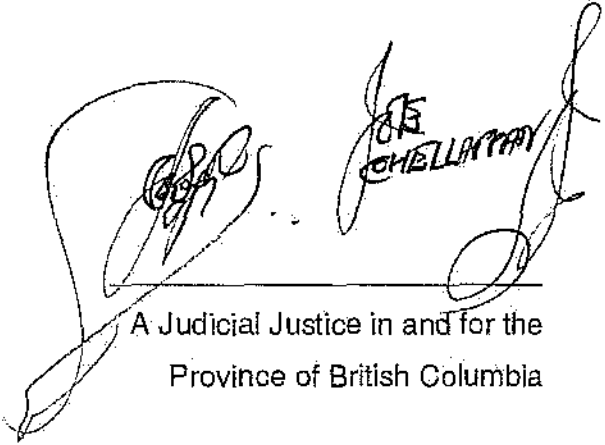
34



AND THAT there are reasonable grounds for believing that the said items or some part of them are in the residence at 13511 No. 4 Road, in the City of Richmond, in the Province of British Columbia.

THIS IS THEREFORE, to authorize and require you to enter the said premises ~~on~~ <sup>and</sup> between the hours of 8:00 a.m. ~~to~~ 11:59 p.m. on the 15<sup>th</sup> day of October, 2015, and to search for the things and to bring them before me or some other justice, or submit a report in writing in respect of anything seized.

Dated this 14<sup>th</sup> day of October, 2015, at the City of Burnaby, in the Province of British Columbia.

  
A Judicial Justice in and for the  
Province of British Columbia

CERTIFIED TRUE COPY

Form 5

OCT 14 2015  
*[Signature]*  
Justice of the Peace

**WARRANT TO SEARCH**  
**CANADA: Province of British Columbia**  
**Pursuant to section 487 of the *Criminal Code***

**TO:** The Police and Peace Officers in the Province of British Columbia:

**WHEREAS** it appears on the oath of Constable Anton SCHAMBERGER a Peace Officer of Vancouver Police, the City of Vancouver, in the Province of British Columbia,

**THAT** there are reasonable grounds for believing that the following offences have been committed, namely:

1. Laundering Proceeds of Crime, contrary to Section 462.31 of the ***Criminal Code***;
2. Possession of Property Obtained by Crime, contrary to Section 354 of the ***Criminal Code***;
3. Keeping Gaming or Betting House, contrary to Section 201(1) of the ***Criminal Code***;
4. Importing a Controlled Substance, contrary to Section 6(1) of the ***Controlled Drugs and Substances Act***;
5. Trafficking in a Controlled Substance, contrary to Section 5(1) of the ***Controlled Drugs and Substances Act***, and
6. Conspiracy to commit the above-noted offences contrary to Section 465(1)(c) of the ***Criminal Code***.

(the "Named Offences")

**AND THAT** there are reasonable grounds for believing that the following items will afford evidence of the Offences:

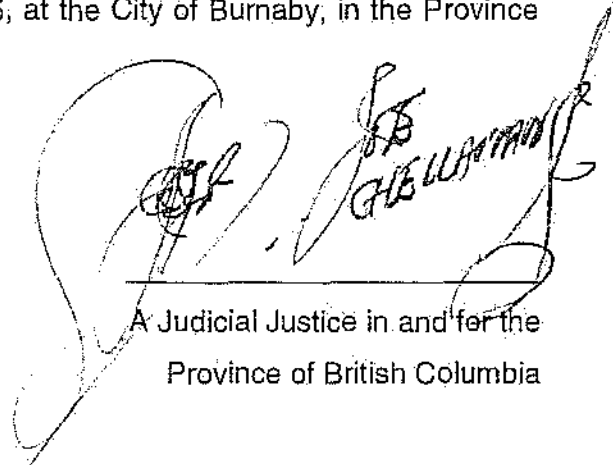
346

1. Currency;
2. Safes;
3. Keys or crypt tags that allow entry to locations;
4. Score sheets;
5. Boutique bags;
6. Money counters;
7. Documentation including electronically stored documents, including but not limited to, utility bills, rental receipts identifying persons with knowledge and control of Unit 210 of 8120 Jones Road, Richmond;
8. Correspondence and photographs stored electronically;
9. Computers, computer software and other electronic information storage devices, namely cellular phones, smart phones, tablets, hard drives and flash drives containing business and personal documents, correspondence and photographs or information that identifies persons with knowledge and control of the activities at Unit 210 of 8120 Jones Road, Richmond;
10. Documentation including electronically stored documents related to the operation of casinos, including but not limited to, ledgers, score sheets, tracking of debts owed, monies played, buy-ins, player names, dealer names; casino schedule hours, casino employee payroll information and purchase receipts for gaming equipment/supplies;
11. Financial Documentation including electronically stored documents to demonstrate the acquisition/disposition/ transfer of assets and liabilities, including, but not limited to, credit card statements, banking records, tax records, loan and mortgage documents, land title documents, investment accounts, insurance documentation; and
12. Legal documentation, including electronically stored documents identifying any civil legal proceedings initiated by the persons under investigation.

**AND THAT** there are reasonable grounds for believing that the said items or some part of them are in the residence of Paul King JIN at Unit 210 of 8120 Jones Road, in the City of Richmond, in the Province of British Columbia.

**THIS IS THEREFORE**, to authorize and require you to enter the said premises between the hours of 8:00 a.m. <sup>and</sup> ~~to~~ 11:59 p.m. on the 15<sup>th</sup> day of October, 2015, and to search for the things and to bring them before me or some other justice, or submit a report in writing in respect of anything seized.

Dated this 14<sup>th</sup> day of October, 2015, at the City of Burnaby, in the Province of British Columbia.

A large, stylized handwritten signature in black ink, appearing to read 'S. B. GIBLIN' or similar, written over a horizontal line.

A Judicial Justice in and for the  
Province of British Columbia



CERTIFIED TRUE COPY

Form 5

OCT 14 2015  
*[Signature]*  
Justice of the Peace

**WARRANT TO SEARCH**  
**CANADA: Province of British Columbia**  
**Pursuant to section 487 of the *Criminal Code***

**TO:** The Police and Peace Officers in the Province of British Columbia:

**WHEREAS** it appears on the oath of Constable Anton SCHAMBERGER a Peace Officer of Vancouver Police, the City of Vancouver, in the Province of British Columbia,

**THAT** there are reasonable grounds for believing that the following offences have been committed, namely:

1. Laundering Proceeds of Crime, contrary to Section 462.31 of the ***Criminal Code***;
2. Possession of Property Obtained by Crime, contrary to Section 354 of the ***Criminal Code***;
3. Keeping Gaming or Betting House, contrary to Section 201(1) of the ***Criminal Code***;
4. Importing a Controlled Substance, contrary to Section 6(1) of the ***Controlled Drugs and Substances Act***;
5. Trafficking in a Controlled Substance, contrary to Section 5(1) of the ***Controlled Drugs and Substances Act***, and
6. Conspiracy to commit the above-noted offences contrary to Section 465(1)(c) of the ***Criminal Code***.

(the "Named Offences")

**AND THAT** there are reasonable grounds for believing that the following items will afford evidence of the Offences:

1. Currency;
2. Safes;
3. Keys or crypt tags that allow entry to locations;
4. Score sheets;
5. Boutique bags;
6. Documentation, including electronically stored documents, including but not limited to, utility bills, rental receipts identifying persons with knowledge and control of Water Cube Spa at Unit 103 of 4411 No 3 Road, Richmond;
7. Correspondence and photographs stored electronically;
8. Computers, computer software and other electronic information storage devices, namely cellular phones, smart phones, tablets, hard drives and flash drives containing business and personal documents, correspondence and photographs or information that identifies persons with knowledge and control of the activities at Water Cube Spa located at Unit 103 of 4411 No 3 Road, Richmond;
9. Documentation, including electronically stored documents, related to the operation of Water Cube Spa, including but not limited to, employee payroll information, employee schedules, hours of operation, and client records;
10. Video surveillance systems/recordings located within Water Cube Spa located at Unit 103 of 4411 No 3 Road, Richmond;
11. Financial Documentation, including electronically stored documents, to demonstrate the acquisition/disposition/ transfer of assets and liabilities, including, but not limited to, credit card statements, banking records, tax records, loan and mortgage documents, land title documents, investment accounts, insurance documentation.

**AND THAT** there are reasonable grounds for believing that the said items or some part of them are in the Water Cube Spa, located at Unit 103 of 4411 No 3 Road, in the City of Richmond, in the Province of British Columbia.

*MAKE ONE ENTRY info*

THIS IS THEREFORE, to authorize and require you to <sup>and 5.00</sup> enter the said premises <sup>or 16th October 2015</sup> between the hours of 8:00 a.m. to ~~11:59~~ p.m. on the 15<sup>th</sup> day of October, 2015, and to search for the things and to bring them before me or some other justice, or submit a report in writing in respect of anything seized.

Dated this 14<sup>th</sup> day of October, 2015, at the City of Burnaby, in the Province of British Columbia.

*[Handwritten signature]*  
*[Handwritten signature]*  
A Judicial Justice in and for the  
Province of British Columbia

CERTIFIED TRUE COPY

Form 5

OCT 14 2015  
*[Signature]*  
Justice of the Peace

**WARRANT TO SEARCH**  
**CANADA: Province of British Columbia**  
**Pursuant to section 487 of the *Criminal Code***

**TO:** The Police and Peace Officers in the Province of British Columbia:

**WHEREAS** it appears on the oath of Constable Anton SCHAMBERGER a Peace Officer of Vancouver Police, the City of Vancouver, in the Province of British Columbia,

**THAT** there are reasonable grounds for believing that the following offences have been committed, namely:

1. Laundering Proceeds of Crime, contrary to Section 462.31 of the ***Criminal Code***;
2. Possession of Property Obtained by Crime, contrary to Section 354 of the ***Criminal Code***;
3. Keeping Gaming or Betting House, contrary to Section 201(1) of the ***Criminal Code***;
4. Importing a Controlled Substance, contrary to Section 6(1) of the ***Controlled Drugs and Substances Act***;
5. Trafficking in a Controlled Substance, contrary to Section 5(1) of the ***Controlled Drugs and Substances Act***, and
6. Conspiracy to commit the above-noted offences contrary to Section 465(1)(c) of the ***Criminal Code***.

(the "Named Offences")

**AND THAT** there are reasonable grounds for believing that the following items will afford evidence of the Offences:

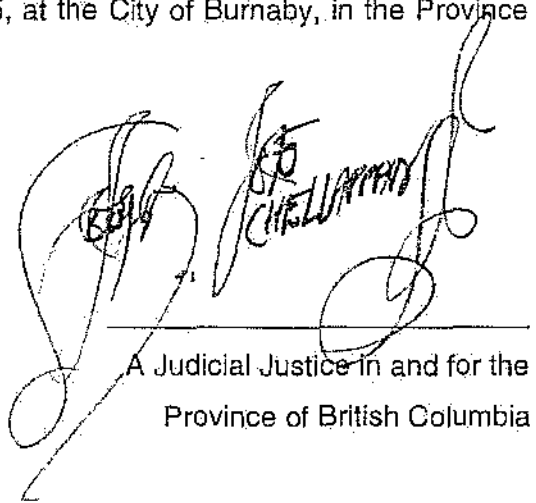
352

1. Currency;
2. Safes;
3. Keys or crypt tags that allow entry to locations;
4. Score sheets;
5. Boutique bags;
6. Documentation including electronically stored documents, including but not limited to, utility bills, rental receipts identifying persons with knowledge and control of Unit 102 of 5131 Brighthouse Way, Richmond;
7. Correspondence and photographs stored electronically;
8. Computers, computer software and other electronic information storage devices, namely cellular phones, smart phones, tablets, hard drives and flash drives containing business and personal documents, correspondence and photographs or information that identifies persons with knowledge and control of the activities of Unit 102 of 5131 Brighthouse Way, Richmond;
9. Casino gaming equipment including card tables, gaming chips, playing cards, baccarat paddles(s), dealer shoe(s);
10. Documentation including electronically stored documents related to the operation of casinos, including but not limited to, ledgers, score sheets, tracking of debts owed, monies played, buy-ins, player names, dealer names; casino schedule hours, casino employee payroll information and purchase receipts for gaming equipment/supplies; and
11. Financial Documentation including electronically stored documents to demonstrate the acquisition/disposition/ transfer of assets and liabilities, including, but not limited to, credit card statements, banking records, tax records, loan and mortgage documents, land title documents, investment accounts, insurance documentation.

AND THAT there are reasonable grounds for believing that the said items or some part of them are in the residence of Yiqing YAO at Unit 102 of 5131 Brighthouse Way, including private garage #1, in the City of Richmond, in the Province of British Columbia.

THIS IS THEREFORE, to authorize and require you to enter the said premises between the hours of 8:00 a.m. <sup>and</sup> ~~to~~ 11:59 p.m. on the 15<sup>th</sup> day of October, 2015, and to search for the things and to bring them before me or some other justice, or submit a report in writing in respect of anything seized.

Dated this 14<sup>th</sup> day of October, 2015, at the City of Burnaby, in the Province of British Columbia.

  
A Judicial Justice in and for the  
Province of British Columbia

CERTIFIED TRUE COPY

OCT 14 2015  
*[Signature]*  
Justice of the Peace

Form 5

**WARRANT TO SEARCH**  
**CANADA: Province of British Columbia**  
**Pursuant to section 487 of the *Criminal Code***

**TO:** The Police and Peace Officers in the Province of British Columbia:

**WHEREAS** it appears on the oath of Constable Anton SCHAMBERGER a Peace Officer of Vancouver Police, the City of Vancouver, in the Province of British Columbia,

**THAT** there are reasonable grounds for believing that the following offences have been committed, namely:

1. Laundering Proceeds of Crime, contrary to Section 462.31 of the *Criminal Code*;
2. Possession of Property Obtained by Crime, contrary to Section 354 of the *Criminal Code*;
3. Keeping Gaming or Betting House, contrary to Section 201(1) of the *Criminal Code*;
4. Importing a Controlled Substance, contrary to Section 6(1) of the *Controlled Drugs and Substances Act*;
5. Trafficking in a Controlled Substance, contrary to Section 5(1) of the *Controlled Drugs and Substances Act*, and
6. Conspiracy to commit the above-noted offences contrary to Section 465(1)(c) of the *Criminal Code*.

(the "Named Offences")

**AND THAT** there are reasonable grounds for believing that the following items will afford evidence of the Offences:

1. Currency;
2. Safes;
3. Keys or crypt tags that allow entry to locations;
4. Score sheets;
5. Boutique bags;
6. Documentation including electronically stored documents, including but not limited to, utility bills, rental receipts identifying persons with knowledge and control of Unit 1107 of 5199 Brighthouse Way, Richmond;
7. Correspondence and photographs stored electronically;
8. Computers, computer software and other electronic information storage devices, namely cellular phones, smart phones, tablets, hard drives and flash drives containing business and personal documents, correspondence and photographs or information that identifies persons with knowledge and control of the activities at Unit 1107 of 5199 Brighthouse Way, Richmond;
9. Casino gaming equipment including card tables, gaming chips, playing cards, baccarat paddles(s), dealer shoe(s);
10. Documentation including electronically stored documents related to the operation of casinos, including but not limited to, ledgers, score sheets, tracking of debts owed, monies played, buy-ins, player names, dealer names; casino schedule hours, casino employee payroll information and purchase receipts for gaming equipment/supplies;
11. Financial Documentation including electronically stored documents to demonstrate the acquisition/disposition/ transfer of assets and liabilities, including, but not limited to, credit card statements, banking records, tax records, loan and mortgage documents, land title documents, investment accounts, insurance documentation; and



- 12. Legal documentation, including electronically stored documents identifying any civil legal proceedings initiated by Paul King JIN and Xiaoqi Apple WEI.

**AND THAT** there are reasonable grounds for believing that the said items or some part of them are in the residence of Paul King JIN and Xiaoqi Apple WEI at Unit 1107 of 5199 Brighthouse Way, in the City of Richmond, in the Province of British Columbia.

**THIS IS THEREFORE**, to authorize and require you to enter the said premises between the hours of 8:00 a.m. <sup>and</sup> ~~to~~ 11:59 p.m. on the 15<sup>th</sup> day of October, 2015, and to search for the things and to bring them before me or some other justice, or submit a report in writing in respect of anything seized.

Dated this <sup>14<sup>th</sup></sup> ~~15<sup>th</sup>~~ day of October, 2015, at the City of Burnaby, in the Province of British Columbia.

*[Handwritten signature]*  
 A Judicial Justice in and for the  
 Province of British Columbia

Form 5

**WARRANT TO SEARCH**  
**CANADA: Province of British Columbia**  
**Pursuant to section 487 of the *Criminal Code***

**TO:** The Police and Peace Officers in the Province of British Columbia:

**WHEREAS** it appears on the oath of Constable Anton SCHAMBERGER a Peace Officer of Vancouver Police, the City of Vancouver, in the Province of British Columbia,

**THAT** there are reasonable grounds for believing that the following offences have been committed, namely:

1. Laundering Proceeds of Crime, contrary to Section 462.31 of the *Criminal Code*;
2. Possession of Property Obtained by Crime, contrary to Section 354 of the *Criminal Code*;
3. Keeping Gaming or Betting House, contrary to Section 201(1) of the *Criminal Code*;
4. Importing a Controlled Substance, contrary to Section 6(1) of the *Controlled Drugs and Substances Act*;
5. Trafficking in a Controlled Substance, contrary to Section 5(1) of the *Controlled Drugs and Substances Act*, and
6. Conspiracy to commit the above-noted offences contrary to Section 465(1)(c) of the *Criminal Code*.

(the "Named Offences")

**AND THAT** there are reasonable grounds for believing that the following items will afford evidence of the Named Offences:

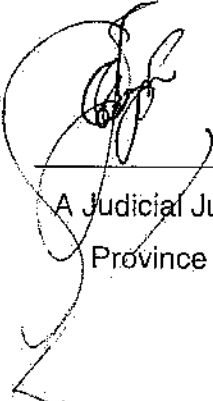
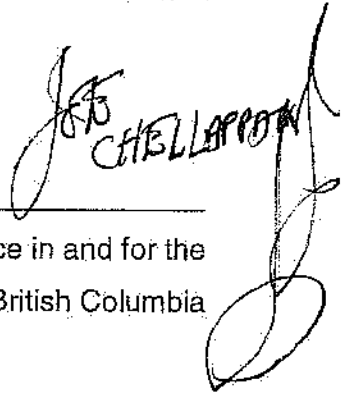
7. Currency;
8. Keys or crypt tags that allow entry to locations;
9. Score sheets;
10. Boutique bags;
11. Fax chips and photocopy chips;
12. Documentation including electronically stored documents, including but not limited to insurance documents and transfer of ownership forms, identifying persons with knowledge and control of the vehicles to be searched;
13. Computers, computer software and other electronic information storage devices, namely cellular phones, smart phones, tablets, hard drives and flash drives containing business and personal documents, correspondence and photographs or information that identifies persons with knowledge and control of the activities of the places to be searched;
14. Casino gaming equipment including gaming chips, playing cards, baccarat paddles(s), and dealer shoe(s);
15. Documentation including electronically stored documents related to the operation of casinos, including but not limited to, ledgers, score sheets, tracking of debts owed, monies played, buy-ins, player names, dealer names; casino schedule hours, casino employee payroll information and purchase receipts for gaming equipment/supplies;
16. Financial Documentation including electronically stored documents to demonstrate the acquisition/disposition/ transfer of assets and liabilities, including, but not limited to, credit card statements, banking records, tax records, loan and mortgage documents, land title documents, investment accounts; insurance documentation, wire transfer documents, Suspicious Transaction Reports and FINTRAC instructions; and

- 17. Legal documentation, including electronically stored documents identifying any civil legal proceedings initiated by the persons under investigation.

**AND THAT** there are reasonable grounds for believing that the said items or some part of them are in the white 2014 Toyota Sienna bearing BC Licence Plate 603MMK, currently located in the secure parking lot at E-Division Headquarters, 14200 Green Timbers Way, in the City of Surrey, in the Province of British Columbia.

**THIS IS THEREFORE**, to authorize and require you to enter the said vehicle between the hours of **10:00 a.m.** and **8:59 p.m.** on the 22<sup>nd</sup> day of October, 2015, and to search for the things and to bring them before me or some other justice, or submit a report in writing in respect of anything seized.

Dated this 22<sup>nd</sup> day of October, 2015, at the City of Burnaby, in the Province of British Columbia.

   
 \_\_\_\_\_  
 A Judicial Justice in and for the  
 Province of British Columbia

Form 5

**WARRANT TO SEARCH**  
**CANADA: Province of British Columbia**  
**Pursuant to section 487 of the *Criminal Code***

**TO:** The Police and Peace Officers in the Province of British Columbia;

**WHEREAS** it appears on the oath of Constable Anton SCHAMBERGER a Peace Officer of Vancouver Police, the City of Vancouver, in the Province of British Columbia,

**THAT** there are reasonable grounds for believing that the following offences have been committed, namely:

1. Laundering Proceeds of Crime, contrary to Section 462.31 of the ***Criminal Code***;
2. Possession of Property Obtained by Crime, contrary to Section 354 of the ***Criminal Code***;
3. Keeping Gaming or Betting House, contrary to Section 201(1) of the ***Criminal Code***;
4. Importing a Controlled Substance, contrary to Section 6(1) of the ***Controlled Drugs and Substances Act***;
5. Trafficking in a Controlled Substance, contrary to Section 5(1) of the ***Controlled Drugs and Substances Act***, and
6. Conspiracy to commit the above-noted offences contrary to Section 465(1)(c) of the ***Criminal Code***.

(the "Named Offences")

**AND THAT** there are reasonable grounds for believing that the following items will afford evidence of the Named Offences:

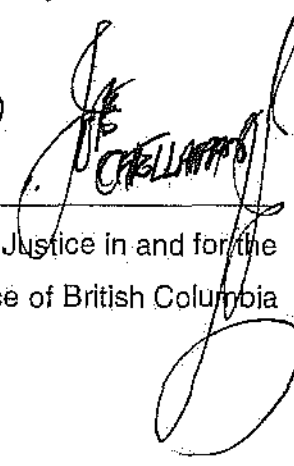
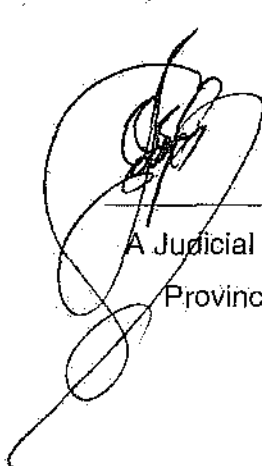
7. Currency;
8. Keys or crypt tags that allow entry to locations;
9. Score sheets;
10. Boutique bags;
11. Fax chips and photocopy chips;
12. Documentation including electronically stored documents, including but not limited to insurance documents and transfer of ownership forms, identifying persons with knowledge and control of the vehicles to be searched;
13. Computers, computer software and other electronic information storage devices, namely cellular phones, smart phones, tablets, hard drives and flash drives containing business and personal documents, correspondence and photographs or information that identifies persons with knowledge and control of the activities of the places to be searched;
14. Casino gaming equipment including gaming chips, playing cards, baccarat paddles(s), and dealer shoe(s);
15. Documentation including electronically stored documents related to the operation of casinos, including but not limited to, ledgers, score sheets, tracking of debts owed, monies played, buy-ins, player names, dealer names; casino schedule hours, casino employee payroll information and purchase receipts for gaming equipment/supplies;
16. Financial Documentation including electronically stored documents to demonstrate the acquisition/disposition/ transfer of assets and liabilities, including, but not limited to, credit card statements, banking records, tax records, loan and mortgage documents, land title documents, investment accounts, insurance documentation, wire transfer documents, Suspicious Transaction Reports and FINTRAC instructions; and

17. Legal documentation, including electronically stored documents identifying any civil legal proceedings initiated by the persons under investigation.

**AND THAT** there are reasonable grounds for believing that the said items or some part of them are in the red 2011 Porsche 911 bearing Vehicle Identification Number WP0CD2A99BS773258, currently located in the secure parking lot at E-Division Headquarters, 14200 Green Timbers Way, in the City of Surrey, in the Province of British Columbia.

**THIS IS THEREFORE**, to authorize and require you to enter the said vehicle between the hours of **10:00 a.m.** and **8:59 p.m.** on the 22<sup>nd</sup> day of October, 2015, and to search for the things and to bring them before me or some other justice, or submit a report in writing in respect of anything seized.

Dated this 22<sup>nd</sup> day of October, 2015, at the City of Burnaby, in the Province of British Columbia.



A Judicial Justice in and for the  
Province of British Columbia

1

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EXHIBIT REPORT

RAPPORT SUR LES PIÈCES À CONVICTIONS

Division E	Sub-Division - Sous-division Federal Serious Organized Crime	Exhibit Report No. N° de rapport sur les p. à c. 2015-2543	Occurrence No. N° de l'incident 2015-2543
Detachment - Détachement Group 1			
OSR Class - Cat. de RSO	Nature of Event - Genre d'incident Proceeds of Crime	Date seized - Date saisie 2015-10-15	
Exhibits seized by - Pièces à conviction saisies par Cpl. Mel CHIZAWSKY			SITE 10 - B
Location of seizure - Endroit de la saisie #303 5811 Cooney Rd, Richmond, B.C.			
Authority by which the seizure was made - Autorisation en vertu de laquelle la saisie a été effectuée Criminal Code			
Consecutive Item No. N° de pièce consécutif	Description of Exhibits Seized Description des pièces à conviction saisies	Located By	


- 1 \* BCL: AJ388 Bentley Silver 2 dr. SCBCU87A3AC063866
- 2 \* BCL: BF888 BMW 750i 4 dr Blk VIN: WBAK06C5BAC393575
- 3 Cell - Black
- 4 Cell - White
- 5 Cell
- 6 Cell
- 7 Cell
- 8 Cell
- 9 iPhone
- 10 iPhone
- 11 Cash \$20 not counted
- 12 Cash \$20 not counted. Found in gold bag
- 13 USB job PC - 8GB
- 14 WZ - Notes on card. Lily 8151 healthy
- 15 Bank receipt misc RBC
- 16 Staple receipts. Money counter
- 17 Misc paper, spare sheets, etc
- 18 Mixed cash \$20, 50, 100, 10, 5. Not counted
- 19 RBC transaction record. 2015/10/15
- 20 Deposit RBC 10,000. 2015/10/05
- 21 Business cards 1 ea. Silver Intl. Style Travel- QIN
- 22 HP Laptop Cord S/N CNF9392LJR p/w cord
- 23 Cash Counter Royal Saver S/N: RBC-3200-CA
- 24 Figures: Blue paper x 2
- 25 Swab - DNA Handle of Safe R61

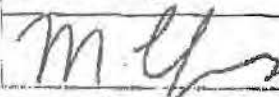
PROVINCIAL COURT OF BRITISH COLUMBIA

OCT 29 2015

FILED VANCOUVER REGISTRY 222 Main Street

This is Exhibit "34"  
 referred to in the Affidavit  
 of M. Chizawsky  
 affirmed before me this 28  
 day of February, 2015

  
 A Commissioner for taking Affidavits  
 Within British Columbia

CERTIFIED CORRECT - CERTIFIÉ CONFORME			
Signature of Investigator Signature de l'enquêteur	Date	Signature of Custodian Signature du responsable des p. à c.	Date
	2015/10/29		

118-290-0092

EXHIBIT REPORT

RAPPORT SUR LES PIÈCES À CONVICTIONS

- 26 Swab - DNA RS2 Key Pad Safe R
- 27 Pacific Carry On Nylon Bag Air Canada
- 28 Box Cash \$5. 10 bricks 10 Sub Bundle/Bricks NOT COUNTED
- 29 Fed Ex Envelope 805224800851 Dec 24/14
- 30 One large black hockey style bag w/ multiple smaller bags (7)
- 31 Boutique bags, Multiple variety
- 32 Small Odn leaf bag - black reusable bag, Multiple.
- 33 Misc mail, Various people, Opened/unopened.
- 34 Bag - gold rings
- 35 Chinese character score.
- 36 Invoices & score sheets
- 37 Landscape Invoices
- 38 Envelope Personal Information
- 39 CIBC Bank Draft \$80,384.81
- 40 Address list
- 41 2015 Calendar City of Dreams Numbers rear page
- 42 Hilroy notepad
- 43 Ringed notepad
- 44 3 Bankers Boxes Cash \$20. mixed CASH
- 45 Ring Binder etc.
- 46 Sticky notes w/ calculation, Multiple.
- 47 Lorex sants security hardware Drive w/ cord
- 48 Apple MacBook Air -w/ cord. Summer QIN
- 49 3 Bankers boxes cash, CASH
- 50 Black business card Acct #s etc.
- 51 Stephen CHEN 727-781-357 info
- 52 ASB Feb - blue BGB, From QIN'S car keys/house
- 53 Black folder misc paper
- 54 Blue file folder Misc paper
- 55 Green external hard drive.
- 56 Misc paper
- 57 White Samsung Galaxy phone
- 58 Rubber stamp Acct # Silver
- 59 Apple - mini pad. Powered on. Yellow cover.
- 60 Clip Board Summer Above name misc paper/photo
- 61 Pink - sticky numbers
- 62 Receipts- Statement. Misc receipts
- 63 RBC Deposits CIBC TD Accts
- 64 ZHU/QIN Travel receipts
- 65 Bentley Key Fob. BMW Key Fob. (2 each)
- 66 MCVISA Gift cards. Multiple

PROVINCIAL COURT OF BRITISH COLUMBIA

OCT 29 2015

FILED VANCOUVER REGISTRY 222 Main Street

CERTIFIED CORRECT - CERTIFIÉ CONFORMÉ

Signature of Investigator Signature de l'enquêteur	Date	Signature of Custodian Signature du responsable des p. à c.	Date
	2015/10/29		

110-290-0024

EXHIBIT REPORT

RAPPORT SUR LES PIÈCES À CONVICTIONS

- 67 Handy Counter V80 Mini money counter
- 68 Red notebook with CIBC/Canada Trust info
- 69 HP Printer/Fax Machine 7520 PhotoSmart SIN CN3634B03C
- 70 Misc papers/stickers \$
- 71 Tracker Airline Bag , Carry
- 72 Nautica, Lanson Airline bag
- 73 Jet Stream Airline bag
- 74 Pink Airline Bag Inside # 73
- 75 Butquiltam Doc's QIN CIBC/Silver Receipts
- 76 6 notes books Accts #'s etc
- 77 Misc zip drives
- 78 1 oz Gold wafer (1) 1oz gram wafer (15.)
- 79 Daily transaction records
- 80 Blue/Gm Ledger
- 81 Black ledger daily transaction
- 82 Blue Folder Customer Transaction reports
- 83 Health Canada Certificate/ MM Certificate
- 84 Doc's style travel
- 85 Auto lease, Land Rover
- 86 CIBC Acct Info HUANG
- 87 Land Title Doc Kamloops 1918 Glenora Place
- 88 Garden Centre Misc pieces receipts
- 89 Photo copy of Chinese copy Doc, Customer
- 90 Grocery Shopping List, Misc Names
- 91 Weekly work schedule
- 92 2 x RBC - 1200-CA Cash Counters x 2
- 93 Misc paper, Daily Transaction merchant records
- 94 Misc paper
- 95 Sky Travel docs
- 96 Ever Coast doc's
- 97 Silver Invoice doc's
- 98 Style travel docs, Binders.
- 99 Ziplock folder Silver docs
- 100 Style Travel doc's
- 101 5 black binders Doc's
- 102 River Rock Marina doc's
- 103 Mortgage Docs Butquiltam
- 104 Invoices
- 105 Fraser View receipts
- 106 Visa Doc's
- 107 Blue/line notebook missing pages

PROVINCIAL COURT OF BRITISH COLUMBIA

OCT 29 2015

FILED VANCOUVER REGISTRY 222 Main Street

CERTIFIED CORRECT - CERTIFIÉ CONFORMÉ

Signature of Investigator Signature de l'enquêteur	Date	Signature of Custodian Signature du responsable des p. à c.	Date
<i>M [Signature]</i>	2015/10/29		

366

Court Registry

Fax: 604-660-4262

Nov 10 2015 12:16pm

P017

16:34:58 2015-10-29

17/31

EXHIBIT REPORT

RAPPORT SUR LES PIÈCES À CONVICTIONS

108	TD receipt
109	Canada post envelope
110	Swab - DNA Handle of Safe H HS1
111	Swab - DNA Keypad of Safe HS2

*MAC*

PROVINCIAL COURT OF BRITISH COLUMBIA

NOV 29 2015

FILED VANCOUVER REGISTRY 222 Main Street

CERTIFIED CORRECT - CERTIFIÉ CONFORMÉ

Signature of Investigator Signature de l'enquêteur	Date	Signature of Custodian Signature du responsable des p. à c.	Date
<i>M. [Signature]</i>	2015/10/29		

367

178-290-0052

Court Registry

Fax: 604-660-4262

Nov 10 2015 12:16pm

P018

16:35:05 2015-10-29

18/31

RCMP "E" Division  
Federal Serious and Organized Crime  
File: 2015-2543  
Report to Justice - Appendix - Line 2

Business: Silver International Investments Ltd (Site 10 - B)  
Address: 303-5811 Cooney Road, Richmond, BC

The following items were seized pursuant to Section 489 of the Criminal Code and not listed on the search warrant:

Item #

- 1 BCL A1366F Bentley Silver 2 dr
- 2 BCL BF388S BMW 750i4 dr Black
- 65 Keys for Bentley (2) and BMW (2)

PROVINCIAL COURT  
OF BRITISH COLUMBIA

OCT 29 2015

FILED  
VANCOUVER REGISTRY  
222 Main Street

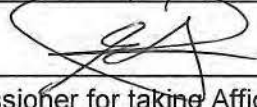
368

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This is Exhibit "35"  
referred to in the Affidavit  
of M. Chizowsky  
affirmed before me this 28  
day of FEBRUARY, 2020



A Commissioner for taking Affidavits  
Within British Columbia



abc

ROYAL CANADIAN MOUNTED POLICE  
GENDARMERIE ROYALE DU CANADA

*R*

ROYAL CANADIAN MOUNTED POLICE  
GENDARMERIE ROYALE DU CANADA

NAME/CAPTION  
 NOM/TITRE E-PRATE  
 FILE NO. 15-2543  
 N° DU DOSSIER  
 EXHIBIT & ITEM NO'S  
 N° DE LA PIÈCE À CONVICTION 88 (15.01)  
 ET DE L'ARTICLE  
 INVESTIGATOR & SECTION  
 ENQUÊTEUR/SECTION R. LUMBIDIS  
 DATE OF ENTRY  
 DATE D'INSCRIPTION 15-10-21 11-20  
 VAULT NO.  
 N° DE LA CHAMBRE FORTE  
 SUITABLE FOR FIRE DEBRIS/APPROUVÉ POUR LES DÉBRIS D'INCENDIE (DEC '99)

NO'S  
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 FIRE DEBRIS/APPROUVÉ POUR LES DÉBRIS D'INCENDIE (DEC '99)



RCMP GRC RCMP GRC RCMP GRC RCMP GRC RCMP GRC  
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Ex 28 Side B









374





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376







378













2015 10 15 17:57

202









385





988











银通海外  
Silver International  
Investment Ltd

N 303 - 5811 Cooney Road, Richmond, BC. V6X 3M1  
Phone: 7782070806 • Fax: 7782070800



寰宇國際旅行社  
THE STYLE TRAVEL INC.

Phone : 604.285.1177  
Fax: 604 285 1178  
Email: thestyletravel@gmail.com

Address:  
Unit 5 - 8271 westminister Hwy







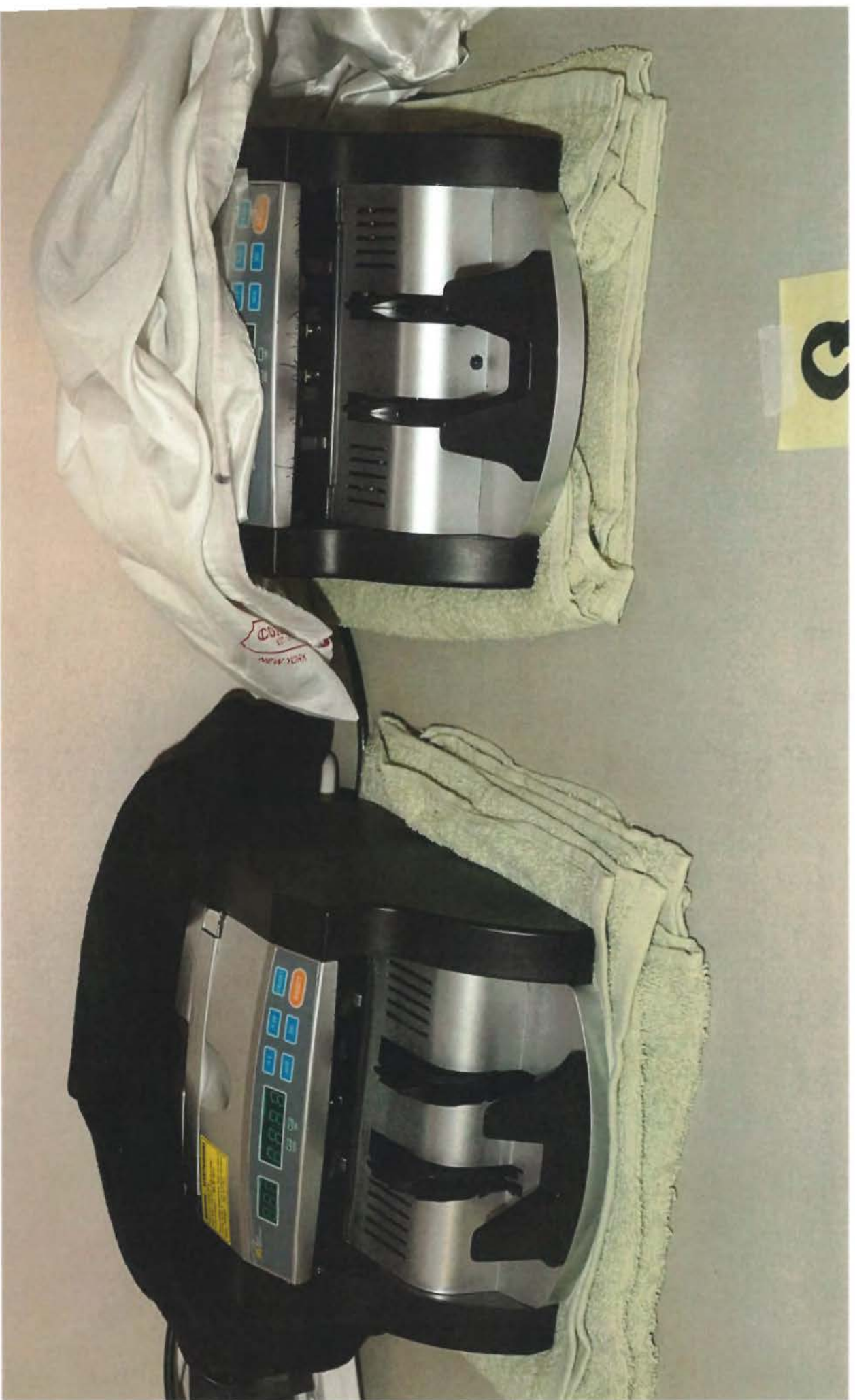




392







394









Royal Canadian Mounted Police / Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: **CST. SUZANNE LAFRANCE #44758**

Project: **EPIRATE**

**Site "A"**

Site: <b>A</b> / <b>Room #1</b>	Exhibit officer: <b>Cst. S. Lafrance ; Cst. A. WATTS</b>	File #: <b>2015-2543</b> Comments:
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#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<b>Nil</b>	<b>SEARCHED BY Cst. PAOLERA - 2015-10-15 @ 20:22 to 20:32 hrs. NOTHING SEIZED</b>						

**SP**

A Commissioner for Taking Affidavits Within British Columbia

This is Exhibit referred to in the Affidavit of **V. Cristofari** affirmed before me this **28** day of **February**, **2015**

**"36"**

**SP**

**3910**





Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: Cst. Suzanne Lafrence Reg #44758

Project: EPIRATE

Site "A"

Site: <u>A</u> Room # <u>2</u>		Exhibit officer: <u>Cst. S. Lafrence &amp; Cst. A. Watts</u>		File #: <u>2015-2543</u> Comments:			
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<u>1</u>	<u>(Two) CLEAR PLASTIC POKER CHIP TRAY (2) - two pieces</u>	<u>LIVING ROOM LEFT OF FOYER ON WALL SHELF (Room #2)</u>	<u>CST. D. TEGART 2015-10-15 20:30 hrs.</u>	<u>CST. A. WATTS 2015-10-15 21:38 hrs</u>	<u>ELUMBERS 15-10-16 0729 TEL103.</u>		
<u>2</u>	<u>(1) - House Rules Form</u>	<u>LIVING ROOM LEFT OF FOYER ON WALL SHELF (Room #2)</u>	<u>CST. D. TEGART 2015-10-15 20:32 hrs.</u>	<u>CST. A. WATTS 2015-10-15 21:40 hrs.</u>			
<u>3</u>	<u>(14) - BACCARAT Rules CARD.</u>	<u>LIVING ROOM LEFT OF FOYER ON FIREPLACE (Room #2)</u>	<u>CST. D. TEGART 2015-10-15 20:37 hrs.</u>	<u>CST. A. WATTS 2015-10-15 21:45 hrs.</u>			
<u>4</u>	<u>(1) House Rules Sign (Non-English) on 8 1/2" x 11" white sheet of paper</u>	<u>LIVING ROOM LEFT OF FOYER ON WALL BY T.V. SCREEN (Room #2)</u>	<u>CST. D. TEGART 2015-10-15 20:39 hrs.</u>	<u>CST. A. WATTS 2015-10-15 21:47 hrs.</u>			

(SP)

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Royal Canadian Mounted Police / Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: Cst. SUZANNE LAFRANCE Reg # 44758

Project: EPIRATE 2015-2543  
SITE "A"

Room #2

Exh. OFFICERS: Cst. S. LAFRANCE; Cst. A. WATTS

5	(1) - SIGN IN ASIAN CHARACTERS ON 8 1/2 X 11" WRIT SHEET OF PAPER	LIVING ROOM LEFT OF FOYER ON WALL BY T.V. SCREEN (Room #2)	Cst. D. TEGART 2015-10-15 20:40 hrs.	Cst. A. WATTS 2015-10-15 21:51 hrs.			
6	(1) Electronic Box with USB & POWER ADAPTER.	LIVING ROOM LEFT OF FOYER ON WALL UNDER T.V. SCREEN (Room #2)	Cst. D. TEGART 2015-10-15. 20:41 hrs. 20:43 (2)	Cst. A. WATTS 2015-10-15 20:21:55 hrs			
7	MISC - TORN PAPER IN GARBAGE (UNDER GAMING TABLE)	LIVING ROOM LEFT OF FOYER UNDER GAMING TABLE (Room #2)	Cst. D. TEGART 2015-10-15 20:43 hrs.	Cst. A. WATTS 2015-10-15 22:00 hrs.			
8	(1) ONE - Cash sheet in plastic tray UNDER THE (2) SIDE OF THE GAMING TABLE	LIVING ROOM LEFT OF FOYER (Room #2)	Cst. D. TEGART 2015-10-15 20:54 hrs.	Cst. A. WATTS 2015-10-15 22:01 hrs.			
9	(1) - ONE BACCARAT GAMING TABLE	LIVING ROOM LEFT OF FOYER IN MIDDLE OF THE ROOM (Room #2)	Cst. D. TEGART 2015-10-15 20:58 hrs.	Cst. A. WATTS 2015-10-15 22:05 hrs.			
10	(1) - ONE BACCARAT TABLE Limit SIGN	LIVING ROOM LEFT OF FOYER ON BASEMENT (Room #2)	Cst. D. TEGART 2015-10-15 20:59	Cst. A. WATTS 2015-10-15 22:06 hrs.			

(SP)

398

Prepared by: **CST. SUZANNE LAFRANCE** Reg #44758  
 Project: **EPIRATE 2015-2543**  
 Size: **11"**

# EXHIBIT FLOWCHART

Royal Canadian Mounted Police  
 Gendarmerie royale du Canada

(Room 2)

(1)-ONE WIRELESS NUMERIC PADS.	Living Room LEFT OF FOYER ON TOP OF BALCONY TABLE. (Room #2)	CST. D. TEGHART 2015-10-15 21:13 hrs	CST. A. WATTS 2015-10-15 22:09 hrs				

(S)



Royal Canadian Mounted Police / Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *CST. SUZANNE LAFRANCE Reg # 44758*

Project: *EPIRATE*

Site: <i>A / Room #3</i>	Exhibit officer: <i>CST. S. LAFRANCE &amp; CST. A. WATTS</i>	File #: <i>2015-2543</i>	Comments:
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#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>SEARCHED BY CST. GILL &amp; CST. CHOUH - 2015-10-15 @ 20:26 to 20:30 hrs. NOTHING SEIZED</i>						

*(Signature)*

*400*

Prepared by: CST. SUZANNE LAFRANCE Reg #44758  
 Project: EPIRATE  
 Project EPIRATE

# EXHIBIT FLOWCHART

Royal Canadian Mounted Police  
 Gendarmerie royale du Canada



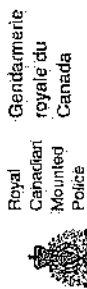
SITE "A"

Site: A Room #4 Exhibit officer: CST. S. LAFRANCE & CST. A. WATTS File #: 2015-2543 Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
12	ONE - OPENING INSTRUCTIONS FOR DEALER ON A 8 1/2 x 11 WHIT SHEET OF PAPER	DEN/OFFICE ON SHELF AT THE BACK OF THE ROOM (Room #4)	WILDE 2015-10-15 20:50 hrs.	CST. A. WATTS 2015-10-15 22:22 hrs.			
13	ONE SIGN ON ENTRY DOOR OF (Room #4) IN ASIAN WRITING ON 8 1/2 x 11 WHIT SHEET OF PAPER	DEN/OFFICE ON ENTRY DOOR (Room #4)	WILDE 2015-10-15 20:58 hrs.	CST. A. WATTS 2015-10-15 22:27 hrs.			
14	ONE - HOUSE RULES SIGN IN ASIAN WRITING ON 8 1/2 x 11 WHIT SHEET OF PAPER	DEN/OFFICE ON THE WALL ABOVE WALK-SHOULDER (Room #4) place	WILDE 2015-10-15 20:59 hrs.	CST. A. WATTS 2015-10-15 22:29 hrs.			

SP





Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *Cst. Suzanne LaFrance Reg. #44758*  
Project: *EPIRATE*  
Project EPIRATE  
*Site "A"*

Site: *A Room #5* Exhibit officer: *Cst. S. LaFrance ; Cst. A. Wats.* File #: *2015-2543* Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>SEARCHED BY PIERCE - 2015-10-15 @ 20:37 - 20:50 hrs.</i>						
	<i>Nothing Seized</i>						

*SL*

*402*



Royal Canadian Mounted Police / Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *Cst. Suzanne LaFrance* Rq# *44753*

Project: *EPIRATE*

Project: *EPIRATE*

*Side "A"*

Site: <i>A Room #6</i>	Exhibit officer: <i>Cst. S. LaFrance ; Cst. A. Williams</i>	File #: <i>2015-2543</i>	Comments:
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#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>SEARCHED BY GILL &amp; CHOW @ 2015-10-15 @ 20:33 - 20:43 hrs. Nothing Seized</i>						

*(CP)*

*(SL)*

*453*



Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *Cst. S. LAFRANCE* Reg #44758

Project: EPIRATE

Project EPIRATE

*Site "A"*

Site: *A Room #7* Exhibit officer: *Cst. S. LAFRANCE ; Cst. A. WATTS* File #: *2015-2543* Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>SEARCHED BY Cst. PAOLERA @ 2015-10-15 @ NOTHING SEIZED</i>	<i>20:37 to 20:56 hrs.</i>					
<i>(Signature)</i>							



*hoh*

# EXHIBIT FLOWCHART

Prepared by: *Cst. S. LaFrance Reg #4475B*  
 Project: *EPIRATE*  
 Incident: *EPIRATE*  
 Site: *A*  
 Yr: *A*

Site: <i>A Room #9</i>		Exhibit officer: <i>Cst. S. LaFrance &amp; Cst. A. Watts</i>		File #: <i>2015-2543</i>		Comments:	
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>SEARCHED BY CHEN - 2015-10-15 @ 20:39 - 20:43 hrs</i> <i>Nothing Seized</i>						

*(Signature)*

*(Signature)*

*405*



Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *CST. S. LAFRANCE* Reg # *44758*

Project: *EPIRATE*

Project: *EPIRATE*

*Site "A"*

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
Site: <i>A</i>	<i>Room #9</i>		Exhibit officer: <i>Cst. S. LaFrance &amp; Cst. A. Watts</i>		File #: <i>2015-2543</i>		Comments:
<i>15</i>	<i>(1) - ONE - COMMERCIAL GOOD LUCK CHARM Gold in Colour.</i>	<i>MASTER BEDROOM, ON THE FLOOR IN THE CORNER.  (Room 9)</i>	<i>A/CST. CHEN 2015-10-15  20:53 hrs</i>	<i>CST. A. WATTS 2015-10-15.  22:49 hrs.</i>			
<i>16</i>	<i>Loose papers in BLK garbage CAN, (Misc torn papers.)</i>	<i>MASTER BEDROOM ON THE FLOOR ON @ side of GAMING TABLE DESK. (Room 9)</i>	<i>A/CST. CHEN 2015-10-15.  20:55 hrs.</i>	<i>CST. A. WATTS 2015-10-15.  22:52 hrs.</i>			
<i>17</i>	<i>VIP SIGN on 8 1/2 x 11 with sheet of paper in Asian writing</i>	<i>MASTER BEDROOM ON ENTRY DOOR  (Room #9)</i>	<i>A/CST. CHEN 2015-10-15  22:48</i>	<i>CST. A. WATTS 2015-10-15  22:57</i>			
<i>18</i>	<i>HOUSE RULES ON 8 1/2 x 11 with sheet of paper in Asian writing</i>	<i>MASTER BEDROOM ON THE WALL  (Room #9)</i>	<i>A/CST. CHEN 2015-10-15  22:49 hrs.</i>	<i>CST. A. WATTS 2015-10-15.  23:01 hrs.</i>			

*(Signature)*

*4/10*

Prepared by: Cst. S. Lafrance Reg # 4475B  
 Project: EPIRATE  
 File: 2015-2543 Site "A"

### EXHIBIT FLOWCHART

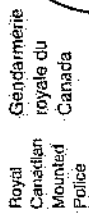
Royal Canadian Mounted Police  
 Gendarmérie Royale du Canada  
 Site "A" Room #9

Exh. Officers: Cst. S. Lafrance; Cst. A. Watts

19	(1) "WARNING SIGN" IN ASIAN WRITING ON 8 1/2 x 11 WRIT SHEET OF PAPER	Master Bedroom on the wall behind (DENSE) - Gaming Table (Room 9)	A/CST. CHEN 2015-10-15 22:50 hrs	Cst. A. WATTS 2015-10-15 23:04 hrs.		
20	(1) ONE - WIRELESS NUMERIC PAD	Master Bedroom on top of the gaming table - BACCHART TABLE (Room 9)	A/CST. CHEN 2015-10-15 22:52 hrs	Cst. A. WATTS 2015-10-15 23:05 hrs		
21	(1) ONE - "BANKER" TOKEN	Master Bedroom on top of the Gaming Table BACCHART TABLE (Room 9)	A/CST. CHEN 2015-10-15 22:53 hrs	Cst. A. WATTS 2015-10-15 23:09 hrs		
22	(1) ONE - "PLAYER" TOKEN	Master Bedroom on top of the Gaming Table BACCHART TABLE (Room 9)	A/CST. CHEN 2015-10-15 22:55 hr	Cst. A. WATTS 2015-10-15 23:11 hrs		
23	(1) ONE - PLAYER Rule CARD - TORN	Master Bedroom on top of the Gaming Table BACCHART TABLE (Room 9)	A/CST. CHEN 2015-10-15 22:56 hrs	Cst. A. WATTS 2015-10-15 23:13 hrs.		
24	(1) ONE - TABLE Limit SIGN - BACCHART	Master Bedroom on top of the Gaming Table BACCHART TABLE (Room 9)	A/CST. CHEN 2015-10-15 22:57 hrs.	Cst. A. WATTS 2015-10-15 23:16 hrs.		

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Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

(Room #9)

Each officer: Cst. S. Lafrenice ; Cst. A. Watts

Prepared by: Cst. S. Lafrenice  
Project: EPIRATE  
Priority: EPIRATE  
Site: "A" Sire A

25	ONE BACCARAT GAMING TABLE	Master Bedroom in the middle of the room	A/CST. CHEN 2015-10-15 @ 3:02 hrs.	Cst. A. WATTS 2015-10-15 @ 3:18 hrs.				
26	ELECTRONIC BOX WITH POWER ADAPTER & USB.	Master Bedroom on staff by T.V. screen	A/CST. CHEN 2015-10-15 @ 3:11 hrs.	Cst. A. WATTS 2015-10-15 @ 3:22 hrs.				

*(Handwritten signature/initials)*

*(Handwritten initials)*



Royal Canadian Mounted Police / Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *CST. S. LAFRANCE* Reg # *49758*  
Project: *EPIRATE* *2015-2543*  
Project EPIRATE *SIDE "A"*

Site: <i>A</i>	<i>Room #10</i>	Exhibit officer: <i>CST. S. LAFRANCE &amp; CST. A. WATTS</i>	File #: <i>2015-2543</i>	Comments:
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#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nic</i>	<i>SEARCHED BY J. Gill &amp; E. Chow 2015-10-15 @ 20:48 - 20:52 hrs NOTHING SEIZED</i>						

*SL*

*409*



Prepared by: Cst. S. Lafrenche Rq #44758  
 Project: EPIRATE  
 Incident #EPIRATE

# EXHIBIT FLOWCHART

Royal Canadian Mounted Police  
 Gendarmerie royale du Canada

"A"  
 SITE A

Site: A Room #11		Exhibit officer: Cst. S. Lafrenche & Cst. A. WANTS.		File #: 2015-2543		Comments:	
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
27	(5) FIVE WORK SCHEDULE WORK LIST - 8 1/2 x 11 w/ht sheets of paper	KITCHEN ON HANGING BOARD Bulletin Board (Room #11)	SGT. MANNING 2015-10-15 21:16 hrs.	CST. A. WANTS 2015-10-15 23:49 hrs.			
28	(1) ONE Asian Calander with Oct 14/2015 circled	KITCHEN HANGING ON THE WALL (Room #11)	SGT. MANNING 2015-10-15 21:15 hrs.	CST. A. WANTS 2015-10-15 23:52 hrs.			
29	"STAFF ONLY" (2) - TWO SIGNS in Asian writing on 8 1/2 x 11 w/ht sheets	KITCHEN ON WALL OVER TABLE (Room #11)	SGT. MANNING 2015-10-15 21:26 hrs.	CST. A. WANTS 2015-10-15 23:56 hrs.			
30	(1) ONE Grooming TABLE Cloth	KITCHEN ON BLK 3 SHELF TABLE (Room #11)	CST. BACHRA 2015-10-15 21:05 hrs.	CST. A. WANTS 2015-10-15 00:03 hrs.			

SP

Prepared by: Cst. S. Lafrenche Reg # 44750.

Project: EPIRATE

# EXHIBIT FLOWCHART

Royal Canadian Mounted Police / Gendarmerie royale du Canada

Site A / Room #11

Exh. Custodians: Cst. S. Lafrenche ; Cst. A. Watts

Site "A"

31	(6) Six Policies & Procedures in a plastic BAG.	Kitchen on BLK 3 shelf Table (Room #11)	Cst. BACHRA 2015-10-15 21:05 hrs.	Cst. A. WATTS 2015-10-16 00:08 hrs.			
32	(1) one GREEN Gaming TABLE Cloth	Kitchen on BLK 3 shelf Table (Room #11)	Cst. BACHRA 2015-10-15 21:04	Cst. A. WATTS 2015-10-16 00:09 hrs.			
33	(1) one CARD SHUFFLER Empty Box	Kitchen on BLK 3 shelf TABLE (Room #11)	Cst. BACHRA 2015-10-15 23:42 hrs.	Cst. A. WATTS 2015-10-16 00:12 hrs.			
34	(4) FOUR - plastic GARBAGE BAGS - emptied of CONTENTS	Kitchen on Floor by BEIGE Leather chair (Room #11)	Cst. BACHRA 2015-10-15 21:24 hrs.	Cst. A. WATTS 2015-10-16 00:20 hrs.			
35	(5) PIECES CONTENTS OF PLASTIC GARBAGE BAGS Item #34 - playing cards & Boxes. (Log)	Kitchen on Floor by BEIGE Leather chair (Room #11)	Cst. BACHRA 2015-10-15 21:24 hrs.	Cst. A. WATTS 2015-10-16 00:20 hrs.			
36	(3) THREE KEYS on RED CARABINER	Kitchen in DRAWER 3RD FROM THE LEFT.	Cst. BACHRA 2015-10-15 23:48 hrs.	Cst. A. WATTS 2015-10-16 00:28 hrs.			

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Prepared by: CST. S. LAFFRANCE 44758  
 Project: EPIRATE

Site A  
 Site A

EXHIBIT FLOWCHART

Royal Canadian Mounted Police  
 Gendarmerie royale du Canada  
 Site A Room #11

Exh. OFFICERS: CST. S. LAFFRANCE & CST. A. WATTS

27	(1) ONE STAFF PHONE LIST on B1a XII with sheet of PAPER	Kitchen in Microwave Right hand drawer of the phone desk (Room 11)	SGT. MANNING 2015-10-15 @ 23:40 hrs	CST. A. WATTS 2015-10-16 00:31 hrs		
28	REAL ESTATE LISTING Documents - (27) - twenty-seven sheets	Kitchen in phone desk (Room 11)	SGT. MANNING 2015-10-15 @ 23:40 hrs	CST. A. WATTS 2015-10-16 00:33 hrs		
29	(1) ONE Blue hanging folder contains numerous sheets of Shift schedules.	Kitchen in phone desk (Room 11)	SGT. MANNING 2015-10-15 @ 23:40 hrs	CST. A. WATTS 2015-10-16 00:37 hrs		

(S)

(S)



Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *CST. SUZANNE LAFRANCE* Reg # 44758

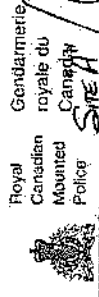
Project: EPIRATE

Project EPIRATE

"  
SITE A"

Site: <i>A</i> Room # <i>12</i>		Exhibit officer: <i>CST. S. LAFRANCE; CST. A. WATTS</i>		File #: <i>2015-2543</i> Comments:			
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>40</i>	<i>(21) TWENTY-ONE ASSORTED PLAYING CARDS</i>	<i>FAMILY ROOM UNDER COUGH BY PATIO DOORS. (ROOM 12)</i>	<i>CST. GILL 2015-10-15 21:03 hrs.</i>	<i>CST. A. WATTS 2015-10-16 00:42 hrs.</i>			
<i>41</i>	<i>(1) ONE SINGLE PLAYING CARD - 8 of SPADES</i>	<i>FAMILY ROOM UNDER CUSHION OF LOVE SEAT.</i>	<i>CST. GILL 2015-10-15 21:06 hrs.</i>	<i>CST. A. WATTS 2015-10-16 00:45 hrs.</i>			
<i>42</i>	<i>(1) ONE BOX CONTAINING MONERIS POS SUPPLIES</i>	<i>FAMILY ROOM IN WALL MOUNTED BAR.</i>	<i>CST. GILL 2015-10-15 21:22 hrs.</i>	<i>CST. A. WATTS 2015-10-16 00:50 hrs.</i>			
<i>43</i>	<i>(1) ONE GAMING TABLE.</i>	<i>FAMILY ROOM</i>	<i>CST. CITOU 2015-10-15 21:24 hrs.</i>	<i>CST. A. WATTS 2015-10-16 00:53 hrs.</i>			

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Royal Canadian Mounted Police

Gendarmerie Royale du Canada

ONE - UNITÉ ARMÉE / (Room #12)

# EXHIBIT FLOWCHART

Prepared by: **CST. S. LAFORCE**  
Project: **EPIRATE**  
Project EPIRATE

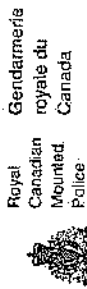
Exh. OFFICER: **CST. S. LAFORCE & CST. A. WATTS**

Site "A"  
Site "A"

44	ONE - UNITÉ ARMÉE / (Room #12)	Family Room Handicap ONSE Ph. Book on Fly Zapper	CST. PIERRE 2015-10-14 01:06 hrs.	CST. A. WATTS 2015-10-16 01:06 hrs.					

(Signature)

SP



Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *Cst. S. Lafrence Rep. N 4475B*

Project: *EPIRATE*

Project EPIRATE *" II "*  
*Site A*

Site: *A Room #13*

Exhibit officers: *Cst. S. Lafrence & Cst. A. Whits*

File #:

*2015-2543*

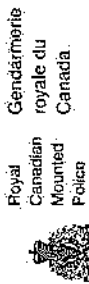
Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>SEARCHED BY CST. PROVERA @ 2015-10-15 @ 21:00 - 21:09 hrs.</i>						
	<i>Nothing Seized</i>						

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Page *20* of *56*

*(Handwritten initials)*

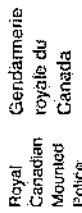


# EXHIBIT FLOWCHART

Prepared by: *Cst. S. Lafrenice Rg 4728*  
Project: *EPIRATE*  
Project EPIRATE *SITE A*

Site: <i>Room #14</i>		Exhibit officer: <i>Cst. S. Lafrenice &amp; Cst. A. Watts</i>		File #: <i>2015-2543</i>		Comments:	
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>Seizured BY M. Pierce - 2015-10-15 @ 21:00 - 22:12 hrs Nontoxic Seizured</i>						

*SP*



Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *Cst. S. LaFrance #44758*  
Project: *EPirate*  
Priority: *EPirate*  
Site # *A*

Site: *A Room # 15*  
Exhibit officer: *Cst. S. LaFrance & Cst. A. Watts*  
File #: *2015-2543*  
Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>SEARCHED BY MURR &amp; WINDS 2015-10-15 @ 21:06 - 21:13 hrs NOTHING SEIZED</i>						

*SL*

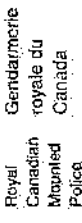


Prepared by: Cst. S. LaFrance P44758

Project: EPIRATE

Project EPIRATE Site A

# EXHIBIT FLOWCHART

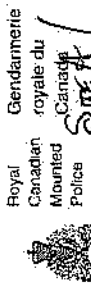


Site: Room # 16		Exhibit officer: Cst. S. LaFrance & Cst. A. Watts		File #: 2015-2543		Comments:	
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
45	(1) ONE - SIGN "VIP ROOM DO NOT DISTURB" IN ROOM W/ARTISTS	GAMES ROOM ON THE DOOR TO ENTRANCE (Room 16)	CST. PIERCE 2015-10-16 01:11 hrs.	CST. A. WATTS 2015-10-16 01:13 hrs.	-		
46	(1) ONE Locked Empty COOK BOX	GAMES ROOM IN THE FIRE PLACE WOOD BOX (Room 16)	CST. CHEN 2015-10-15 21:10 hrs.	CST. A. WATTS 2015-10-16 01:16 hrs.			
47	(1) ONE Locked Empty COIN BOX	GAMES ROOM ON THE FLOOR BY W/ARTISTS	CST. CHEN 2015-10-15 21:17 hrs.	CST. A. WATTS 2015-10-16 01:19 hrs.			
48	(1) ONE Electronic Box in USB AND power Cord	GAMES ROOM UNDER THE TV ON TV STAND SHELF.	CST. CHEN 2015-10-15 21:17 hrs.	CST. A. WATTS 2015-10-16 01:22 hrs.			

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Royal Canadian Mounted Police  
Gendarmerie royale du Canada

### EXHIBIT FLOWCHART

Prepared by: *CST. S. LaFrance 44758*  
Project: *EPIRATE*  
Project EPIRATE

*Room #16*  
*Site A*  
*Site "A"*

*CST. S. LaFrance & CST. A. WATTS*

49	(1) ONE BACCARAT Gaming Table.	IN THE Middle of THE GAMER Room (Room #16)	CST. PIERCE 2015-10-16 01:14 hrs.	CST. A. WATTS 2015-10-16 01:25 hrs.		
50	(1) ONE CARD shoe in 2 green machines and a follower.	ON BACCARAT TABLE (Room 16)	CST. PIERCE 2015-10-16 01:15 hrs.	CST. A. WATTS 2015-10-16 01:28 hrs.		
51	(1) ONE WIRELESS NUMERIC PAD	ON BACCARAT TABLE (Room 16)	CST. PIERCE 2015-10-16 01:15 hrs.	CST. A. WATTS 2015-10-16 01:28 hrs.		

*SL*

*SL*

# EXHIBIT FLOWCHART

Prepared by: *Cst. S. Lafrenice*  
Project: *PIRATE*  
Project ID: *44758*  
Project ID: *44758*  
Project ID: *44758*

File #: *2015-2543*

Exhibit officer: *Cst. S. Lafrenice & Cst. A. Wats*

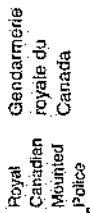
Site: *A* Room # *17*

Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>SEARCHED BY TEARER &amp; LEE 2015-10-15 @ 21:17 - 21:29 hrs. Nothing Seized</i>						

*(P)*

*EP*



Royal Canadian Mounted Police  
Gendarmérie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *Cst. S. Lafrence #44758*  
Project: *EPIRATE*  
Project ID: *EPIRATE*

*Site A*

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>SEARCHED BY PAOLERA &amp; LI 2015-10-15 @ 21:13 - 21:15 hrs. Nothing Seized</i>						

Site: *A Room # 18*

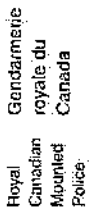
Exhibit officer: *Cst. S. Lafrence & Cst. A. WATTS*

File #: *2015-2543*

Comments:

*(Signature)*

*(Signature)*



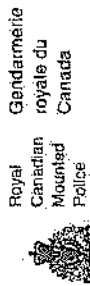
Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: **CST. S. LAFRANCE**  
Project: **EPIRATE**  
Project EPIRATE **SITE A**

Site: <b>Room # 19</b>		Exhibit officer: <b>Cst. S. LaFrance &amp; Cst. A. WATTS</b>		File #: <b>2015-2543</b>		Comments:	
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
✓52	<b>3 SETS OF TILES</b> <b>OF MAHJUNGA</b> <b>3 SETS OF TILES</b> <b>W.W. (3 pieces)</b>	<b>In Right Lower</b> <b>cupboard Below</b> <b>sink in Utility</b> <b>Room</b>	<b>Cst. Pierce</b> <b>2015-10-15</b> <b>21:30 hrs.</b>	<b>Cst. A. WATTS</b> <b>2015-10-16</b> <b>21:39 hrs.</b>			

**SL**



Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *Cst. S. Lafrence*  
Project: *EPIRATE*  
Project EPIRATE *"A"*

Site: <i>A Room # 20</i>	Exhibit officer: <i>Cst. S. Lafrence &amp; Cst. A. Watts</i>		File #: <i>2015-2543</i>				Comments:			
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)			
<i>Niv</i>	<i>SEARCHED BY MUSE &amp; WINDS 2015-10-15 @ 21:17 - 21:21 hrs. Nothing SEIZED</i>									

*(Signature)*

*(Signature)*

# EXHIBIT FLOWCHART

Prepared by: *Cst. S. L. Lawrence*  
 Project: *EPIRATE #4475B*  
 Priority: *EPIRATE* *Site A*

Site: <i>Room #21</i>		Exhibit officer: <i>Cst. Lawrence &amp; Cst. A. Watts</i>		File #: <i>2015-2543</i>		Comments:	
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>NIL</i>	<i>SEARCHED BY PAOLERA &amp; LI. 2015-10-15 @ 01:19 - aliases had Nothing Seized</i>						

*SP*

*424*

# EXHIBIT FLOWCHART

Prepared by: *Cst. S. Lafontaine #4758*  
Project: *EPIRATE*

Project EPIRATE *"A"*  
SITE *"A"*

Site: <i>A Room #22</i>		Exhibit officer: <i>Cst. S. Lafontaine i Cst. A. Whitts</i>		File #: <i>2015-2513</i>		Comments:	
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>Seized by Wilde 2015-10-15 @ 21:26-21:27 hrs. Nothing Seized</i>						

*(S)*

*(S)*





Foyal Gendarmerie  
Canadian royale du  
Mounted Canada  
Police

# EXHIBIT FLOWCHART

Prepared by: *Cst. S. LaFrance*  
*4475B*

Project: EPIRATE

Project EPIRATE *SITE A*

Site: *A Room #23* Exhibit officer: *Cst. S. LaFrance & Cst. A. Watts* File #: *2015-2543* Comments:

#	Description of Exhibit:	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>SEARCHED BY PAOLERA &amp; WE 2015-10-15 @ 21:28-21:30 hrs Nothing SEIZED</i>						

*425*



Royal Canadian Mounted Police / Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: CST. SLAFOWICZ 44758

Project: EPIRATE

Project EPIRATE: SITE A<sup>u</sup>

Site: <u>A</u> Room # <u>24</u>	Exhibit officer: <u>CST. SLAFOWICZ &amp; CST. A. WATTS</u>	File #: <u>2015-2543</u>	Comments:
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#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<u>53</u>	<u>(5) Five BOYES OF NEW playing CARDS. (5 pieces)</u>	<u>HALLWAY Closet. (Room 24)</u>	<u>CST. WILDE 2015-10-15 21:41 hrs</u>	<u>CST. A. WATTS 2015-10-16 01:51 hrs</u>			
				<u>(Q)</u>			

(Q)

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Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: Cst. S. Lafrenice  
 Project: EPIRATE 44758  
 Priority: EPIRATE Site A

Site: A Room # 25 Exhibit officer: Cst. S. Lafrenice & Cst. S. Watts File #: 2015-2543 Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
✓ 54	(1) ONE CERTIFICATE WITH PHOTO THE COOK'S FOR A COOK.	IN A METAL BASKET IN THE STORAGE AREA OF THE GARAGE (Rm #25)	CST. TEGART 2015-10-15 21:50 22:12 hrs.	CST. A. WATTS 2015-10-16 - 02:00 hrs.			
✓ 55	(1) ONE CHINA CUISINE ASSOCIATION CERTIFICATE	IN A METAL BASKET IN THE STORAGE AREA OF THE GARAGE (Rm #25)	CST. TEGART 2015-10-15 21:13 hrs.	CST. A. WATTS 2015-10-16 02:04 hrs.			
✓ 56	(1) ONE T & T SUPER MARKET RECEIPT	ON GARAGE WINDOW LEDGE (Rm #25)	CST. TEGART 2015-10-15 21:31 hrs.	CST. A. WATTS 2015-10-16 02:07 hrs.			
✓ 57	(1) ONE CANADA POST SHIPPING LABEL	ON WORK BENCH IN GARAGE BY WINDOW (Rm #25)	CST. TEGART 2015-10-15 21:41 hrs.	CST. A. WATTS 2015-10-16 02:09 hrs.			



44758



Royal Canadian Mounted Police / Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: Cst. S. LaFrance

Project: EPIRATE

Priority: EPIRATE

4475B

SITE A<sup>1</sup>

Site: A Room # 26 Exhibit officer: Cst. S. LaFrance & Cst. A. WATTS File #: 2015-2543 Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<u>No</u>	<u>SEARCHED BY Gill &amp; Chow 2015-10-15 @ 21:34-21:42 hrs. Nothing SEIZED</u>						

SP

429



Royal Canadian Mounted Police / Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *CST. S. LAFRANCE* 44758

Project: EPIRATE

Project EPIRATE

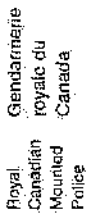
*SITE A*

Site: *A Room #27* Exhibit officer: *CST. S. LAFRANCE ; CST. A. WAITS* File #: *2015-2543* Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>SEARCHED BY CST BACHRA 2015-10-15 @ 21:30-21:40 hrs. Nothing SEIZED</i>						
<i>(SP)</i>							

*(SP)*

*act*



Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *Cst. S. LaFrance 44758*

Project: *EPIRATE*

Project EPIRATE

*SITE "A"*

Site: *A Room 28*

Exhibit officer: *Cst. S. LaFrance & Cst. A. Watts*

File #: *2015-2543*

Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>NIL</i>	<i>SEARCHED BY PROLERA &amp; LB 2015-10-15 @ 21:38 - 21:51 Nothing Seized</i>						

*(Signature)*



Royal Canadian Mounted Police / Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: Cst. S. LaFrance 44750

Project: EPIRATE

Project EPIRATE Site "A"

Site: A Room #29 Exhibit officer: Cst. S. LaFrance & Cst. A. Watts File #: 2015-2543 Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<u>58</u>	<u>(1) one white envelope containing Asian currency in "WANG FENG YUN"</u>	<u>in BIK locked suitcase in closet (Rm #29)</u>	<u>Cst. BACHRA &amp; SGT. MANNING 2015-10-15 22:55 hrs.</u>	<u>Cst. A. WATTS 2015-10-16 02:32 hrs.</u>			
<u>59</u>	<u>VARIOUS PROPERTY AND BANK DOCUMENTS.</u>	<u>in BIK locked suitcase in closet (Rm #29)</u>	<u>Cst. BACHRA &amp; SGT. MANNING 2015-10-15 22:55 hrs.</u>	<u>Cst. A. WATTS 2015-10-16 02:37 hrs.</u>			



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Royal Canadian Mounted Police / Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: CST. S. LAFRANCE 44758

Project: EPIRATE

Project: EPIRATF

SITE "A"

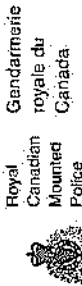
Site: A Room #30 Exhibit officer: CST. S. LAFRANCE & CST. A. WATTS File #: 2015-2543 Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
60	① ONE Black Purse / ZEPHA SPORT BAG, containing I.D. cards, wallet, BANK cards, CURRENCY → CDN'S CHINESE	INSIDE A BIK - CARRY ON SIZE SUITCASE INSIDE A MURLI COLORED SAMSONITE SUITCASE (Rm 30)	CST. PIERCE 2015-10-15 21:50 hrs.	CST. A. WATTS 2015-10-16 02:40 hrs.			



433





# EXHIBIT FLOWCHART

Prepared by: **CST. S. LAFORCE 44758**  
 Project: **EPIRATE**  
 District: **EPIRATE**

**SITE 'A'**

Site: <b>A Room #31</b>		Exhibit officer: <b>CST. S. LAFORCE &amp; CST. A. WATTS</b>		File #: <b>2015-2543</b>		Comments:	
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
✓ 61	(2) Two - MANILA Envelopes containing loose agreements and Bills → G.A.S.	ON TOP OF WINE FRIDGE (Rm 31)	CST. MILLER 2015-10-15 22:19 hrs.	CST. A. WATTS 2015-10-16 02:51 hrs.			
✓ 62	(3) Three Envelopes containing CDN & Chinese Currency	ON TOP OF HEURH (Rm 31)	CST. MILLER 2015-10-15 23:30 hrs.	CST. A. WATTS 2015-10-16 02:54 hrs.			
✓ 63	(1) orange HERMES Boutique Bag containing CDN Currency in Asian News Paper	UNDER THE COUCH (Rm 31)	CST. MILLER 2015-10-15 23:31 hrs.	CST. A. WATTS 2015-10-16 02:57 hrs.			
✓ 64	(1) one white iPad.	ON THE TABLE	CST. MILLER 2015-10-15 23:28 hrs.	CST. A. WATTS 2015-10-16 03:01 hrs.			

*EP*

434

Prepared by: Cst. S. Lafrenice 44758  
 Project: EPIRATE  
 Primary EPIRATE

EXHIBIT FLOWCHART

Royal Canadian Mounted Police  
 Gendarmerie royale du Canada  
 Site A (Room #31) Cst. S. Lafrenice & Cst. A. Watts

Site "A"

65	(1) Dode Samsung cell ph.	ON THE TABLE (Rm 31)	Cst. Milne 2015-10-15. 22:45 hrs.	Cst. A. WATTS 2015-10-16. 03:04 hrs.		
66	(3) THREE CIBE Bankings: Documents - (2 - Account Statements) - (1 - Transaction Records)	ON THE TABLE (Rm 31)	Cst. Milne 2015-10-15 22:59 hrs. 22:34 hrs.	Cst. A. WATTS 2015-10-16 03:06 hrs.		
67	(2) Two Phones: (1 - white Samsung ph) (1 - Black Apple.)	ON HURCH SHELF (Rm 31)	Cst. Milne 2015-10-15 22:45 hrs 22:52 hrs	Cst. A. WATTS 2015-10-16. 03:11 hrs.		
68	VARIOUS DOCUMENTS AND BUSINESS CARDS.	IN GREEN PANTS BATS IN THE closet. (Rm 31)	Cst. Milne 2015-10-15 21:59 hrs	Cst. A. WATTS 2015-10-16 03:17 hrs.		
69	VARIOUS DOCUMENTS IN BEN MARICA ENVELOPE	IN TOP RIGHT DRAWER OF Black Dresser (Rm 31)	Cst. Milne 2015-10-15 22:52 hrs	Cst. A. WATTS 2015-10-16 03:21 hrs.		
70	(1) BUNDLE of CDN Currency \$100.00 Dollar Bills	IN TOP DRAWER of left night stand (Rm 31)	Cst. Milne 2015-10-15 22:30	Cst. A. WATTS 2015-10-16 03:24 hrs.		

26

Prepared by: *Cst. S. LaFrance 447SB*  
 Project: EPIRATE  
 Project EPIRATE

**EXHIBIT FLOWCHART**

Royal Canadian Mounted Police  
 Gendarmerie royale du Canada  
 SITE A

*Site A*

*Room #31 Cst. S. LaFrance & Cst. A. WATTS*

<p><i>J1</i></p>	<p><i>(2) TWO PLAYERS ADVISORISE CUBS COULD IN BE NAMES OF WANG and ZHANG.</i></p>	<p><i>Bottom Dresser OF Left Night stand (Rm 31)</i></p>	<p><i>Cst. White 2015-10-15 22:28 hrs</i></p>	<p><i>Cst. A. WATTS 2015-10-16 03:28 hrs</i></p>
<p><i>J2</i></p>	<p><i>(1) ONE Property listing Document</i></p>	<p><i>TOP OF Black Dresser (Rm 31)</i></p>	<p><i>Cst. White 2015-10-15 23:05 hrs</i></p>	<p><i>Cst. A. WATTS 2015-10-16 03:31 hrs</i></p>
<p><i>J3</i></p>	<p><i>(3) THREE CELL PHONES - 2 Samsungs, Black and Silver - 1 LG, Black.</i></p>	<p><i>TOP OF Black Dresser (Rm 31)</i></p>	<p><i>Cst. White 2015-10-15 22:44 hrs</i></p>	<p><i>Cst. A. WATTS 2015-10-16 03:34 hrs</i></p>

*(S)*

*436*

Prepared by: *Cst. S. Lafrence 44758*  
 Project: *EPIRATE*  
*Priority EPIRATE*

**EXHIBIT FLOWCHART**

Royal Canadian Mounted Police / Gendarmerie royale du Canada

*"11"*  
*SITE A*

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
74	IPAD	ON Yellow couch (Rm 32)	Sgt. Manning 2015-10-15 22:10 hrs.	Cst. A. WANTS 2015-10-16 03:40 hrs.			
75	HP Laptop and BUK CASE, in power cord	ON THE FLOOR in the closet (Rm 32)	Sgt. Manning 2015-10-15 22:10 hrs.	Cst. A. WANTS 2015-10-16 03:42 hrs.			
76	Various Property Documents and Redstate Receipts	in a box in the closet (Rm 32)	Sgt. Manning 2015-10-15 22:10 hrs.	Cst. A. WANTS 2015-10-16 03:46 hrs.			
77	(2) Two iPhones - 1 white iPhone (rim) - 1 gold iPhone (rim)	ON Right SIDE Dressing (Rm 32)	Sgt Manning 2015-10-15 22:10 hrs.	Cst. A. WANTS 2015-10-16 03:51 hrs.			

Site: *A* Room: *32*  
 Exhibit officer: *Cst. S. Lafrence & Cst. A. WANTS*  
 File #: *2015-2543*  
 Comments:

*EP*

*437*



Royal Gendarmerie  
Canadian royale du  
Mounted royale du  
Police Canada

# EXHIBIT FLOWCHART

Prepared by: Cst. S. LaFrance 4475B

Project: EPIRATE

Project FPIR&TF

Site "A"

Site: A Rom #33 Exhibit officer: Cst. S. LaFrance & Cst. A. Watts File #: 2015-2543 Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
✓ 78	(2) two Documents - "Mou" Mobile Boutique Receipt - CHATEL Receipt	in BLK Suitcase in closet.  (Rm 33)	Cst. Gill 2015-10-15 22:07 hrs.	Cst. A. Watts 2015-10-16 03:56 hrs.			
✓ 79	(1) one - Dry cleaning Receipt	in closet on clothes in dry cleaning bag hanging in closet (Rm 33)	Cst. Gill 2015-10-15 22:05 hrs.	Cst. A. Watts 2015-10-16 03:59 hrs.			
✓ 80	(2) two sets of Keys - 1 - in 2 keys 1 - in 3 keys.	on 4th shelf of closet shelved (Rm 33)	Cst. Gill 2015-10-15. 22:08 hrs.	Cst. A. Watts 2015-10-16 04:01 hrs.			
✓ 81	Misc. Documents in BLK Paper CLIPS	in FAR left night stand drawer.  (Rm 33)	Cst. Gill 2015-10-15. 22:15 hrs.	Cst. A. Watts 2015-10-16 04:04 hrs.			

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2015

Prepared by: *Cst. S. Lafrance 44758*  
 Project: *EPIRATE*  
 Project EPIRATE  
*SIRE "A"*

# EXHIBIT FLOWCHART

Royal Canadian Mounted Police  
 Gendarmerie royale du Canada

Site: <i>A Room #34</i>		Exhibit officer: <i>Cst. S. Lafrance &amp; Cst. A. Watts</i>		File #: <i>2015-2543</i>		Comments:	
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>82</i>	<i>(1) one pink post-it note w/ TELEPHONE #, 778-938-4419 on 4910</i>	<i>ON FLOOR BEHIND 1st night stand by the door</i>	<i>Cst. Grice 2015-10-15 22:44 hrs.</i>	<i>Cst. A. Watts 2015-10-16 04:10 hrs.</i>			
<i>83</i>	<i>(2) two NEW GROOMING TABLES - 5'x4' IN COLOUR</i>	<i>IN THE closet.</i>	<i>Cst. Grice 2015-10-15 22:36 hrs.</i>	<i>Cst. A. Watts 2015-10-16 04:14 hrs.</i>			
<i>84</i>	<i>(1) one NEW CARD shoe store IN the box</i>	<i>on the window seat</i>	<i>Cst. Grice 2015-10-15 22:40 hrs.</i>	<i>Cst. A. Watts 2015-10-16 04:16 hrs.</i>			

*SP*



Royal Canadian Mounted Police / Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *CST. S. LAFRANCE 44758*

Project: EPIRATE

Project EPIRATE

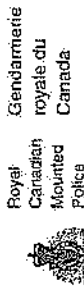
*SITE A*

Site: *A Room #35*      Exhibit officer: *CST. S. LAFRANCE & CST. A. ULATS*      File #: *2015-2543*      Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>SEARCHED BY CST. PAOLERA 2015-10-15 @ 23:04-23:06hrs Nothing seized</i>						
				<i>(SP)</i>			



*44758*



Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: CST. S. LAFORCE 44758  
 Project: EPIRATE  
 District: EPIRATE

Site "A"

Site: <u>Room #36</u>		Exhibit officer: <u>CST. S. LAFORCE ; CST. A. WATTS</u>		File #: <u>2015-2543</u>		Comments:	
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
85	(2) misc documents - CAPTIONED BILL - BANK PASSBOOK	ON THE BED-NIGHTSTAND → IN THE CLOSET	CST. PAOLERA 2015-10-15 → 22:28 hrs → 22:32 hrs	CST. A. WATTS 2015-10-16 04:21 hrs			
86	(1) ONE GAMING TABLE	IN THE ROOM (Rm 36)	CST. PAOLERA 2015-10-15 22:35	CST. A. WATTS 2015-10-16 04:24 hrs			

SP

44





Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: Cst. S. Lafrance 44758

Project: EPIRATE

Priority: PIRATE

SIDE "A"

Site: A Room # 37 Exhibit officer: Cst. S. Lafrance & Cst. A. Watts File #: 2015-2543 Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
✓ 87	"STAFF ONLY" sign in Asian writing (1) one.	ON DOOR TO Guest Bedroom (Rm 37)	A/CST. CHEN 2015-10-15 23:13 hrs.	Cst. A. WATTS 2015-10-16 04:32 hrs.			
✓ 88	(1) ONE NOTE PAD w/ Asian writing	ON Desk TOP (BLK Desk) (Rm 37)	Cst. PIERCE 2015-10-16 00:01 hrs.	Cst. A. WATTS 2015-10-16 04:35 hrs.			
✓ 89	(1) ONE - BLK Window File containing misc documents	ON BLK Desk TOP in magazine RACK (Rm 37)	Cst. PIERCE 2015-10-16 00:05 hrs.	Cst. A. WATTS 2015-10-16 04:38 hrs.			
✓ 90	(1) ONE - GRN "Complete" note pad w/ Asian writing	ON BLK Desk TOP in magazine RACK (Rm 37)	Cst. PIERCE 2015-10-16 00:10 hrs.	Cst. A. WATTS 2015-10-16 04:44 hrs.			

SP

4472

Prepared by: Cst. S. LaFrance 44758 -  
 Project: EPIRATE 2015-2543  
 Site "A" Site "A"

**EXHIBIT FLOWCHART**

Exh. Officer: Cst. A. WATTS & Cst. S. LaFrance



91	(1) ONE SET OF KEYS ON PURPLE KEY CHAIN	ON BLK TABLE (Rm 37)	CST. PIERCE 2015-10-15 23:25 hrs.	CST. A. WATTS 2015-10-16 04:46 hrs.		
92	MISC DOCUMENTS DEALER INFO	PINNED UP ON WALL AND ON BLACK TABLE (Rm 37)	CST. PIERCE 2015-10-15 23:40 - 23:52	CST. A. WATTS 2015-10-16 04:50 hrs.		
93	(4) FOUR - WHITE POKER CHIP TRAYS: 3 - YELLOW 1 - BLACK	Room 37 on floor of CUBBY (Rm 37)	CST. PIERCE 2015-10-16 00:24 hrs.	CST. A. WATTS 2015-10-16 04:55 hrs.		
94	(1) ONE BOX CONTAINING PLAYER CARDS	Room #37 on floor of CUBBY (Rm 37)	CST. PIERCE 2015-10-16 00:25 hrs.	CST. A. WATTS 2015-10-16 04:57 hrs.		
95	(1) ONE BOX CONTAINING MONTE CARLO POKER CHIPS	Room 37 on floor of CUBBY (Rm 37)	CST. PIERCE 2015-10-16 00:29 hrs.	CST. A. WATTS 2015-10-16 05:10 hrs.		
96	(1) CLEAR PLASTIC BOX CONTAINING PLAYING CARDS IN ONE WHT DEALER MIRROR	Room 37 on floor of CUBBY (Rm 37)	CST. PIERCE 2015-10-16 00:27	CST. A. WATTS 2015-10-16 05:02 hrs.		

CP

FS

### EXHIBIT FLOWCHART

Foyat: Gendarmerie royale du Canada / Mounted Police  
 Site A (Room 37) Exh. Officer: Cst. A. WATTS & Cst. S. Lafrenche

97	(4) Foul Papers of Keys	Room 37 on 2nd shelf in Cubby	Cst. Pierce 2015-10-16 00:21 hrs.	Cst. A. WATTS 2015-10-16 05:05 hrs.
98	CONTENTS OF PAPER SHREDDERS, TORN PAPER TRANSMISSION SLATS	IN SHREDDER ON THE FLOOR	Cst. Pierce 2015-10-15 23:20 hrs.	Cst. A. WATTS 2015-10-16 05:09 hrs.
99	(3) three empty ZTE z222 Phone Boxes and (1) one Business Card	INSIDE Protocol Box on the Floor	Cst. Pierce 2015-10-15 23:22 hrs.	Cst. A. WATTS 2015-10-16 05:14 hrs.
100	(1) ONE Document in Asim's writing Transmission Record	in with plastic garbage Bag on the floor	Cst. Pierce 2015-10-15 23:57 hrs.	Cst. A. WATTS 2015-10-16 05:17 hrs.
101	(2) Two Documents - Property listing - Shift schedule	ON TOP of Bk TABLE By Window	Cst. Pierce 2015-10-15 22:48 hrs.	Cst. A. WATTS 2015-10-16 05:19 hrs.
102	Misc - Document Blank Transaction Sheets	in garbage Bag (Suzuki) on the floor under Bk Desk	<del>EPI</del> Sgt. Koop 2015-10-16 04:32 hrs.	Cst. A. WATTS 2015-10-16 05:22 hrs.

SP

fff

Prepared by: Cst. S. LaFrance 44758

Project: EPIRATE  
 Project EPIRATE 2015-2543

Sire A

**EXHIBIT FLOWCHART**

Exh Officer: Cst. A. Watts & Cst. S. LaFrance

Royal Canadian Mounted Police  
 Gendarmerie royale du Canada  
 Sire A

Room 3A

103	(1) Bag of Staples #16 Rubber Bands	ON TOP OF THE BUC DESK	Sgt. Koop 2015-10-16 04:39 hrs.	Cst. A. Watts 2015-10-16 05:25 hrs.					
104	Misc Documents - Dollar Amounts - Blank Transaction Sheets	ON TOP OF BUC DROK in MYOUSE in Booklet	Cst. Pierce 2015-10-16 00:12 hrs.	Cst. A. Watts 2015-10-16 05:27 hrs.					

(S)

(S)

44758



Royal Canadian Mounted Police / Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *Cst. S. LaFrance 44758*

Project: EPIRATE

Project: EPIRATE

*SITE A*

Site: *A* Room # *38* Exhibit officer: *Cst. A. WATTS ; Cst. S. LaFrance* File #: *2015-2543* Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>✓ 105</i>	<i>Blk. plastic Bag containing shredded Shredded Paper</i>	<i>ON THE FLOOR (Rm 38)</i>	<i>Cst. Gill 2015-10-15 23:12 hrs.</i>	<i>Cst. A. WATTS 2015-10-16 05:31 hrs.</i>			
<i>✓ 106</i>	<i>(1) ONE COMPUTER TOWER / SERVER</i>	<i>ON THE FLOOR (Rm 38)</i>	<i>A/CST. CHEN 2015-10-15 23:20 hrs.</i>	<i>Cst. A. WATTS 2015-10-16 05:36 hrs.</i>			
				<i>(S)</i>			



*44758*



Royal Canadian Mounted Police  
Gendamerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *Cst. S. Lafrance 44758*

Project: *EPIRATE*

Project: *EPIRATE*

*SITE A*

Site: <i>A</i>	<i>Room #39</i>	Exhibit officer: <i>Cst. A. WATTS &amp; Cst. S. Lafrance</i>	File #: <i>2015-2543</i>	Comments:
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#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>Nil</i>	<i>SEARCHED BY Gill &amp; CHEN 2015-10-15 @ 23:10 to 23:22 hrs Nothing Seized</i>						
<i>SP</i>							

*SP*

*LMH*



Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: Cst. S. Lafrance 44758

Project: EPIRATE

Project: EPIRATE

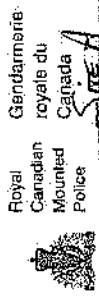
Side "A"

Site: ARoom #40 Exhibit officer: Cst. A. WATTS & Cst. S. LAFRANCE File #: 2015-2543 Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
107	(1) Box containing Player Cards	ON shelf Ⓛ SIDE 2ND shelf	Cst. PAOLERA 2015-10-15 23:27 hrs	Cst. A. WATTS 2015-10-16 05:42 hrs			
108	(2) two-SETS of MAH-JONG FILES	ON shelf Ⓛ SIDE 3RD shelf	Cst. PAOLERA 2015-10-15 23:20 hrs	Cst. A. WATTS 2015-10-16 05:45 hrs			
109	(1) BOX CONTAINING BACHARAT PLAYER, BANKER Cards	ON shelf Ⓡ SIDE 3RD shelf	Cst. PAOLERA 2015-10-15 23:18 hrs	Cst. A. WATTS 2015-10-16 05:47 hrs			
110	(1) Box containing (6) CARD BOX SHOES	ON shelf Ⓡ SIDE 4TH shelf	Cst. PAOLERA 2015-10-15 23:24 hrs	Cst. A. WATTS 2015-10-16 05:52 hrs			



8277



Royal Canadian Mounted Police  
Gendarmes: royale du Canada

### EXHIBIT FLOWCHART

Prepared by: **CST. S. Lawrence** 44758  
 Project: **EPIRATE**  
 Project EPIRATE: **2015-2543** Site **"A"**

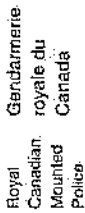
Room #40 **CST. A. WATTS & CST. S. LAWRENCE**

111	(1) Box containing Misc Gaming Supplies	ON Shelf (R) SIDE 3RD Shelf	CST. PROLERA 2015-10-15 23:20 hrs	CST. A. WATTS 2015-10-16 05:54 hrs		
112	(1) Box containing PLAYER CARD (16) boxes	ON THE (R) SIDE FOOT	CST. PROLERA 2015-10-15 23:22 hrs	CST. A. WATTS 2015-10-16 05:55 hrs		
113	(1) ONE RED - DENVER PADLOCK	ON Shelf (L) SIDE 2ND Shelf	CST. PROLERA 2015-10-16 05:41 hrs	CST. A. WATTS 2015-10-16 05:58 hrs		
114	(1) ONE GRN GAMING TABLE CLOTH	ON Shelf (R) SIDE 2ND Shelf	CST. PROLERA 2015-10-16 05:40 hrs	CST. A. WATTS 2015-10-16 05:59 hrs		

*(Signature)*

*(Signature)*





Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: *Cst. S. Lawrence* 44758

Project: *EPIRATE*

Project EPIRATE

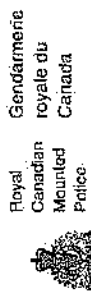
*SIDE A*

Site: <i>A/Room #41</i>		Exhibit officer: <i>Cst. A. WATTS &amp; Cst. S. Lawrence</i>		File #: <i>2015-2543</i>		Comments:	
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
<i>NIL</i>	<i>Searched by MST. OFFEN 2015-10-15 23:32 Nothing seized</i>	<i>- 23:33 h100</i>					

*B*

*B*

*458*



# EXHIBIT FLOWCHART

Prepared by: *Cst. S. Lafontaine* 44758  
 Project: *EPIRATE*  
 Project FPIRATE: *Site A.*

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
	Site: <i>A Room #42</i>	Exhibit officer: <i>Cst. A. Warrs &amp; Cst. S. Lafontaine</i> File #: <i>2015-2543</i> Comments:					
<i>NIL</i>	<i>SEARCHED BY Cst. TEGHER Nothing SEIZED</i>	<i>SAT 50 2015-10-15 23:35-23:42 hrs.</i>	<i>Cst. TEGHER</i>				

*SP*

This is Exhibit "37"  
referred to in the Affidavit  
of M. Chizowsky  
affirmed before me this 0 28  
day of FEBRUARY, 2020



A Commissioner for taking Affidavits  
Within British Columbia



453





454



455





456





adco

SAW

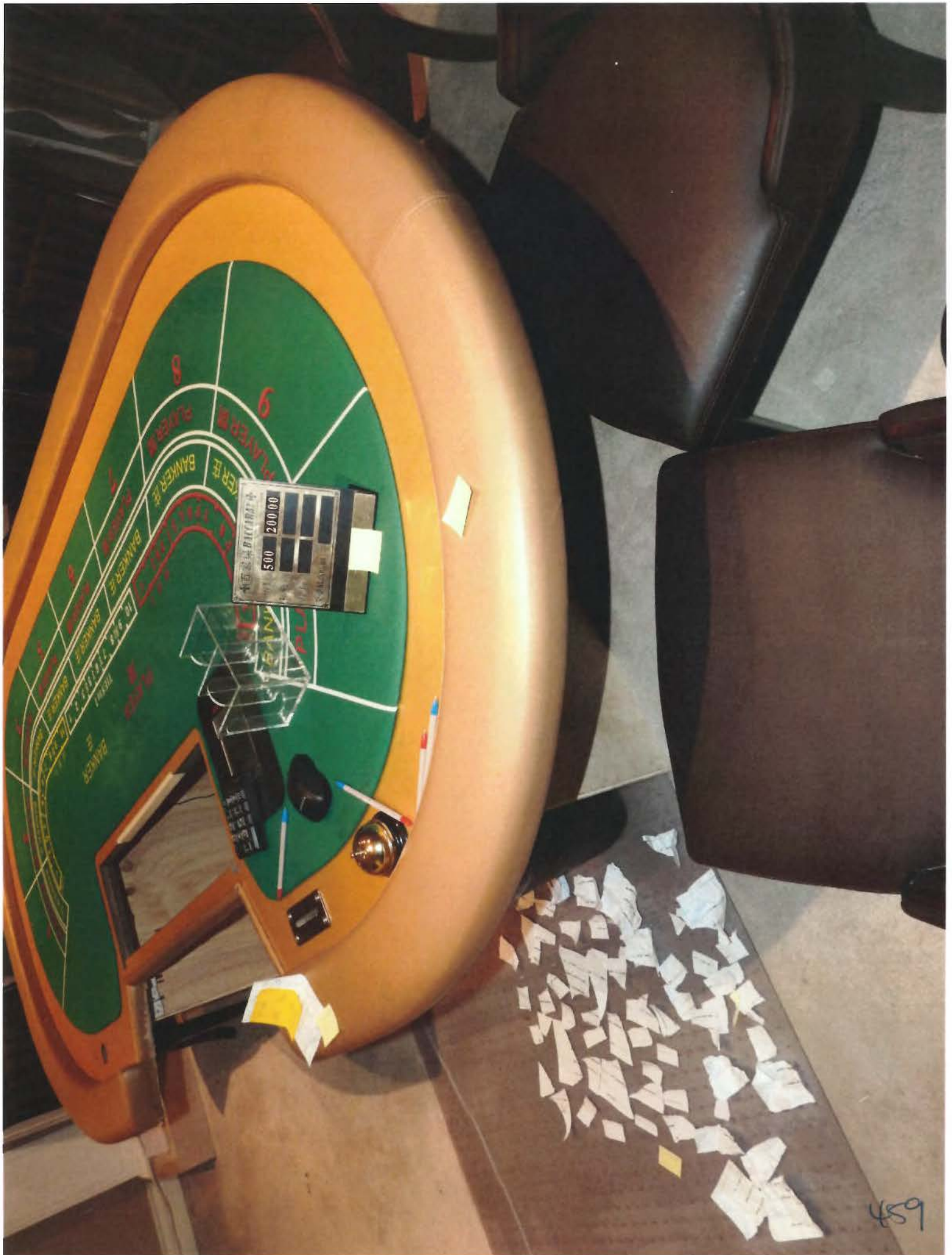
adco 48

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489





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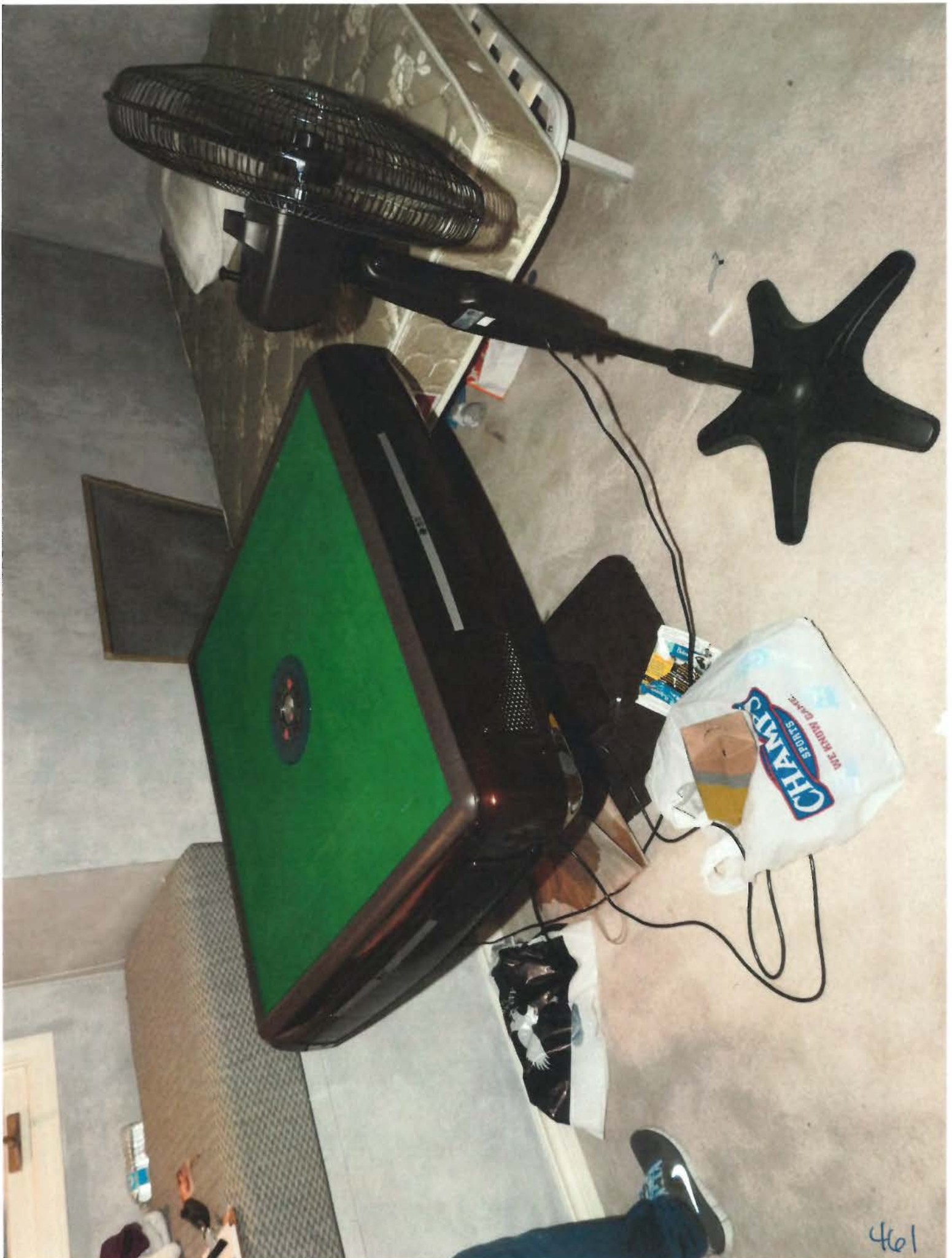
庄闲 1 2 3 4 5 6 7 8 9 10 11 12

庄闲 1 2 3 4 5 6 7 8 9 10 11 12

庄闲 1 2 3 4 5 6 7 8 9 10 11 12

庄闲 1 2 3 4 5 6 7 8 9 10 11 12





461



  
DIRECTIONS  
OF PLAYING  
MAH-JONG  
"CHINESE GAME OF FOUR WINDS"







464





1759  
1759  
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1759

R&B Book  
PEC



1

2



Royal Canadian Mounted Police / Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by: CST. JAMES LATON.

Project: EPIRATE

Site: SITE E  
210-8120 JONES ROAD, RICHMOND. Exhibit officer: CST. JAMES LATON 57638 File #: 2015-2543 Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
1	THREE DESIGNER BAGS INSIDE CORONA BAG.	ON FLOOR IN FRONT OF CLOSET. ROOM 3	CST. DURKIN 2015-10-15 1740	CST. LATON 57638 2015-10-15 2006	KRENAVSHOLS 15-10-16 0355 TFL103		
2	BLACK LG COMPUTER TOWER "CPU"	ON FLOOR IN BACK LHF CORNER OF BED. ROOM 3.	CST. DURKIN 2015-10-15 1748.	CST. LATON 57638 2015-10-15 2015.			
3	BLUE JET STREAM SUITCASE WITH 20 BUNDLES OF \$20 BILLS. *CASH.	IN CLOSET RHP SIDE ON TOP OF SUITCASES. ROOM 3	CST. DURKIN. 2015-10-15 1753	CST. LATON 57638 2015-10-15 2029.			
4	GREY CAMBRIDGE SUITCASE - EMPTY	IN CLOSET. ROOM 3	CST. DURKIN 2015-10-15 1801	CST. LATON 57638 2015-10-15 2038.			

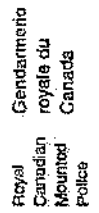
This is Exhibit "38" referred to in the Affidavit of M. Chirzovskiy affirmed before me this 28 day of October 2015

A Commissioner for Taking Affidavits  
Within British Columbia

*[Signature]*

file

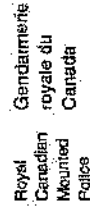
### EXHIBIT FLOWCHART



5	BIEGE POLO SURTASE LARGE	IN CLOSET ROOM 3	CST. DURHAM. 2015-10-15 1801	CST. LATON ST638 2015-10-15 2042	
6	BLUE TRAVEL PAD ROLLER BAG.	IN CLOSET ROOM 3.	CST. DURHAM 2015-10-15 1829	CST. LATON ST638 2015-10-15 2045	
7	FINANCIAL STATEMENTS	IN CLOSET INSIDE RED CALENDAR	CST. DURHAM 2015-10-15 1834.	CST. LATON ST638 2015-10-15 2057	
8	BIEGE POLO SURTASE MEDIUM.	IN CLOSET ROOM 3	CST. DURHAM 2015-10-15 1842	CST. LATON ST638 2015-10-15 2100	
9	LARGE BROWN BOX FILLED WITH BROWN PAPER BAGS.	IN CLOSET. ROOM 3	CST. DURHAM 2015-10-15 1844	CST. LATON ST638 2015-10-15 2106.	
10	REAL ESTATE LISTINGS.	IN CLOSET TOP SHELF IN BLACK DESIGNER BAG ROOM 3.	CST. DURHAM. 2015-10-15. 1858	CST. LATON ST638 2015-10-15 2115.	

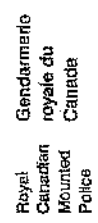
467

**EXHIBIT FLOWCHART**



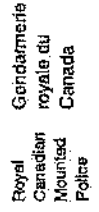
11	WATER CUBE PAPERWORK.	IN CLOSET. TOP SHELF. INSIDE BLACK DESIGNER BAG. ROOM 3.	CST. DUCHIN 2015-10-15 1908	CST. LATON 57638 2015-10-15 2119.
12	WATER CUBE PAPERWORK. "RADISSON DEC 2010"	IN CLOSET. TOP SHELF. INSIDE BLACK DESIGNER BAG. ROOM 3.	CST. DUCHIN 2015-10-15 1911	CST. LATON 57638 2015-10-15 2123.
13	34 EASTERN TRADING PAPERWORK.	IN CLOSET. TOP SHELF. INSIDE BLACK. DESIGNER BAG. ROOM 3.	CST. DUCHIN. 2015-10-15 1927 <sup>th</sup> 1915	CST. LATON 57638 2015-10-15 2125
14	34 EASTERN TRADING BANK DOCUMENTS.	IN CLOSET. TOP SHELF. INSIDE BLACK DESIGNER BAG. ROOM 3.	CST. DUCHIN 2015-10-15 1921	CST. LATON 57638 2015-10-15 2129.
15	MAIL	IN TOP DRAWER OR NIGHTSTAND RHP SIDE OF BED. ROOM 3.	CST. DUCHIN. 2015-10-15 1930	CST. LATON 57638 2015-10-15 2132A.
16	iPHONE WITH BOX SN-8Y1125TG24Y5	IN BOTTOM DRAWER OF NIGHTSTAND RHP SIDE OF BED. ROOM 3.	CST. DUCHIN. 2015-10-15 1933	CST. LATON 57638 2015-10-15 2135.

**EXHIBIT FLOWCHART**



17	TWO BAGS OF MISC PAPERWORK.	INSIDE BLACK AND WHITE BOX ON WINDOW SILL ROOM 3.	CST. DURAN 2015-10-15 1942	CST. LATAN 57638 2015-10-15 2140	
18	MANILA FOLDERS WITH WATER CUBE INFORMATION.	INSIDE BLACK AND WHITE BOX ON WINDOW SILL ROOM 3.	CST. DURAN 2015-10-15 1942	CST. LATAN 57638 2015-10-15 2145	
19	TO BANKING ACCOUNT INFO	INSIDE ORANGE BOX ON WINDOW SILL ROOM 3.	CST. DURAN 2015-10-15 1953	CST. LATAN 57638 2015-10-15 2148	
20	ABS. MAIL.	INSIDE HUTCH ON SECOND SHELF ON W. FROM TOP. ROOM 4.	CST. WONG 2015-10-15 1755	CST. LATAN 57638 2015-10-15 2200 <sup>th</sup> 2207	
21	THREE BRASS KEY'S.	INSIDE HUTCH ON SECOND SHELF ON W. FROM TOP. ROOM 4.	CST. WONG 2015-10-15 1756	CST. LATAN 57638 2015-10-15 2212	
22	BMO / CIBC TELLER SLIPS.	INSIDE HUTCH ON 5 <sup>th</sup> FLOOR MONITOR CABINET. ROOM 4.	CST. WONG 2015-10-15 1800	CST. LATAN 57638 2015-10-15 2215	MIKE CARONIC SA754 2015-10-16 0200

**EXHIBIT FLOWCHART**



23	MAIL	IN HUTCH ON 3 <sup>RD</sup> SHELF FROM TOP ROOM 4.	CST. WONG. 2015-10-15. 1711	CST. LATON 57638 2015-10-15. 2217.		
24	SUNGLAS BLACK CELL PHONE PS95 #959 IMEI-356801810372409	ON DESK IN LIVING ROOM. ROOM 4.	CST. WEEKS. 2015-10-15. 1741	CST. LATON 57638 2015-10-15. 2221.		
25	HP COMPUTER CPU S/N - MXX01613VZ.	INSIDE DESK IN LIVING ROOM. ROOM 4.	CST. WEEKS. 2015-10-15. 1742	CST. LATON 57638 2015-10-15. 2225.		
26	PROPERTY INFORMATION BUSINESS LICENSE.	INSIDE DESK DRAWER. ROOM 4.	CST. WEEKS. 2015-10-15. 1750	CST. LATON 57638 2015-10-15. 2228.		
27	BUSINESS LICENSE AND PURCHASE AGREEMENT WATER CUBE	INSIDE DESK FILE CABINET BOTTOM DRAWER ROOM 4.	CST. WEEKS. 2015-10-15. 1759.	CST. LATON 57638 2015-10-15. 2230.		
28	RED ZIFEL SURTAGE.	ON FLOOR AGAINST BACK WALL ROOM 5.	CST. POWELL 2015-10-15. 1830.	CST. LATON 57638 2015-10-15. 2242.		

470

Prepared by: *CST. James Laton*  
 Project: EPIRATE

**EXHIBIT FLOWCHART**

Royal Canadian Mounted Police  
 Gendarmerie royale du Canada

29	GREY VIA RAIL SUITCASE	ON FLOOR AGAINST BACK WALL ROOM 5	CST. POWELL 2015-10-15 1832	CST. LATON 57638 2015-10-15 2244.		
30	BLACK GARDEN SUITCASE	ON FLOOR AGAINST BACK WALL ROOM 5	CST. POWELL 2015-10-15 1835	CST. LATON 57638 2015-10-15 2245		
31	BLACK SENTENG. SUITCASE	ON FLOOR AGAINST BACK WALL ROOM 5	CST. POWELL 2015-10-15 1838	CST. LATON 57638 2015-10-15 2248.		
32	PURPLE SALSTROM SUITCASE	ON FLOOR AT FOOT OF BED. ROOM 5.	CST. POWELL 2015-10-15 1841.	CST. LATON 57638 2015-10-15 2250.		*
33	BLACK JET LINER w 5 BUNDLES OF CASH	ON FLOOR OR CLOSET ROOM 5	CST. POWELL 2015-10-15 1858	CST. LATON 57638 2015-10-15 2330.		*
34	BLACK EXPANDED SUITCASE w 8 BUNDLES OF CASH.	ON FLOOR OF CLOSET. ROOM 5	CST. POWELL 2015-10-15 1901	CST. LATON 57638 2015-10-15 2336.		*

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Royal Canadian Mounted Police  
Gendarmerie royale du Canada

### EXHIBIT FLOWCHART

Prepared by: *CST. JAMES LATON*

Project: EPIRATE

35	GREY HENGHLI SUITCASE	IN CLOSET ON FLOOR ROOM 5	CST. POWELL. 2015-10-15 1907	CST. LATON 57638 2015-10-15 2344.			
36	BLACK JALSTROM SUITCASE	IN CLOSET ON FLOOR ROOM 5	CST. POWELL. 2015-10-15 1912	CST. LATON 57638 2015-10-15 2345.			
37	GREY CAMBRIDGE SUITCASE	IN CLOSET ON FLOOR ROOM 5	CST. POWELL 2015-10-15 1917.	CST. LATON 57638 2015-10-15. 2347			
38	BLACK POLO ELEGANT SUITCASE	IN CLOSET ON FLOOR ROOM 5	CST. POWELL 2015-10-15 1922	CST. LATON 57638 2015-10-15. 2349			
39	MISC PAPERS.	IN LHF NIGHTSTAND TOP DRAWER ROOM 5	CPL BALLY 2015-10-15 1857	CST. LATON 57638 2015-10-16. 0004			
40	TWO KEYS.	IN LHF NIGHTSTAND TOP DRAWER ROOM 6	CPL BALLY 2015-10-15 1850	CST. LATON 57638 2015-10-16. 0006			

472



Prepared by: **CST JAMES LATON**  
 Project: **EPIRATE**

### EXHIBIT FLOWCHART

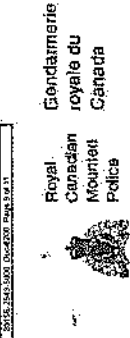
Royal Canadian Mounted Police  
 Gendarmerie Royale du Canada

41	ONE SILVER KEY	IN LHF NIGHTSTAND MIDDLE DRAWER ROOM 6	CPL BAILY 2015-10-15 1900	CST. LATON 57638 2015-10-16 0010	MIKE GRONIC S2754 2015-10-16 0200.	
42	MISC ENVELOPES.	IN LHF NIGHTSTAND BOTTOM DRAWER ROOM 6	CPL BAILY 2015-10-15 2013	CST. LATON 57638 2015-10-16 0014.		
43	JETLINER BLACK DUFFELBAG.	BESIDE RHF NIGHTSTAND. ROOM 6	CPL BAILY. 2015-10-15 1933	CST. LATON 57638 2015-10-16. 0020		
44	BLACK HANO BAG WITH 3 POUCHES OF CASH	UNDER RILLAW ON LHF SIDE OF BED ROOM 6	CPL BAILY. 2015-10-15 1950.	CST. LATON 57638 2015-10-16 0027.		*
45	ARTZIA BAG WITH PHONE BILLS INSIDE.	LEFT WALL ON TOP OF DRESSER ROOM 7	CST WONG. 2015-10-15 2005	CST. LATON 57638 2015-10-16. 0045.		
46	HUGO BOSS PAPER BAG w SEVEN BILLS OF CASH.	LEFT SIDE ON FLOOR BESIDE DRESSER ROOM 7.	CST. WONG. 2015-10-15 2007.	CST. LATON 57638 2015-10-16. 0051		*

473

Prepared by: Cst. JAMES LYNN  
 Project: EPIRATE

### EXHIBIT FLOWCHART

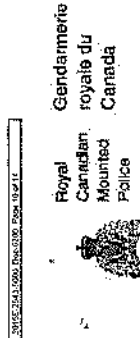


147	CHIEF TONY WONG BAG WITH 10 BUNDLES OF \$20 3	LEFT SIDE ON FLOOR BAGS DRESSER. ROOM 7.	CST. WONG. 2015-10-15. 2008.	CST. LATON S7638 2015-10-16. 0057.	*
148	BLACK NANO BAG WITH CASH. INDIE BLUE BAG.	LEFT SIDE ON FLOOR BUREAU DRESSER. ROOM 7.	CST. WONG. 2015-10-15 2009	CST. LATON S7638 2015-10-15 0107.	*
149	BLACK SAMSONITE SUITCASE W/ CASH	RIGHT SIDE ON FLOOR. ROOM 7	CST. WONG 2015-10-15 2040	CST. LATON S7638 2015-10-15 1370 0116	*
150	NUMEROUS BOUTIQUE BAGS.	ON FLOOR ROOM 7	CST. WONG. 2015-10-15 2040	CST. LATON S7638 2015-10-15 0125	
151	NUMEROUS BOUTIQUE BAGS.	ON FLOOR ROOM 7	CST. WONG. 2015-10-15 2040	CST. LATON S7638 2015-10-15 0126	
152	NUMEROUS BOUTIQUE BAGS.	ON FLOOR ROOM 7	CST. WONG 2015-10-15 2040	CST. LATON S7638 2015-10-15. 0127	

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Prepared by: Cst. James Laton  
 Project: EPIRATE

**EXHIBIT FLOWCHART**



53	DUARRE BAGS SEVERAL	ON FLOOR ROOM 7	Cst. Wong. 2015-10-15 2040	Cst. Laton 57638 2015-10-16. 0134.	
54	SANZHIMIAO MEIGUO SUITCASE	ON FLOOR ROOM 7	Cst. Wong. 2015-10-15 2040	Cst. Laton 57638 2015-10-16 0138.	
55	JET LINER GREEN SUITCASE	ON FLOOR ROOM 7	Cst. Wong. 2015-10-15 2040	Cst. Laton 57638 2015-10-16. 0139.	
56	ART LAND TRAVEL SUITCASE.	ON FLOOR ROOM 7	Cst. Wong. 2015-10-15 2040	Cst. Laton 57638 2015-10-16 0140.	
57	VICTORINOX SUITCASE	ON FLOOR ROOM 7	Cst. Wong. 2015-10-15 2040	Cst. Laton 57638 2015-10-16 0141	
58	AIR EXPRESS CLASSIC LUGGAGE	ON FLOOR ROOM 7	Cst. Wong. 2015-10-15 2040	Cst. Laton 57638 2015-10-16. 0144	

48

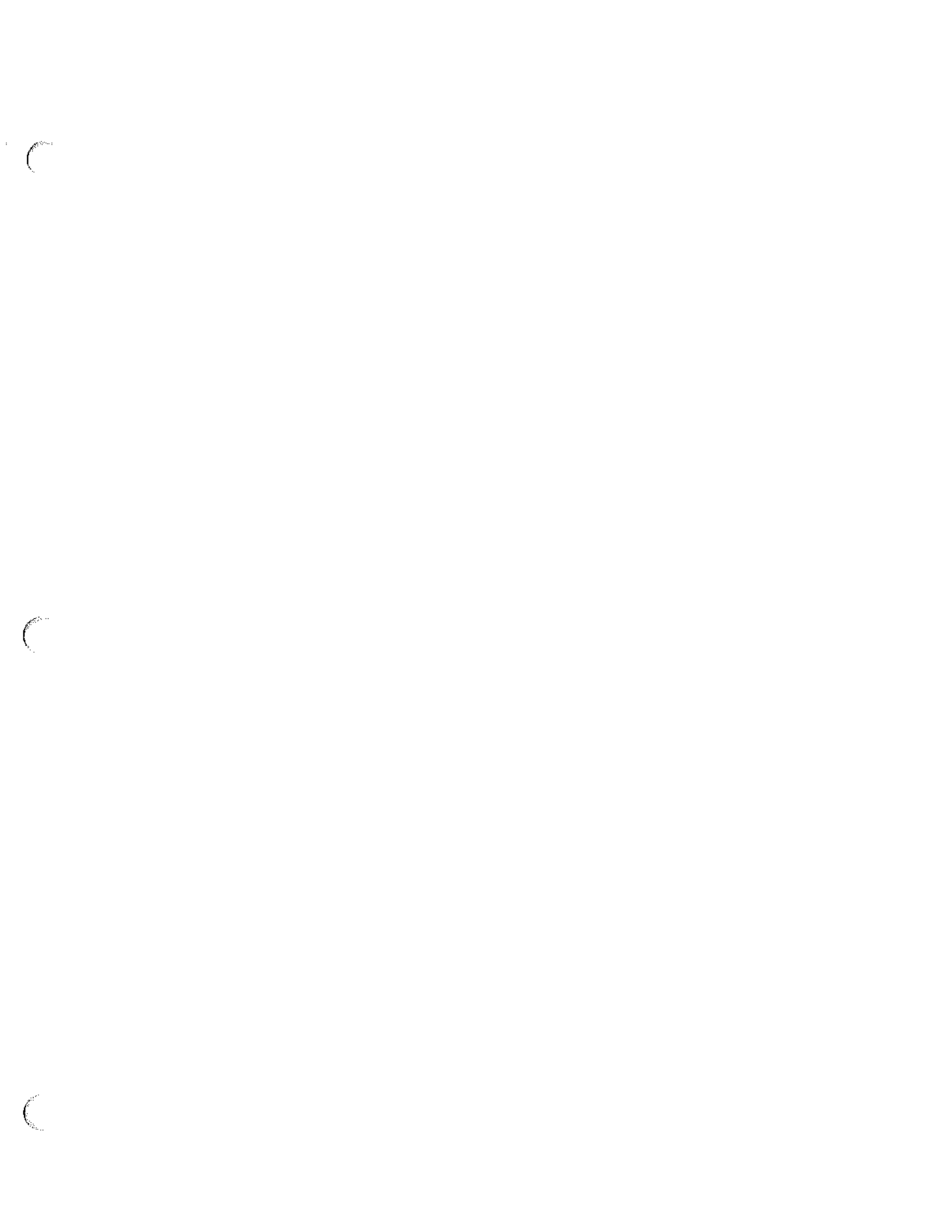
Prepared by: CST. JAMES LATON  
 Project: EPIRATE

### EXHIBIT FLOWCHART

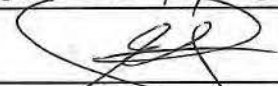
Royal Canadian Mounted Police / Gendarmerie royale du Canada

59	PURCHASE COMPACT FOR UNIT 210	IN DRESSER TOP DRAWER ROOM 7.	CST. WANG. 2015-10-15 2040	2015-10-16 CST. LATON 57638 0147.		
60	1 FOB 1 KEY FOB 1 GOLD KEY 3 PIN LOCK KEY	FOUND ON GIA, GAO, RING RIGHT POCKET	CST. YEE 2015-10-15 1655	CST. LATON 57638 2015-10-16 0202		
				CST. LATON 57638 2015-10-15, 14		
				CST. LATON 57638 2015-10-15 112		
				CST. LATON 57638 2015-10-15 112		
				CST. LATON 57638 2015-10-15 112		

476

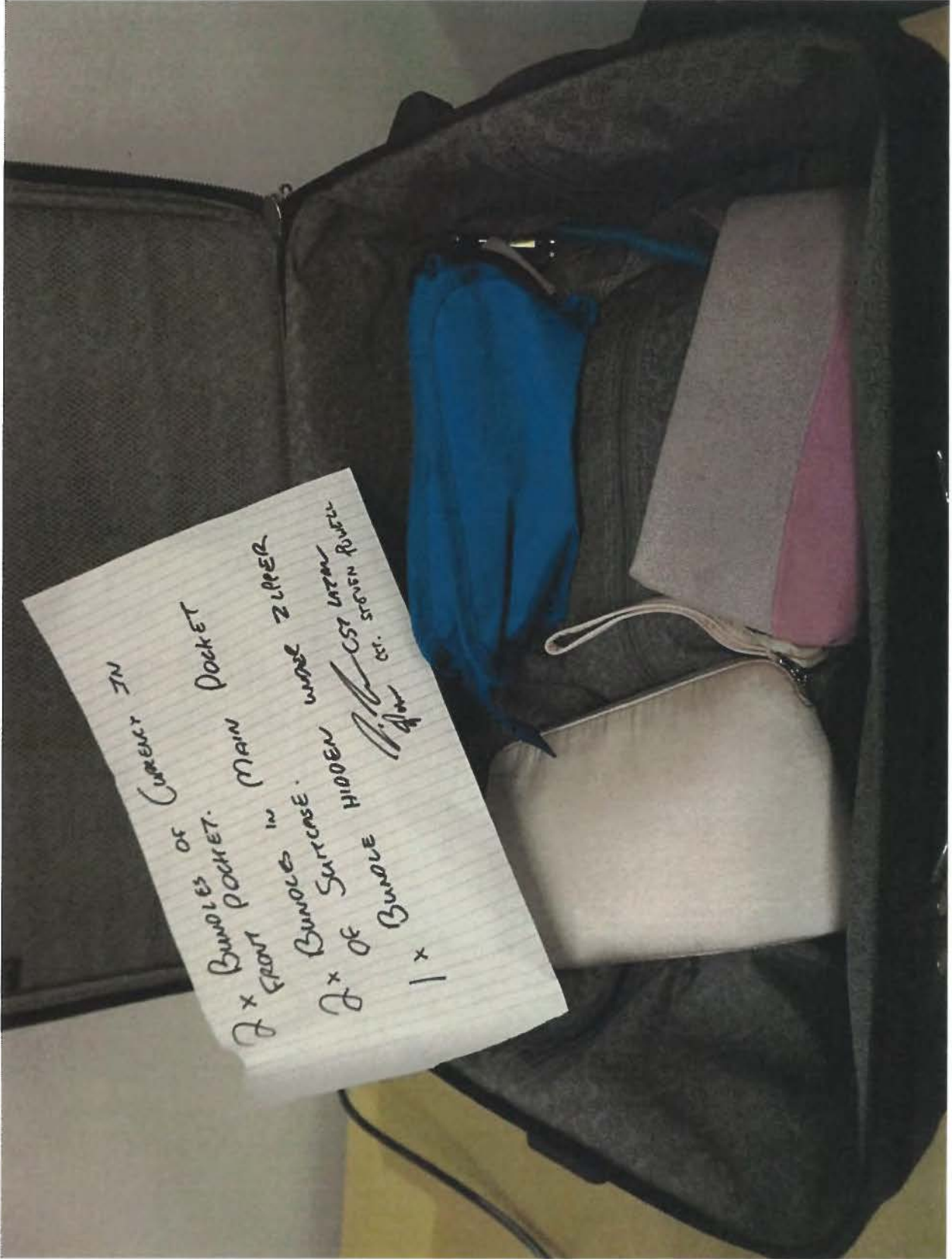


This is Exhibit "39"  
referred to in the Affidavit  
of M. Chizovsky  
affirmed before me this 28  
day of FEBRUARY, 2020

  
A Commissioner for taking Affidavits  
Within British Columbia

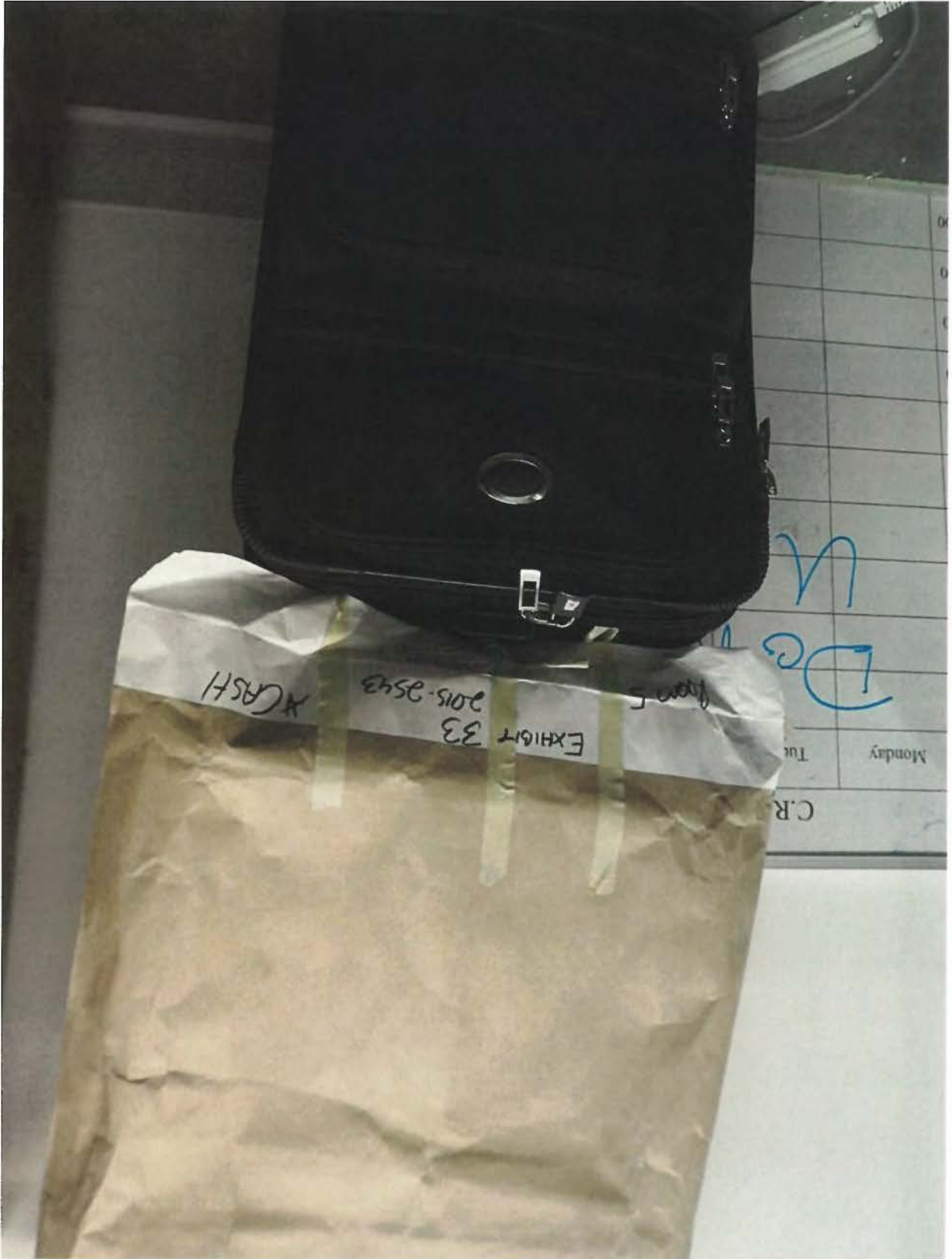


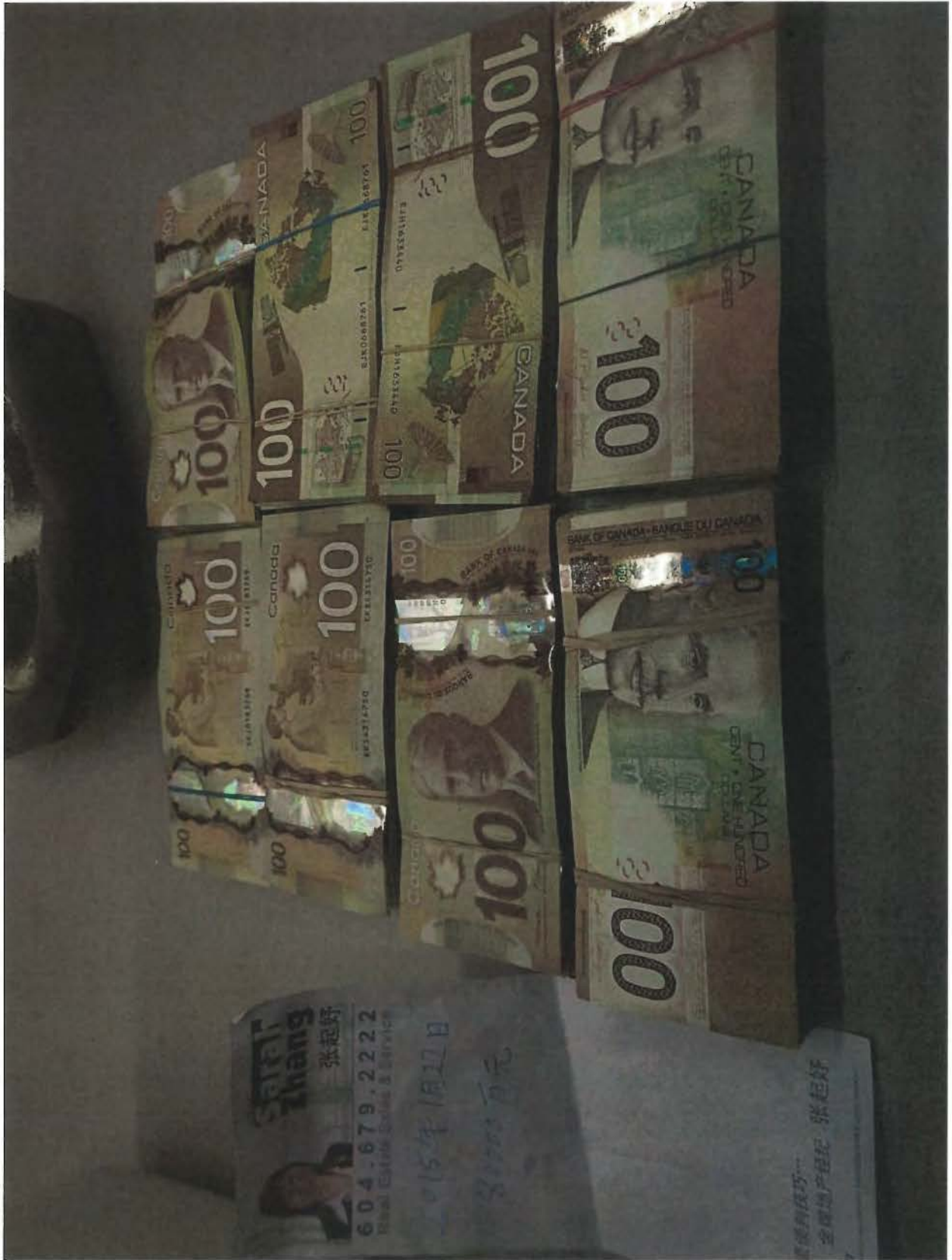




IN  
 CURRENT IN  
 7 x BUNDLES OF CURRENT IN POCKET  
 FRONT POCKET.  
 7 x BUNDLES IN MAIN POCKET  
 BUNDLES IN ZIPPER  
 7 x DE SURCASE. WARE ZIPPER  
 BUNDLE HIDDEN  
 1 x  
 CS WITH RIFLE  
 CS.













MSD (1) Baby  
found waterq  
pillow under  
bottom pillow  
left side of  
bed

RECEIVED BY: M...  
11  
10/16/2015 00:22  
10/16/2015 00:22

Canada 20  
BANK OF CANADA  
DIXIE

Canada 5  
BANK OF CANADA  
DIXIE

Canada 100  
BANK OF CANADA  
DIXIE

Canada 20  
BANK OF CANADA  
DIXIE

Canada 100  
BANK OF CANADA  
DIXIE

10.16.2015 00:22






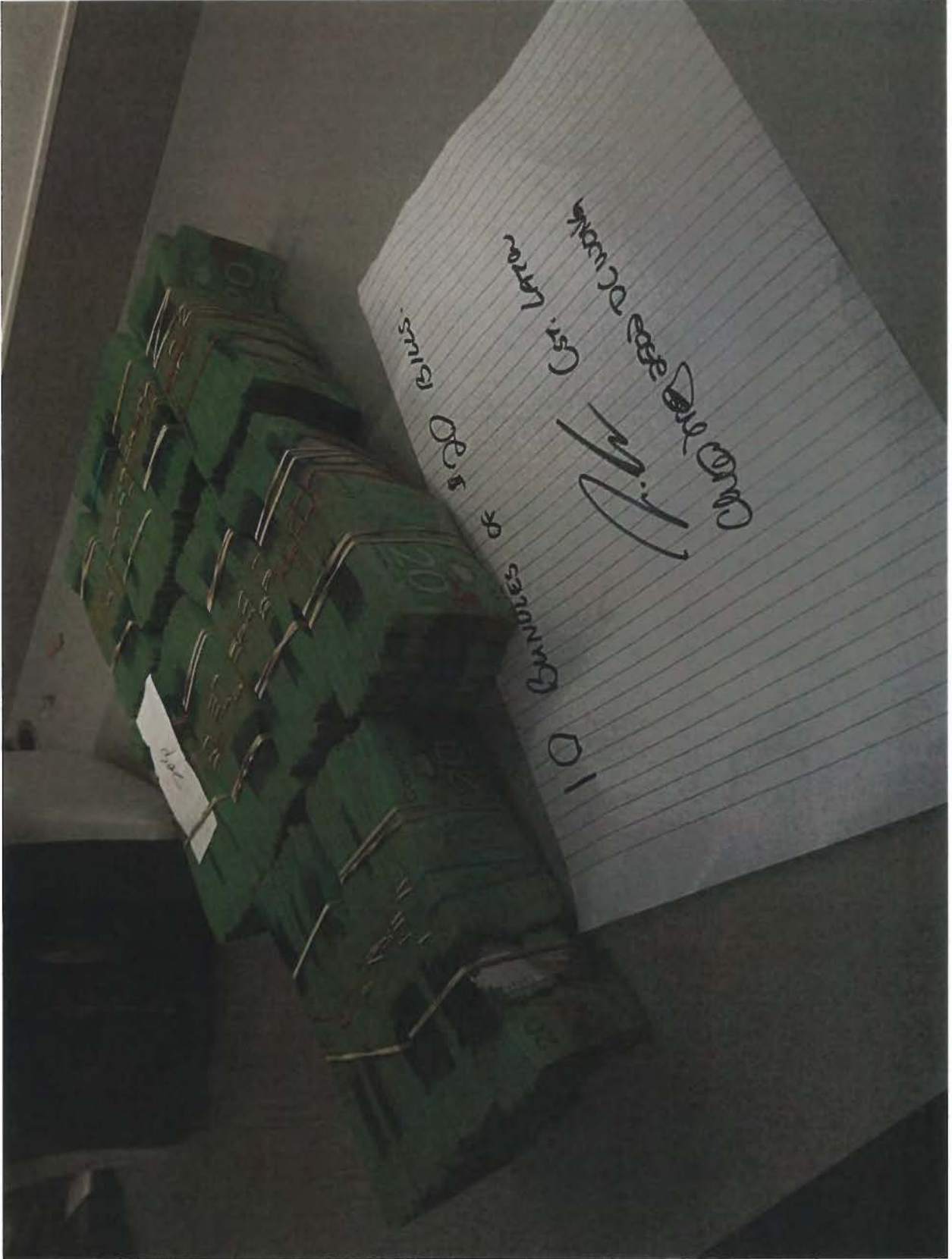
B



10 Bundles of \$20 Bills.

 Cst. LARA

Chen Ding 2025 DC work



4 Bundles of \$100 Bills.

2 Bundles of Yuan.

1 Bundle of USD.

P. R. CST LATAM

Quoting 2000 X won't





100000

100000



囍

中华人民共和国监制



中华人民共和国外交部  
The Ministry of Foreign Affairs of the People's Republic of China  
代表和公使的秘书  
represent all civil and military authorities of foreign countries in the  
honors of their powers to meet friends and attend embassies in case of need



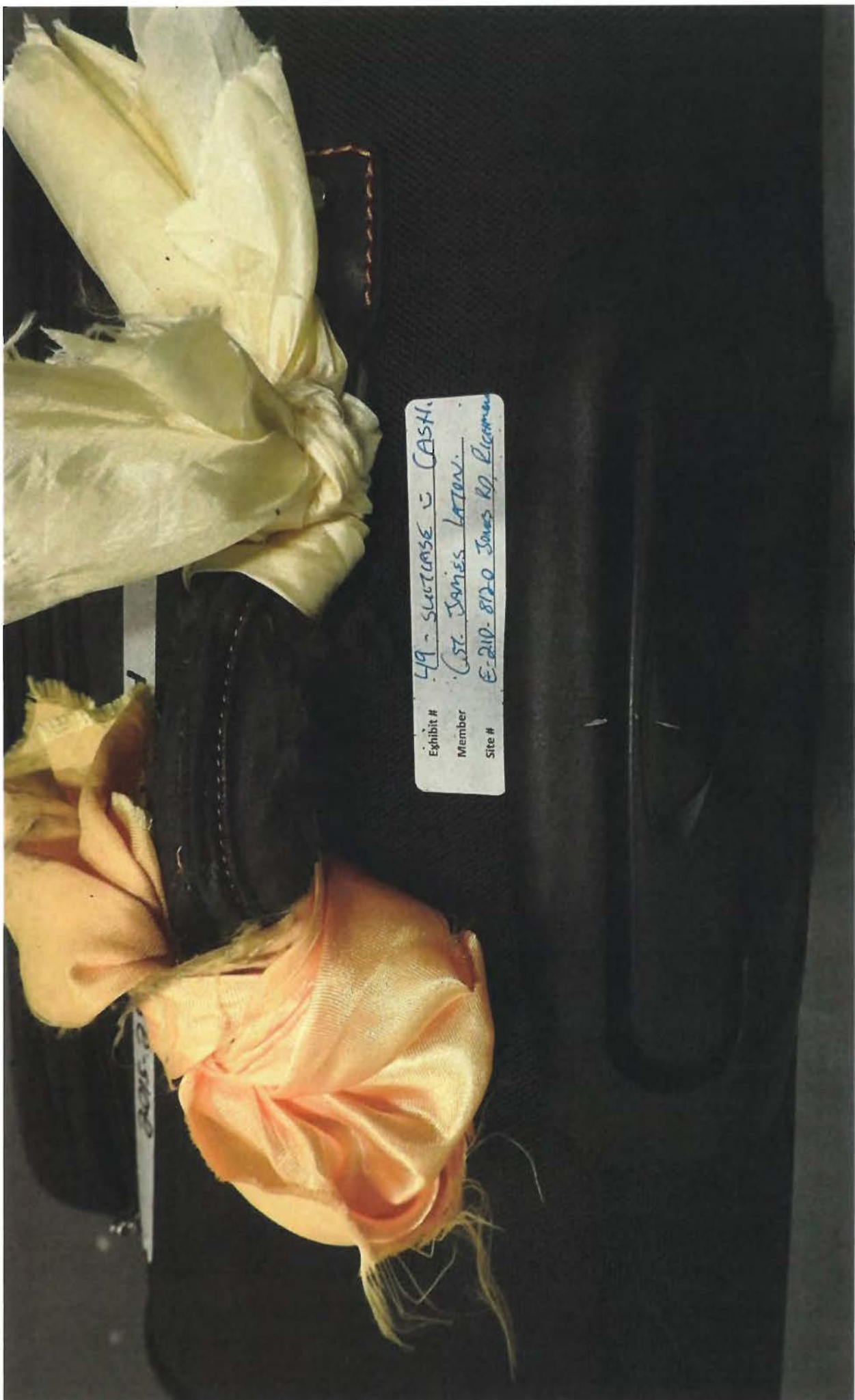
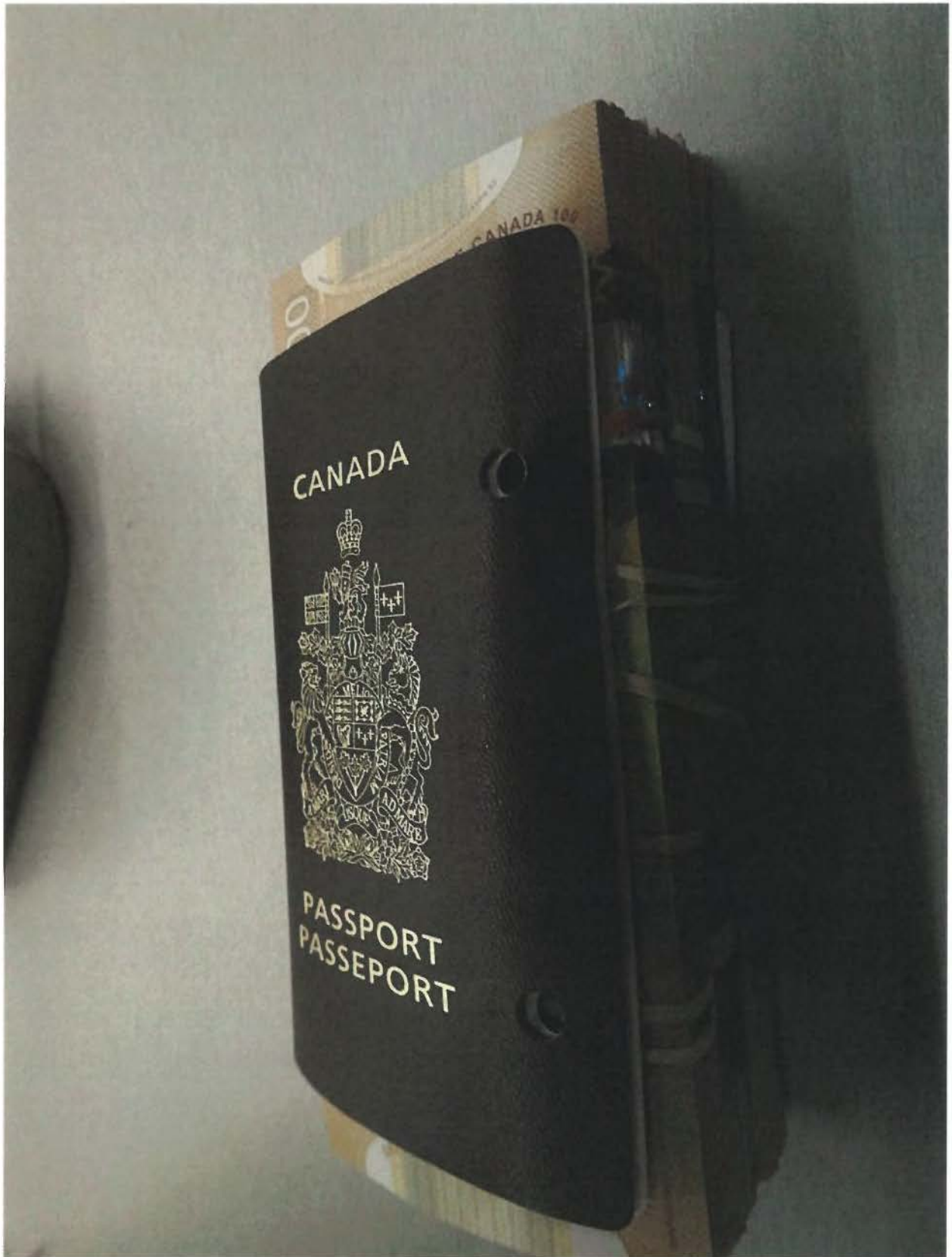
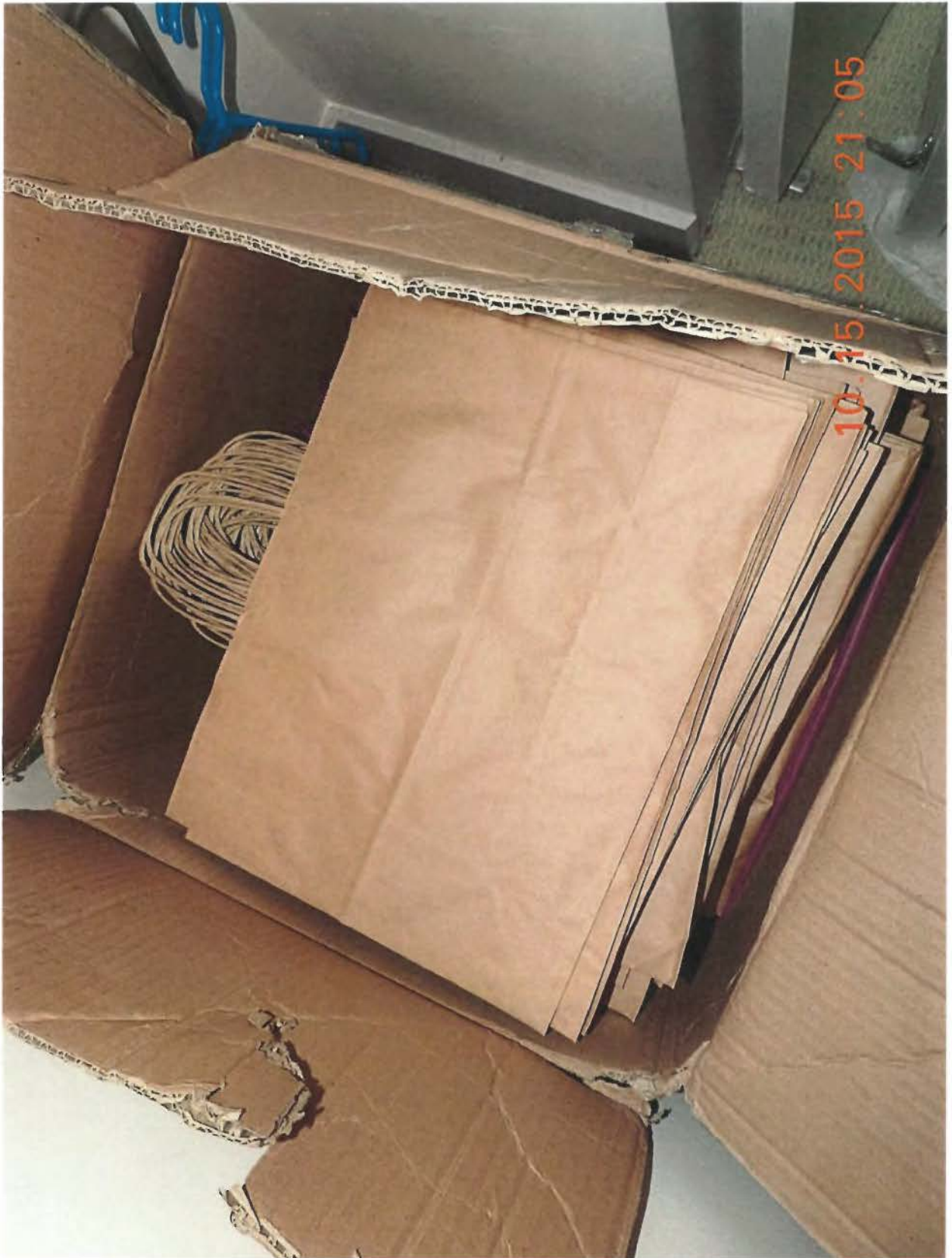


Exhibit # 49 - SUITCASE - CASH.  
 Member Cpt. James Lator.  
 Site # E-210-8120 Jones Rd, Richmond





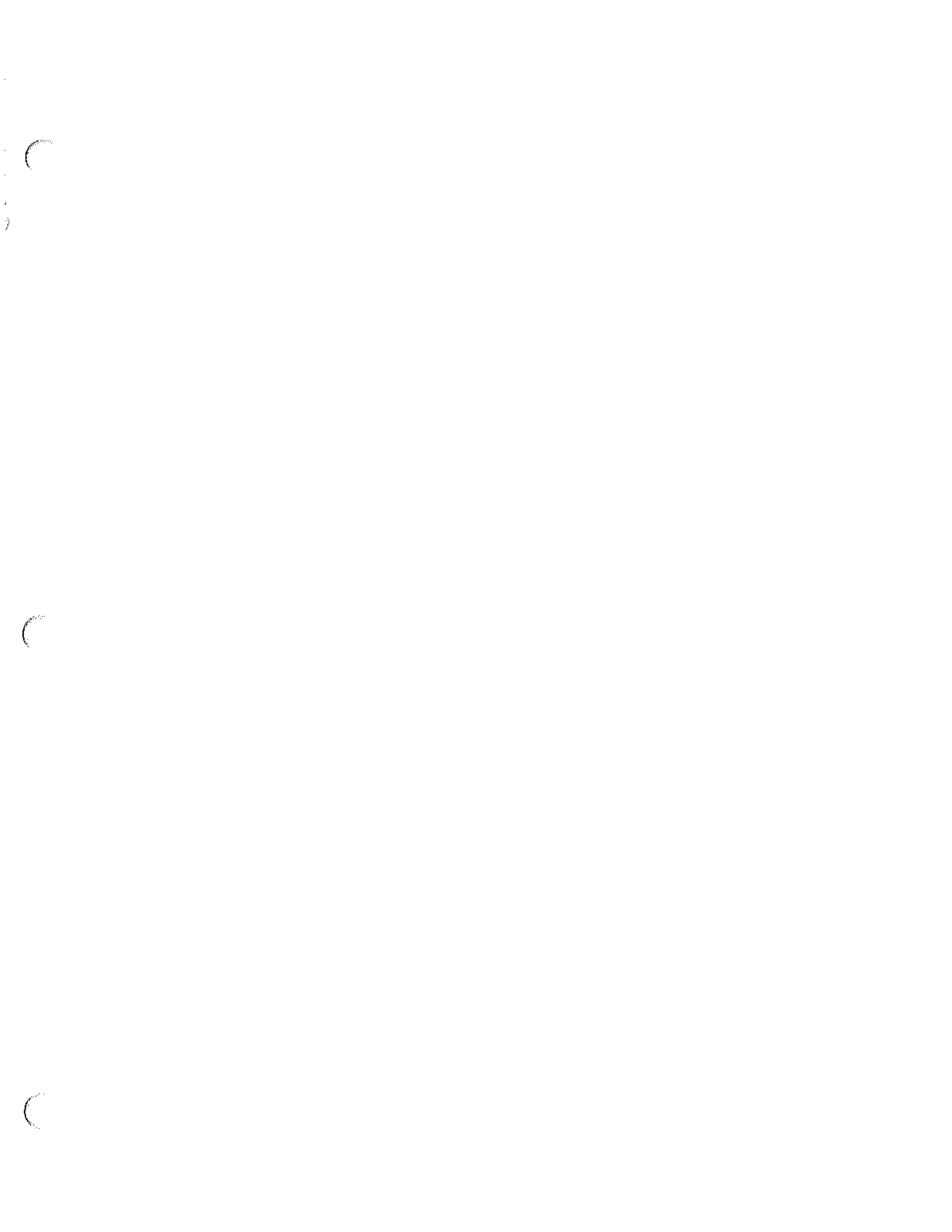


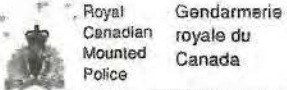






493





J

# EXHIBIT FLOWCHART

Prepared by: CPT M. COTTON

Project: EPIRATE

Site: <u>Water Cube 103-4411 No 3 Rd, RMD</u>		Exhibit officer: <u>COTTON 55498</u>		File #: <u>15-2543</u>	Comments:		
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
✓1	CD ROM	Room 10 drawers under the bed	ALVAREZ VPD 2223 2015/10/15 2055	COTTON @ 2056	KRUMBHOLS 15 10-16 01:06 TEL 103		
✓2	TD bank envelop w/ money inside	RM 4 under bed in box w/ assorted foods	LENNOX (VPD) 2234 2042 hrs	COTTON @ 2103	"		
✓3	notebook score sheet	RM 4 shelf, left of sink, lower lvl	LENNOX VPD 2234 2100 hrs	COTTON @ 2103	"		
✓4	RTY money transfer receipt	RM 7 drawer under bed, left side	JASKAL VPD 2672 @ 2052	COTTON @ 2112	"		

A Commissioner for Taking Affidavits  
Within British Columbia

This is Exhibit  
referred to in the Affidavit  
of M. Chizausky  
affirmed before me this 28  
day of FEBRUARY 2015

*[Signature]*

"40"

494



**EXHIBIT FLOWCHART**

Prepared by: COTTON

Project: EPIRATE

Transfer Transfer Transfer

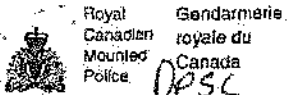
seized by

LOC BOX

LOC

✓5	1 pad in pink case	Fraser R15 on message bed	Fraser 50912 @ 2051	COTTON @ 2128	"	"
✓6	pen case/makeup case with cash + credit cards/ID's	RM15 in orange basket	Fraser 50912 @ 2058	COTTON @ 2128	"	"
✓7	AUTTECH video cam system	RM17 fire shelves vest wall	STAFF KHERDA 54751 @ 2108	COTTON @ 2138	"	"
✓8	Daily safes reports	RM26 locker	CRAWFORD 55030 @ 2157	COTTON @ 2144	"	"
✓9	H. 264 digital video recorder (not commented)	RM17 wire shelves vest wall	FRASER KHERDA 54751 @ 2106	COTTON @ 2214	"	"
✓10	Paul JIN related ICBC letter insurance renewal	RM28 locker 023	JASUAL 2672 @ 2130	COTTON @ 2224	"	"

495



### EXHIBIT FLOWCHART

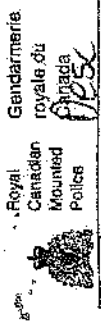
Prepared by: COTTON

Project: EPIRATE

TRANSFER TRANSFER Transfer

	LOC	LOC BY	SEIZED			
11	Plus review application City of Richmond	RM 28 locker 023	JASWAL 2672 @ 2130	COTTON 2224		
12	PIU pad processing device	RM 28 locker 023	JASWAL 2672 @ 2130	COTTON 2224		
13	Acer laptop SN: NXMLTA0014 4351CED73400	RM 1 desk	YAKUBCHUK 53828 @ 2115	COTTON @ 2251		
14	Kingston Data traveller 8GB Flash drive	RM 1 desk/drawer	YAKUBCHUK 53828 @ 2115	COTTON @ 2251		
15	WANG, debit card note	RM 1 on top of cash drawer	YAKUBCHUK 53828 @ 2115	COTTON @ 2251		
16	JIN (Paul) named on receipt \$1000	RM 1 in cash drawer	YAKUBCHUK 53828 @ 2115	COTTON @ 2251		

9167



Gendarmerie royale du Canada

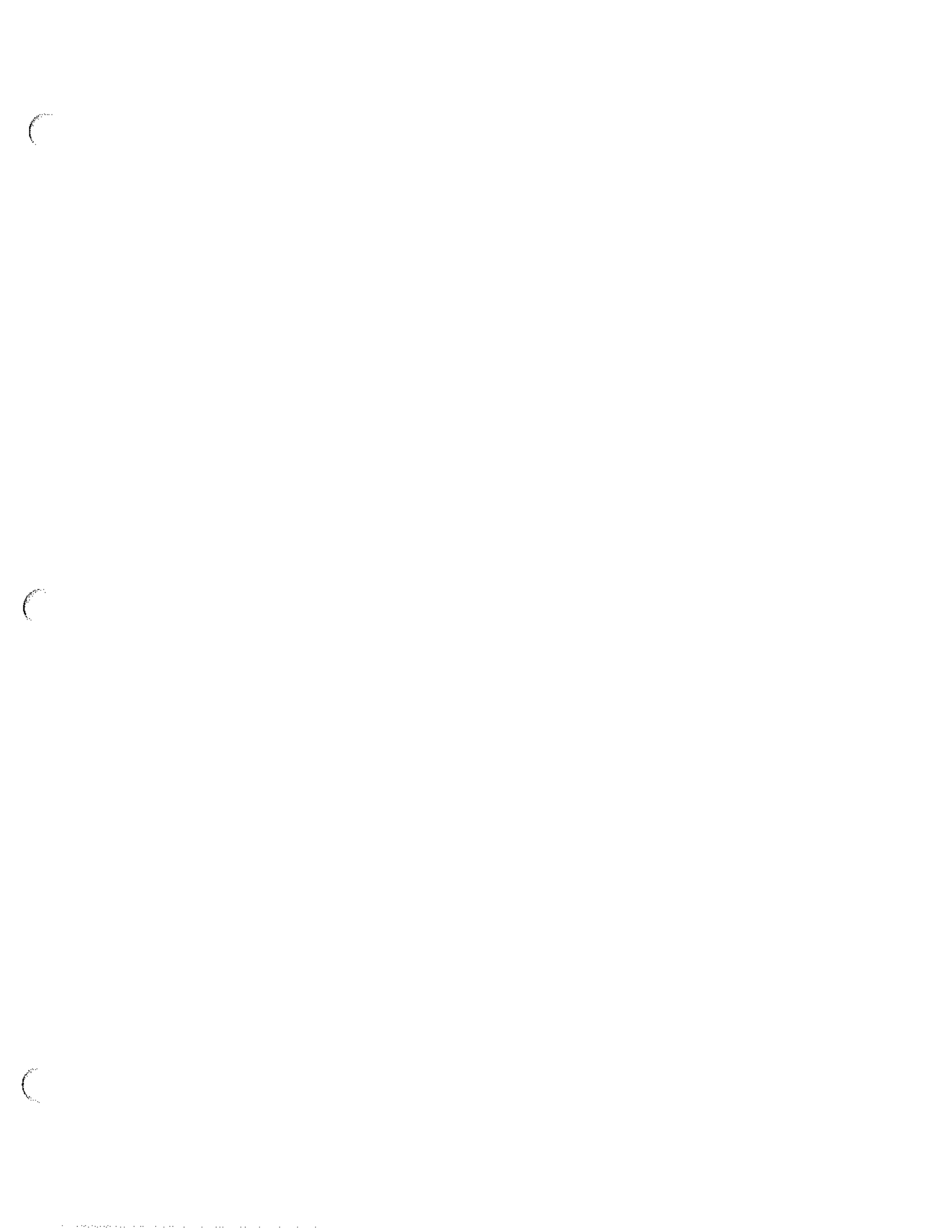
# EXHIBIT FLOWCHART

Prepared by: *transfer*  
Project: *EPIRATE*

*COTTON*  
*transfer transfer*

	LOC	LOC BY	seized			
V17	batique bag bath + body socks	YUKUBCHUK 53823 @ 2115	COTTON @ 2251			
	R-M 1 floor beside desk					

497





Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE

Site: **G** Exhibit officer: **EUGENE PELEGRIN** File #: **2015-2543** Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
✓1	1 PINK HOLT RENFREW BOUTIQUE BAG	TOP OF KITCHEN COUNTER.	TARA MUNRO 2015. 10. 15 1930 HRS	PELEGRIN 2015. 10. 15 2027 HRS	KEUM BTOLS 15. 10. 16 02:37 TEL 103		
✓2	1 BLACK EVER NEW MELBOURNE BOUTIQUE BAG	UNDER KITCHEN COUNTER, TO THE RIGHT OF MICRO WAVE	TARA MUNRO 2015. 10. 15 1930 HRS	PELEGRIN 2015. 10. 15 2027 HRS			
✓3	1 46" INCH SONY MONITOR.	HALLWAY OF BASEMENT.	<del>PELEGRIN</del> CLARKE, MATT. 2015. 10. 15 1930 HRS	PELEGRIN 2015. 10. 15 2040 HRS	FRANK GRAF/ SPMD 2015. 10. 16 0028 HRS	fu ml	
✓4	1 40 INCH TOSHIBA MONITOR / LED TV	ROOM # 28 AS MONITOR ROOM	MATT CLARKE 2015. 10. 15 1930 HRS	PELEGRIN 2015. 10. 15 2045 HRS.	FRANK GRAF/ SPMD 2015. 10. 16 0028 HRS	fu ml	

This is Exhibit "41"  
referred to in the Affidavit of V. Chirbas affirmed before me this day of FEBRUARY 2016  
A Commissioner for Taking Affidavits  
Within British Columbia

498

# EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE

15	1 40 inch TOSHIBA MONITOR	Room # 28 - AS MONITOR ROOM	MATT CLARKE 2015. 10. 15 1930 HRS	PELEGRIIN 2015. 10. 15 2045 HRS	FRANK GRAF / SPMD 2015. 10. 16 0028 HRS	for M1
16	1 40 inch TOSHIBA MONITOR / LED TV	Room # 28 - AS MONITOR ROOM	MATT CLARKE 2015. 10. 15 1930 HRS	PELEGRIIN 2015. 10. 15 2045 HRS.	FRANK GRAF / SPMD 2015. 10. 16 0028 HRS	for M1
17	1 40 inch TOSHIBA MONITOR / LED TV	Room # 28 - AS MONITOR ROOM	MATT CLARKE 2015. 10. 15. 1930 HRS	PELEGRIIN 2015. 10. 15 2045 HRS	FRANK GRAF / SPMD 2015. 10. 16 0028 HRS	for M1
18	1 40 inch TOSHIBA MONITOR / LED TV	Room # 28 - AS MONITOR ROOM	MATT CLARKE 2015. 10. 15 1930 HRS	PELEGRIIN 2015. 10. 15 2045 HRS	FRANK GRAF / SPMD 2015. 10. 16 0028 HRS	for M1
19	1 THERMALTAKE COMPUTER TOWER 1 KEY BOARD 1 MOUSE	Room # 28 - AS MONITOR ROOM	MATT CLARKE 2015. 10. 15 1930 HRS	PELEGRIIN 2015. 10. 15 2045 HRS	KEUNGBOLOS 15. 10. 16 02:37	
10	1 THERMALTAKE COMPUTER TOWER	Room # 28 - AS MONITOR ROOM	MATT CLARKE 2015. 10. 15 1930 HRS	PELEGRIIN 2015. 10. 15 2045 HRS	DU	included otherwise

# EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE

11	8 SURFON PLAYING CARDS - 12 DECKS OF CARDS IN ONE BOX 10 PROTON BOXES	ROOM # 29	MEAT CLARKE 2015.10.15 1935 HRS	PELEGRIN 2015.10.15 2106 HRS		
12	1 APPROX 40 INCH SHARP MONITOR	ROOM # 14	TARA MUNRO 2015.10.15 2052 HRS	PELEGRIN 2015.10.15 2120 HRS	FRANK GRAF / SPMD 2015.10.16 0028 HRS	for M1
13	1 BACCARAT TABLE	ROOM # 14	TARA MUNRO 2015.10.15 2052 HRS	PELEGRIN 2015.10.15 2120 HRS	FRANK GRAF / SPMD 2015.10.16 0028 HRS	for M1
14	CASINO CHIPS IN LOCKED CASE WITH DIFFERENT DENOMINATIONS	ROOM # 14	TARA MUNRO 2015.10.15 2052 HRS	PELEGRIN 2015.10.15 2120 HRS		
15	4 CHIP HOLDERS STRAP OF FLOWERS SCORE TRACKING CARD	ROOM # 14	TARA MUNRO 2015.10.15 2052 HRS	PELEGRIN 2015.10.15 2120 HRS		
16	1 IPAD	ROOM # 14	TARA MUNRO 2015.10.15 2052 HRS	PELEGRIN 2015.10.15 2120 HRS		

### EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE

17	1 CARD SHOE	ROOM # 14	TARA MUNRO 2015.10.15 2052 HRS	PELEGIRIN 2015.10.15 2120 HRS		
18	1 DELL CPU	ROOM # 14	TARA MUNRO 2015.10.15 2052 HRS.	PELEGIRIN 2015.10.15 2120 HRS		
19	1 FUJITSU TABLET AND ACCESSORIES	ROOM # 14	TARA MUNRO 2015.10.15 2052 HRS	PELEGIRIN 2015.10.15 2120 HRS		
20	1 BACCARAT TABLE	ROOM # 23	MATT CLARKE 2015.10.15 2058 HRS	PELEGIRIN 2015.10.15 2144 HRS	FRANK GRAF / SPMD 2015.10.16 0008 HRS	for M-1
21	1 CARD SHUFFLER	ROOM # 23	MATT CLARKE 2015.10.15 2058 HRS	PELEGIRIN 2015.10.15 2144 HRS		
22	1 BLACK BAG OF USED PLAYING CARDS *2	ROOM # 23	MATT CLARKE 2015.10.15 2058 HRS	PELEGIRIN 2015.10.15 2144 HRS		



### EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE

203	1 BLACK BAG OF USED PLAYING CARDS	ROOM # 23	MATT CLARKE 2015.10.15 2058 HRS	PELEGIRIN 2015.10.15 2144 HRS		
204	5 PLASTIC CLEAR CONTAINERS WITH PLAYING CARD INSIDE	ROOM # 23	MATT CLARKE 2015.10.15 2058 HRS	PELEGIRIN 2015.10.15 2144 HRS		
205	1 BROWN BOX WITH EMPTY CARD BOXES	ROOM # 23	MATT CLARKE 2015.10.15 2058 HRS	PELEGIRIN 2015.10.15 2144 HRS		
206	1 BROWN BOX WITH USED PLAYING CARDS	ROOM # 23	MATT CLARKE 2015.10.15 2058 HRS	PELEGIRIN 2015.10.15 2144 HRS		
207	1 10 inch sharp MONITOR	ROOM # 23	MATT CLARKE 2015.10.15 2058 HRS	PELEGIRIN 2015.10.15 2144 HRS	FRANK GRAF / SPMD 2015.10.16 0028 HRS	for M1
208	4 NEW "SWARM" PLAYING CARDS	ROOM # 23	MATT CLARKE 2015.10.15 2058 HRS	PELEGIRIN 2015.10.15 2144 HRS		




C

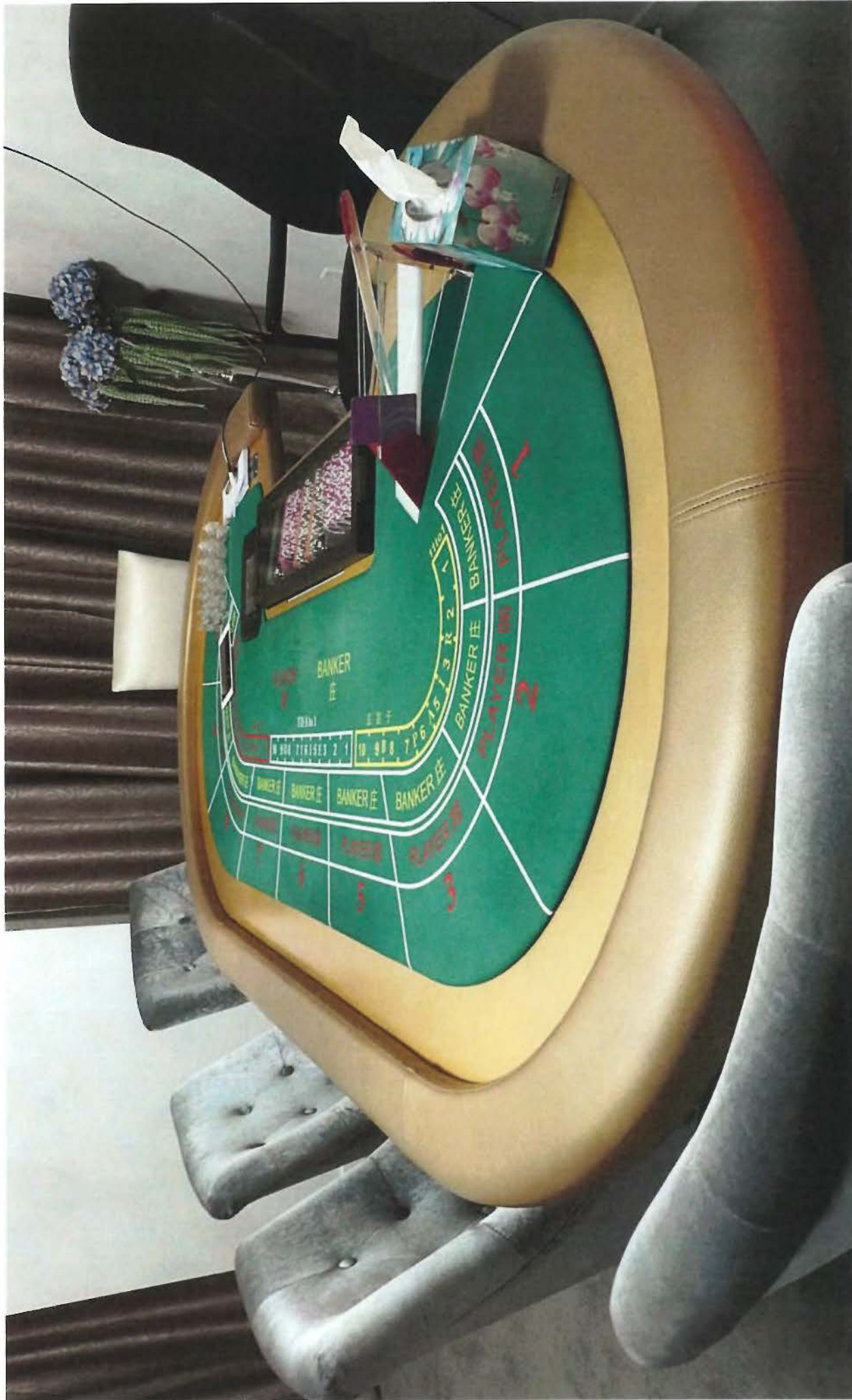
C

C

This is Exhibit "42"  
referred to in the Affidavit  
of M. Chizowsky  
affirmed before me this 28  
day of FEBRUARY, 2020

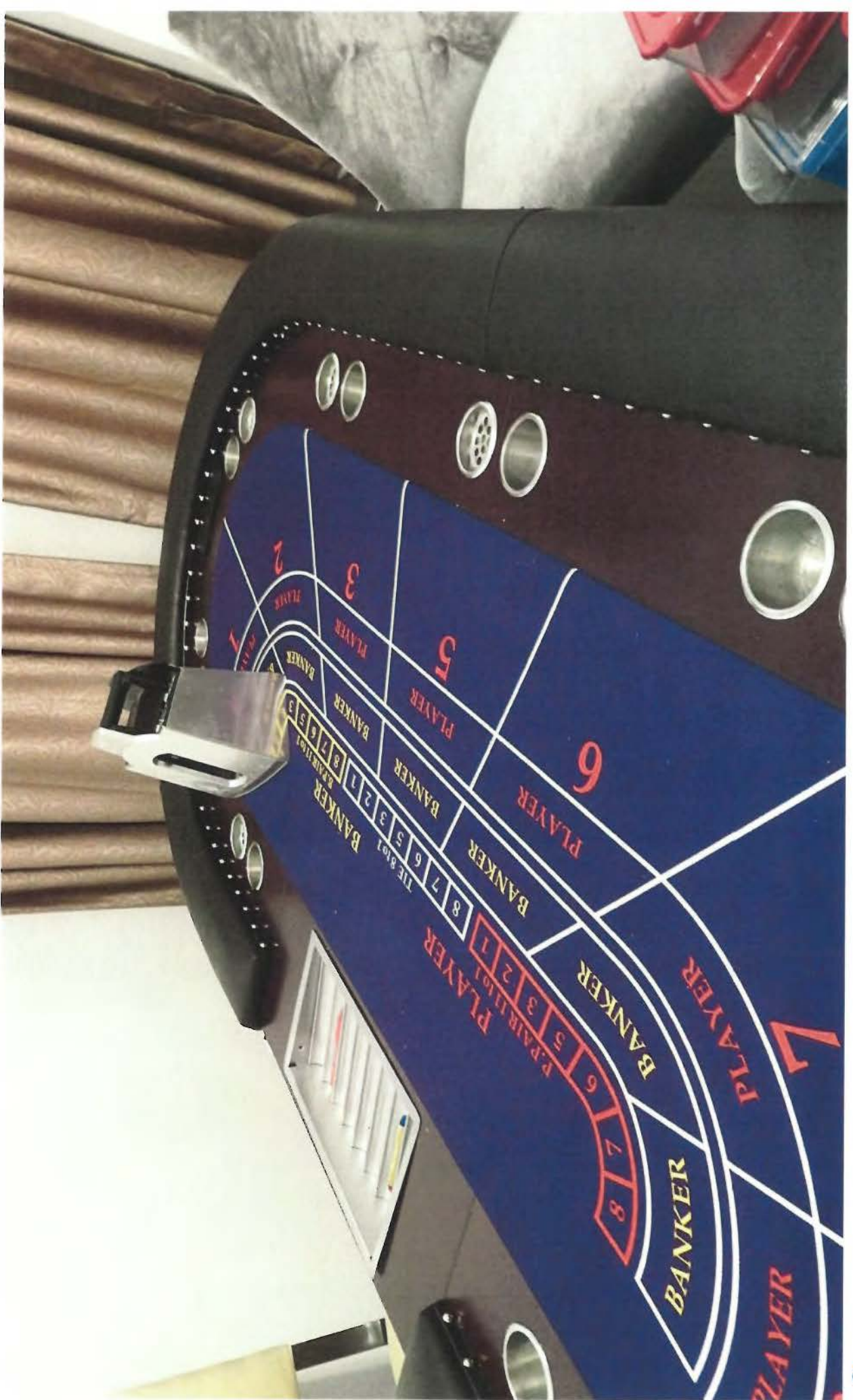


\_\_\_\_\_  
A Commissioner for taking Affidavits  
Within British Columbia



SOS





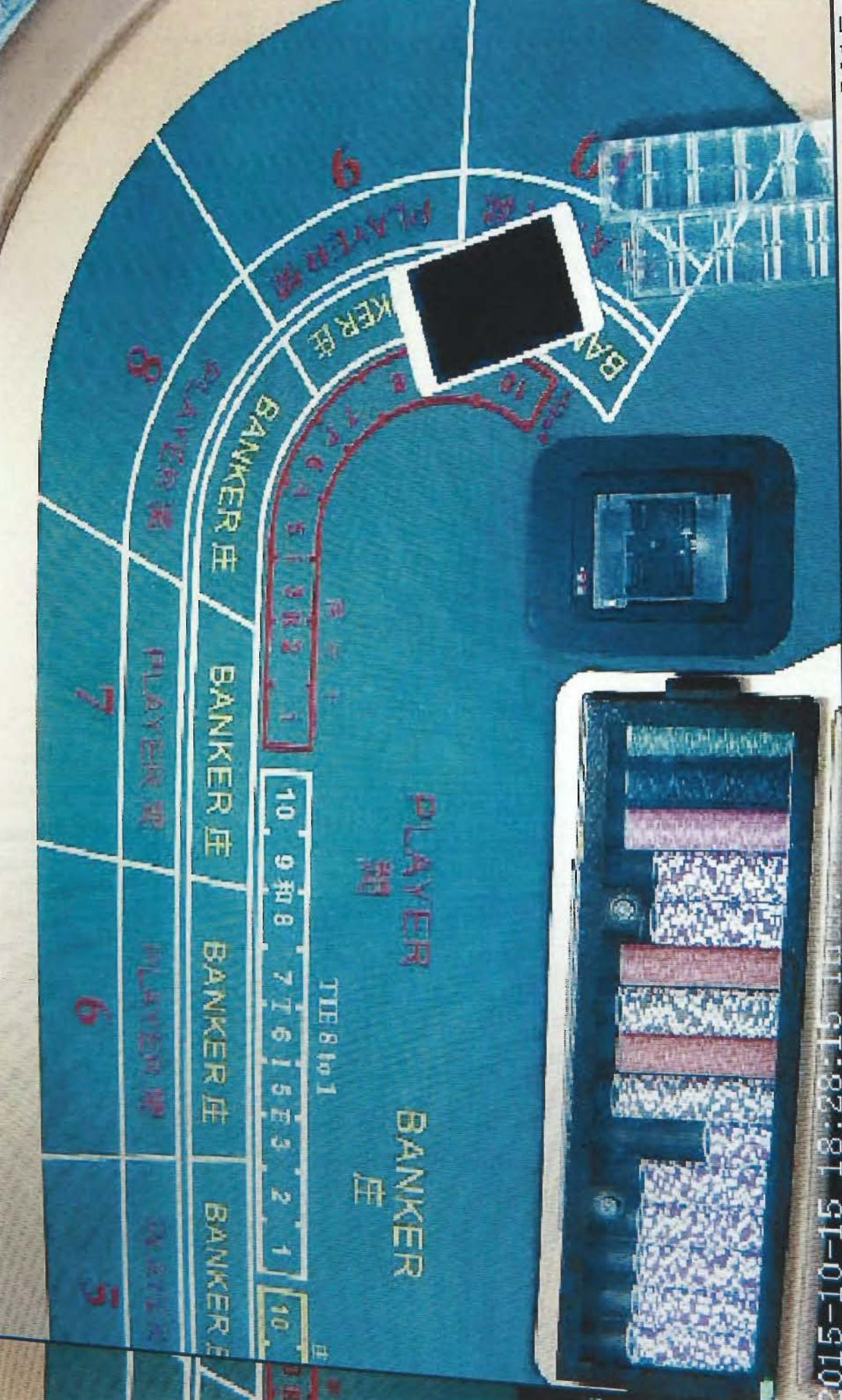
005



FOS



9100



2015-10-16 01:52:81 51-01-5102

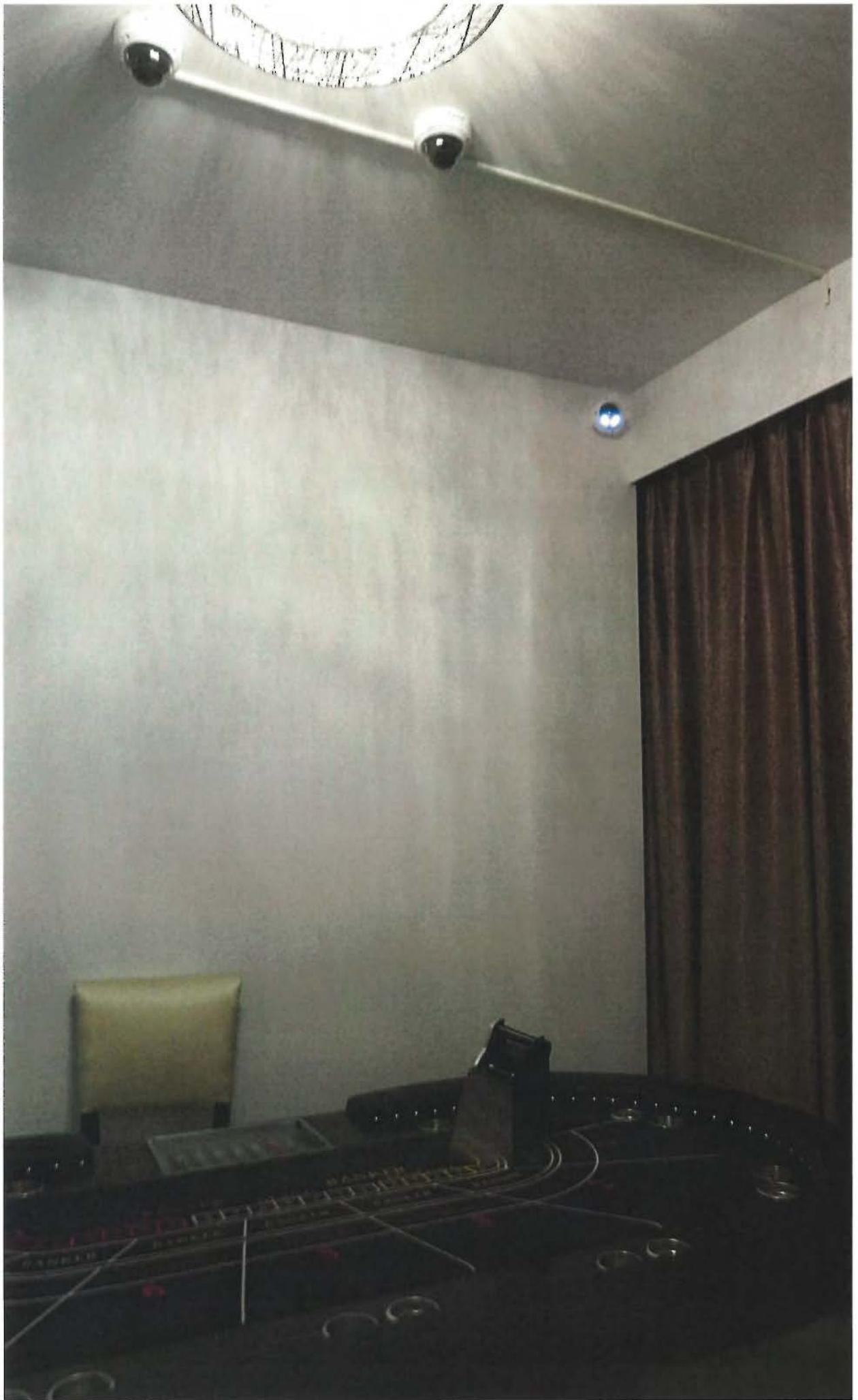
88























PLAYER  
賭

BANKER  
庄

TIE 8 to 1

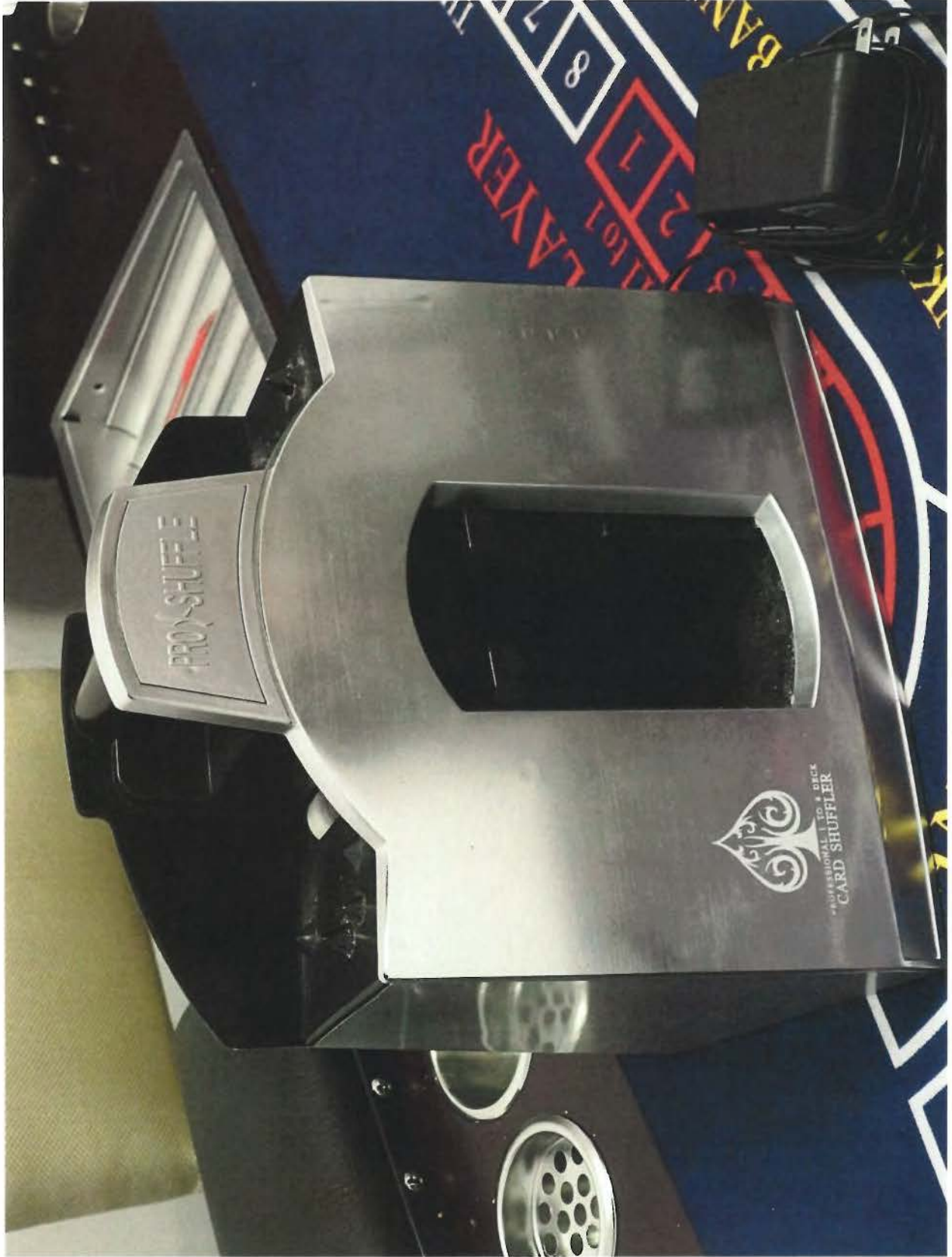
8	7	T	6	I	5	E	3	2	1
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S/S











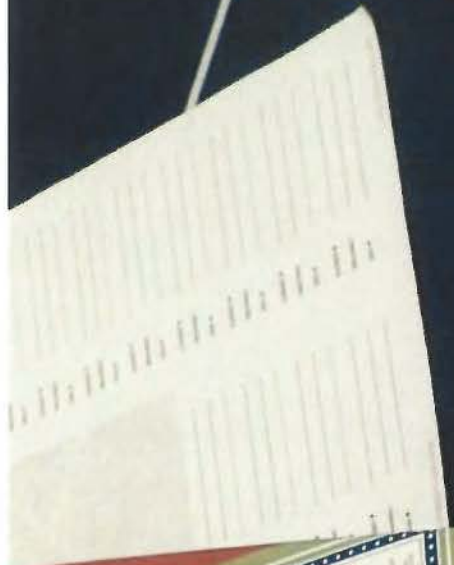


65



025

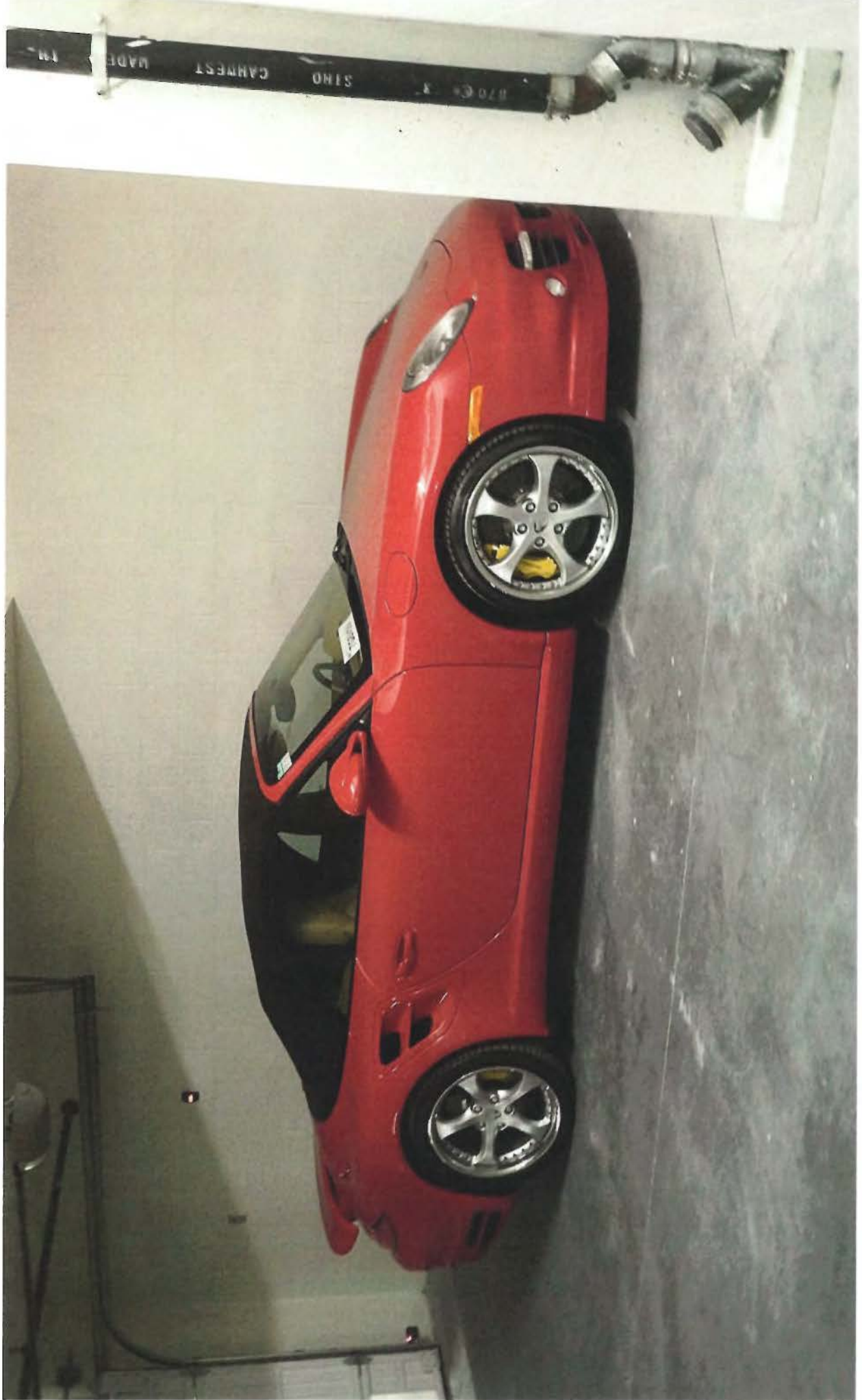






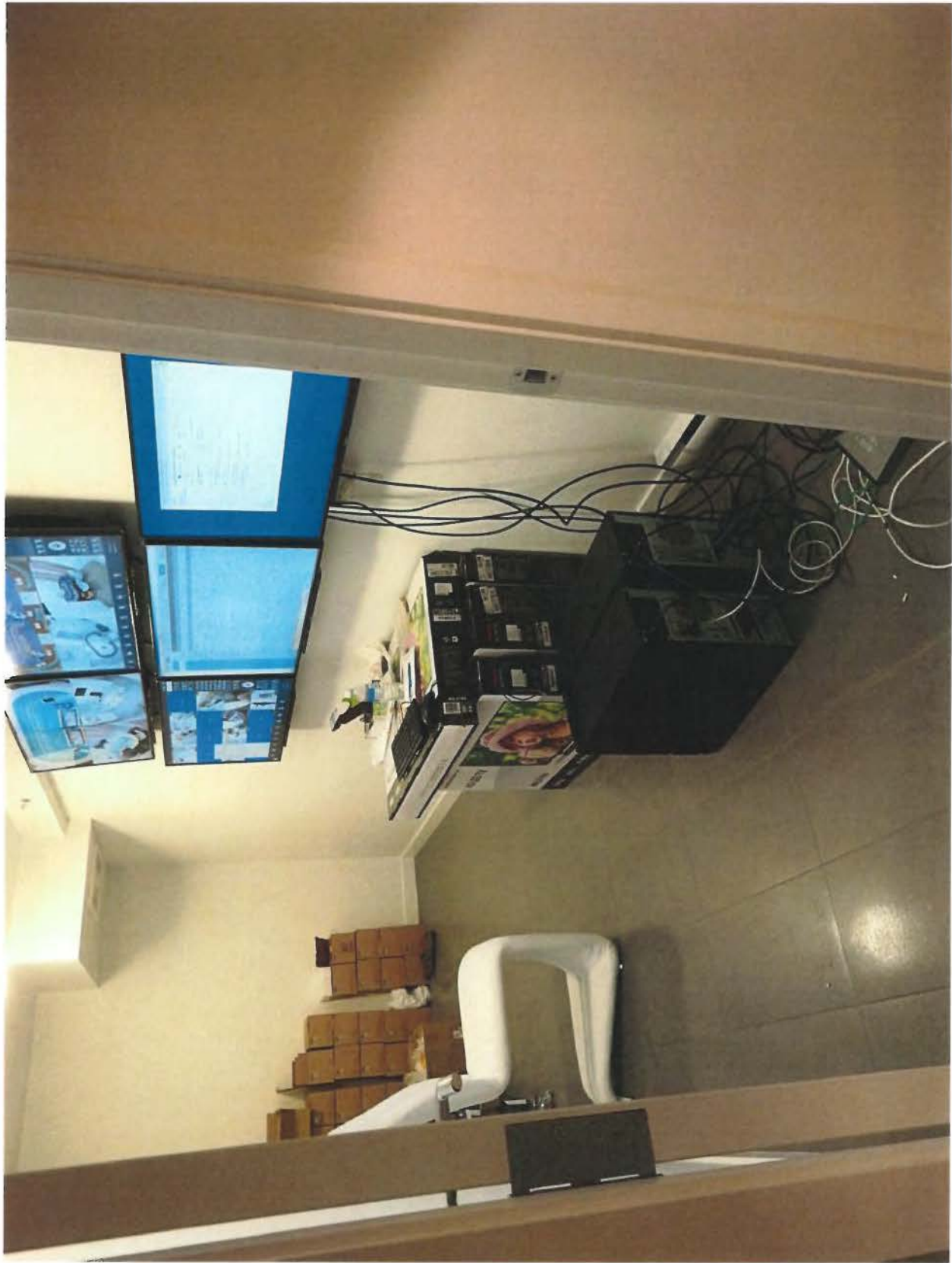
522

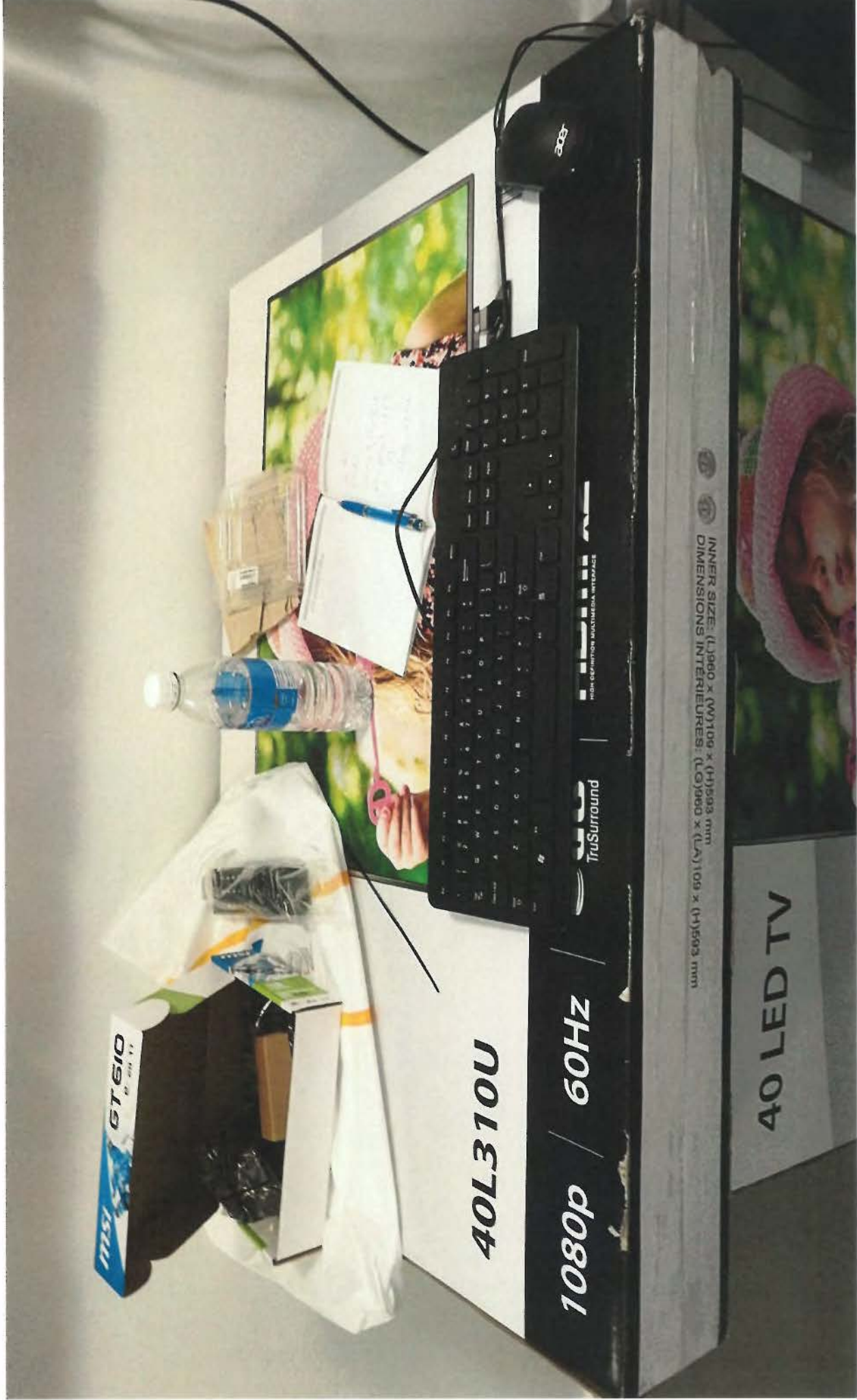




523







MSI GT 610  
1GB GDDR3

40L310U

1080p | 60Hz

TruSurround

ACER  
HIGH DEFINITION MULTIMEDIA INTERFACE

INNER SIZE: (L)960 x (W)109 x (H)593 mm  
DIMENSIONS INTERIEURES: (L)960 x (L/A)109 x (H)593 mm

40 LED TV

525



Baccarat

This is Exhibit "43"  
referred to in the Affidavit  
of M. Chizawsky  
affirmed before me this  
day of February 28, 2020

A Commissioner for taking Affidavits  
Within British Columbia

# 列治文私人會所計 劃書



[Street Address]  
[City, ST ZIP Code]

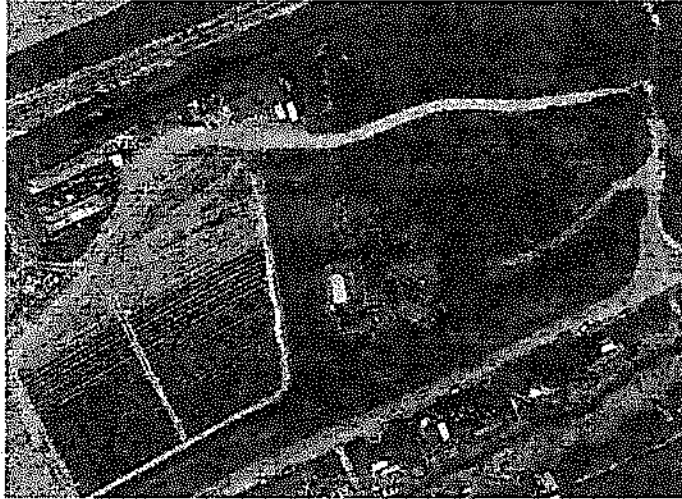
# 內容

- 地點。 . . . . .
- 娛樂設施。 . . . . .
- 管理。 . . . . .
- 資金。 . . . . .
- 資金調配。 . . . . .
- 备注。 . . . . .



## 地點

列治文私人會所座落於列治文南面 No. 4 Road 的高私隱別墅里。通往別墅有一條私家路，室外具有大型停車場可停二十多台車。會所四周都是高樹牆，隱私度非常高。



## 娛樂

### 一樓

- 三間 VIP 博彩房（每間房配備一張百家樂賭臺）
- 一間卡拉 OK 房（可容納 30 人）
- 貴賓用餐區（可同時容納 16 人用餐）
- 室外游泳池及按摩池

### 二樓

- 兩間麻將房

## 管理

## 職員

- 四個兼職荷官
- 三個兼職經理
- 一個會計
- 一個駐場的管家
- 三個保安

會員打賞的小費是按每人的份數去計算

## 壞賬

甲方是負責中國的壞賬

乙方有义务协助甲方追讨加拿大的壞賬



## 信用額

### 1 信用額度分三級

一級 5 萬(C) 二級 10 萬(B) 三級 20 萬(A)

會員在使用完自己的信用額度后，必須要還清之前的信用額才可以繼續在本會所娛樂。

2 會員使用完自己的信用額度后，在有股東擔保的情況下，或者其他會員借出自己的信用額給該會員，那麼該會員可以繼續在本會所娛樂。擔保人和借出信用額的會員需要負責還清該會員之前所欠的信用額。

3 會員帶客來必須提供其詳細的個人資料，公司可提供人力資源協助會員追討其客人所欠賭債。

4 會員使用完自己信用額度后，48 小時內還款本會所將有 15% 回佣。

5 股東在公司任何情況下注資都不會影響股份分配。

6 當會員玩完之後會馬上計算，但是不會在俱樂部交收任何金錢。金錢交易會在第三地方交易確保俱樂部是正規營業。

### 資金

公司起步資金暫定為\$6,000,000.00 加幣，其中\$100,000.00 會作為裝修及設備投資。租金是按每個月計

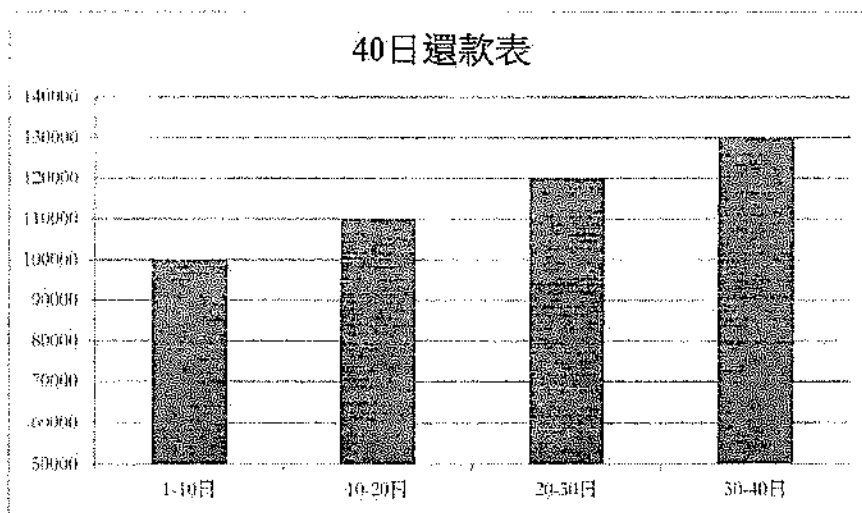
### 資金調配

### 還款

當會員輸了錢，會員可選擇還加幣或者人民幣。會員必須在 10 天免利息期還錢。10 天過後會以 10% 利息去計算，每 10 日為一期。

( )會員簽字拿公司信用額度當日起計。每 10 日為一個結算期。

EX. 1 (借\$100000.00)



列治文私人會所註冊商標 - (SOLECY D.A.M.)

### 回佣

股東所介紹的會員在本會所消費完後，該股東將有 5%的回佣。

### 公司開支

丙方是負責管理公司行政跟保安全管理

基本公司運作費用是在莊家抽水（5%）裡面付。如果公司是抽不到支出的下限，大股東必須要付所有工作人員的薪酬及一切開支。

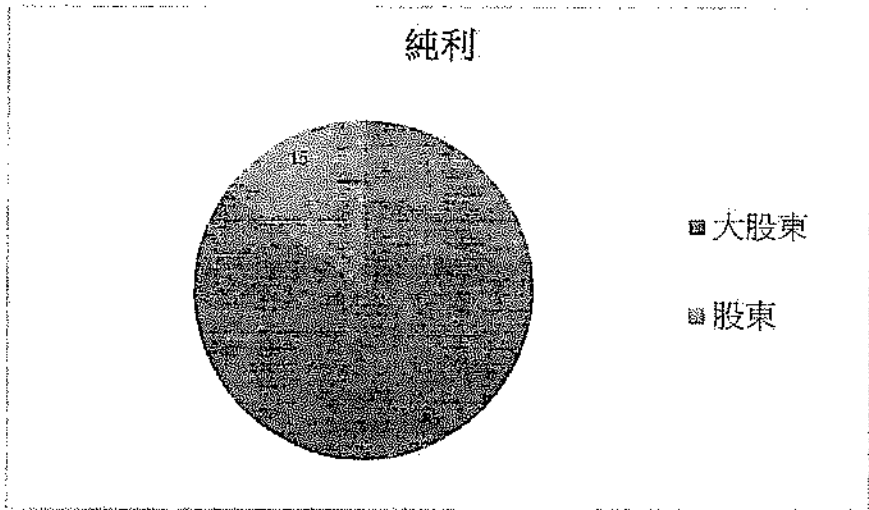
### 股東輸錢

如果股東不幸輸錢，都是要在 10 天里付清款項。股東也可以變賣股份來付錢

### 純利

在公司賺錢的情況地下，大股東會分成 15%給其他股東。

\*\*但是在公司不賺錢的情況底下 大股東就不用分成




备注

公司保安人员在追讨会员所欠債務期间，产生的訴訟问题，其费用由公司承担。

公司所有坏账与乙方、丙方无关。

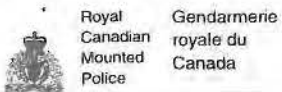
此章程阅后如无异议，请各位股东及相关人员共同執行。

此章程于大股东签字起立即生效！

大股东签字：徐伟 2015/6/6 

劉志文私人會計事務所 - [SIGNED DATE] 3月开陆 2015.6.10





# EXHIBIT FLOWCHART

Prepared by: CPL. Sunny BHANGU

Project: EPIRATE

sunny bhangu

Site: **F** Exhibit officer: **Sunny BHANGU** File #: **2015-2543** Comments:

#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
1 ✓	Banking doc's - Cash \$4525 - 75 (Foreign currency)	Hallway outside #110. ON floor. Found initially inside on person. Ert took outside.	Cst. Leung/ Ert 2015-10-15 - take down time	CPL. BHANGU 2015-10-18 1800	KRUMHOLZ 15-10-16 04:54		
2 ✓	Toyota Sienna	Stall 152 U.G.	CPL. SABO 2015-10-15	CPL. SABO 2015-10-15			
3 ✓	Cadillac Escalade	Stall 153 U.G.	CPL. SABO 2015-10-15	CPL. SABO 2015-10-15			
4 ✓	Red "kids style" back pack with contents Cash / 2 cheques Keys, safety deposit + key	Dining room table.	BHANGU Duggan 2015-10-15 19:52	BHANGU 2015-10-15 19:52	all.		

A Commissioner for Taking Affidavits  
Within British Columbia

This is Exhibit referred to in the Affidavit of M. Quiramusky affirmed before me this day of February 2015

"44"

34

### EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE

5	I Phone in Red back pack	Dining room table. Red bag in exhibit #4	BHANG/ Duggan 2015-10-15 20:23	BHANG 2015-10-15 20:23	
6	Contact Swab - 2 envelopes from Vault	Master Bedroom Vault	CPL. Andy Veltmeyer FDS 2015-10-15	BHANG 2015-10-15 20:29	
7	2 sets of keys from black bag on Dining table	Dining room table	BHANG/ Duggan 2015-10-15 21:00	BHANG 2015-10-15 21:10	
8	Cash in black bag #1 (1500 in bundle (100 - H.K.))	Dining room table	BHANG/ Duggan 2015-10-15 21:20	BHANG 2015-10-15 21:20	
9	Black bag with contents (mem)	Dining room table	BHANG/ Duggan 2015-10-15 21:20	BHANG 2015-10-15 21:20	
10	I Phone	Dining table	BHANG/ Duggan 2015-10-15 21:23	BHANG 2015-10-15 21:23	

535



EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE

cinna hhandoti

11	Laptop (Lenovo)	Carpet next to dining table	BHANGU/Dugbor 2015-10-15 21:29	BHANGU 2015-10-15 21:29		
12	ACER Laptop & Cord	ON Dining table	BHANGU 2015-10-15 21:48	BHANGU 2015-10-15 21:48		
13	Yellow bag with docs & iPhone	Bedroom #1 Closet	Det. Tony Fiorda 2015-10-15 22:04	<del>BHANGU</del> BHANGU 2015-10-15 22:04		
14	iPhone & Docs, TD Slips	In Bag bedroom #1 Closet	Det. Fiorda 2015-10-15	BHANGU 2015-10-15 22:04		
15	Documents Account Activity	"Browns" Silver bag in bedroom #1 Closet	Det. Fiorda 2015-10-15	BHANGU 2015-10-15 22:04		
16	Bank Documents	Bedroom #1 top drawer kids dresser	Det. Fiorda 2015-10-15	BHANGU 2015-10-15 22:04		

### EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE

sunil bhambhani

17	Cash in Safe	Master bedroom Safe	2015-10-08 Duggan/Bhambhani 22:28 2015-10-15	BHAMBHANI/Duggan - CPL Duggan put money in bags for transport. 2015-10-15			
18	1 bottle of alcohol in Sunrise bag	Storage Room on Floor.	SABO/BHAMBHANI 2015-10-15	BHAMBHANI 2015-10-15 22:57			
19		↓	↓	↓			
20		↓	↓	↓			
21		↓	↓	↓			
22		↓	↓	↓			

537

### EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE

Sunny Khanou

23	1 bottle of Alcohol in yellow bag	Storage Room - ON Floor	BHAM64 2015-10-15	BHAM64 2015-10-15 22:57		
24	1 black Purse with Contents	Storage Room on Floor	SABO/Fiorida 2015-10-15	BHAM64 2015-10-15 23:21		
25	Box full of docs	Storage room on Floor	SABO/Fiorida 2015-10-15	BHAM64 2015-10-15 23:31		
26	Residential tenancy Agreement	Storage room in black garbage bag	SABO/Fiorida 2015-10-15	BHAM64 2015-10-15 23:37		
27	Document Paul King JIN	Storage room in black garbage bag	SABO/Fiorida 2015-10-15 <del>19-23-11-2</del>	BHAM64 23:42 2015-10-15		
28	Documents Ms. Xiaoyi WEI	Storage room in black garbage bag	SABO/Fiorida 2015-10-15	BHAM64 2015-10-15 23:49		



Royal Canadian Mounted Police  
Gendarmerie royale du Canada

# EXHIBIT FLOWCHART

Prepared by:

Project: EPIRATE

<unniv khane>

Site:		Exhibit officer:		File #:		Comments:	
#	Description of Exhibit	Location of Exhibit	Located by (Name, Date, Time)	Seized by (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)	Turned Over To (Name, Date, Time)
29	Docs "Yumin Zhang"	Storage room in black garbage bag	SABO/Fiorde 2015-10-15	BHANG 4 2015-10-15 23:52			
30	Hermes Purse with CBSA doc in orange box	Storage Room	Det. Fiorde 2015-10-15	BHANG 4 2015-10-15 23:57			
31	↓	↓	↓	↓			
32	↓	↓	↓	↓			

539

### EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE

Kirtiw Bhambhani

33	↓ Porche keys	Master bedroom closet-bottom drawer - 5mm key Det. Munro	Duggan 2015-10-15	BHAMUG 2015-10-15 12:03 Am		
34	↓ Water Cube invoice & \$10 bill in black jacket	Hallway Closet	Det. Fiorida 2015-10-15	BHAMUG 2015-10-15 12:23 Am		
35	↓ 2 sets of keys	Master bedroom closet bottom drawer	Det. Brodie 2015-10-15 given to Sgt. M. Cardinal	BHAMUG 2015-10-15 12:39		
36	↓ Hand-written gambling invoices	Dining Room table	Duggan 2015-10-15	BHAMUG 2015-10-15 1:00 Am		
37	↓ Bag of Casino chips	Master bedroom in a Suitcase.	Duggan 2015-10-15	BHAMUG 2015-10-15 1:05 Am		
38	↓	↓	↓	↓		

90

### EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE  
sunny bhansri

39	same as #38	→	→	→	→			
40	↓	↓	↓	↓	↓			
41	↓	↓	↓	↓	↓			
42	↓	↓	↓	↓	↓			
43	I Phone in Case No SIM Card	Kitchen Counter	Cst Kenny Et 2015-10-15 "take down"	BTHANGU 2015-10-15 1:18 Am				
44	Receipts from West Coast Supplies	Kitchen top right Cabinet	↓	↓	↓			

FS

### EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE

45	2 Garage Door openers	Master bedroom/East night stand top drawer	Det. Derek HILL 2015-10-15	BHANGU 2015-10-15 1:22 Am →	Handed over to Cst. Cardinal
46	Hand-written Gambling invoices	Master room on top of Safe.	Det. Fiorda 2015-10-15	BHANGU 2015-10-15 1:31 Am	
47	Invoices Accounting related ("Fed-ex") SIN	Master room on top of Safe	Det. Fiorda 2015-10-15	BHANGU 2015-10-15 1:31 Am	
48	2 Sheets/ Counting Sheets	on top of Safe in Master room. Inside a "Sida" bag.	Det. Fiorda 2015-10-15	BHANGU 2015-10-15 1:31 Am	
49	4 sets of keys. 14 keys in total	Master closet bottom drawer	Det. Hill 2015-10-15	BHANGU 2015-10-15 1:45 Am	
50	1 Cell Phone "ZTE" with SIM	Master room on bed.	Det. Hill 2015-10-15	BHANGU 2015-10-15 1:48 Am	

542

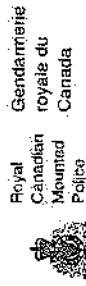


EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE  
Sinnu bhanoit.

51	I Phone	Master room top drawer of nightstand East	Det. Hill 2015-10-15	BHANGU 2015-10-15 1:51		
52	↓	↓	↓	↓		
53	↓	↓	↓	↓		
54	Hand written Gambling Invoices	Master Room East nightstand on top.	Det. Hill 2015-10-15	BHANGU 2015-10-15 2:02 Am		
55	Hand written Counting Sheets	Master east nightstand top drawer inside	Det. Hill 2015-10-15	BHANGU 2015-10-15 2:06 Am		
56	I D of Paul SIN	Master - east Night Stand top drawer	Det. Hill 2015-10-15	BHANGU 2015-10-15 2:09 Am		

543



# EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE  
cunnu bhanoit

57	Variety of docs	Master - east night stand inside both drawers	Det. Hill 2015-10-15	BHANG 2015-10-15 2:11 AM		
58	Hand-written Gambling Invoices	Master - west night stand top drawer	Det. Hill 2015-10-15	BHANG 2015-10-15 2:13 AM		
59	Safe key "Century"	Master bedroom - west night stand on top	Det. Hill 2015-10-15	BHANG 2015-10-15 2:17 AM		
60	Cannon Camera with Card	Master - broom Female Closet on Floor	Det. Brodie Haupt 2015-10-15	BHANG 2015-10-15 2:23 AM		
61	Documents / Credit Cards / "Water Carve" business licence	Master - female closet - inside of Purse - on Floor	Det. Brodie Haupt 2015-10-15	BHANG 2015-10-15 2:28 AM		
62	Jewelry Cartier / Dior	Master - female closet on Floor	Det. Haupt 2015-10-15	BHANG 2015-10-15 2:32 AM		

SF

EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE

63	Tiffany Key necklace with receipt	Master room closet - female inside Hermes gift bag on floor	Det. Haupt 2015-10-15	BHANG 4 2015-10-15 2:38 Am	
64	VIP Gaming Chip \$10,000	Master - male closet inside top drawer.	Det. Haupt 2015-10-15	BHANG 4 2015-10-15 2:43 Am	
65	WEI'S Chinese Passport	Bottom drawer of Male Closet Master Room	Det. Haupt 2015-10-15	BHANG 4 2015-10-15 2:46 Am	
66	WEI'S tenancy Agreement	Bottom drawer of Male Closet Master Room	Det. Haupt 2015-10-15	BHANG 4 2015-10-15 2:48 Am	
67	Documents Paper work	Bottom Drawer of Male Closet	Det. Haupt 2015-10-15	BHANG 4 2015-10-15 2:51 Am	
68	Nokia Cell Phone	↓	↓	BHANG 4 2015-10-15 2:52 Am	

545

### EXHIBIT FLOWCHART

Prepared by:  
Project: EPIRATE

cinny bhanoj

69	Key to Bentley	Bottom drawer Ext. male closet Master bed	Det. Hamet 2015-10-15	BHANGU 2015-10-15 2:52 AM		
70	Hermes bag with items - wallet, belt, sandals	on Floor - male closet Master room	Det. Hamet 2015-10-15	BHANGU 2015-10-15 2:56 AM		
71	Various Docs Accounting	↓	↓	BHANGU 2015-10-15 2:58 AM		
72	↓	↓ In Hermes bag	↓	BHANGU 2015-10-15 3:01 AM		
73	Supreme Court Papers (SIM)	Floor - Master Male closet in bag	↓	BHANGU 2015-10-15 3:04 AM		
74	iPhone with SIM	↓	↓	BHANGU 2015-10-15 3:06 AM		
75	ZTE Cell Phone	↓	↓	BHANGU 2015-10-15 3:07 AM		
76	From #4 item Key Fob with keys	Item #4 Bed bag				

546



This is Exhibit "45"  
referred to in the Affidavit  
of M. Chizowsky  
affirmed before me this 18  
day of FEBRUARY, 2020



A Commissioner for taking Affidavits  
Within British Columbia

875

TYPE #2 TAMPERPROOF EVIDENCE BAG/  
SAC DE SECURITE DE PIECE A CONVICTION  
\*\*\*NOT SUITABLE FOR FIRE-DEBRIS EVIDENCE/  
NE PAS UTILISER POUR LES PIECES A CONVICTION DE DEBRIS D'INCENDIE\*\*\*  
\*\*\*EXHIBITS MUST BE PROPERLY DRIED PRIOR TO SEALING/  
LES PIECES A CONVICTION DOIVENT ETRE COMPLETEMENT SECHES AVANT  
DE SCELLER LE SAC\*\*\*

date of manufacture-03/2013

CAPTION/  
TITRE: E-Pirate  
FILE #/  
N° DU DOSSIER:  
ITEM #/  
N° DE L'ARTICLE: 10F-1-1  
INVESTIGATOR/  
ENQUÊTEUR: KD 46870  
DATE & TIME/  
DATE ET HEURE: 2015-10-15 17:55 Hz # 49634  
SAMPLE DESCRIPTION/  
DESCRIPTION D'ECHANTILLON:



EVIDENCE EVIDENCE EVIDENCE E





549









255





PRODUCE BY

20  
FSU5246740

20

1-12

583



FS





ROYAL CANADIAN MOUNTED POLICE  
GENDARMERIE ROYALE DU CANADA

11/15/2013  
11/15/2013  
11/15/2013

ROYAL CANADIAN MOUNTED POLICE  
GENDARMERIE ROYALE DU CANADA

11/15/2013  
11/15/2013  
11/15/2013

SSS







557



SSB





SS9















564











567







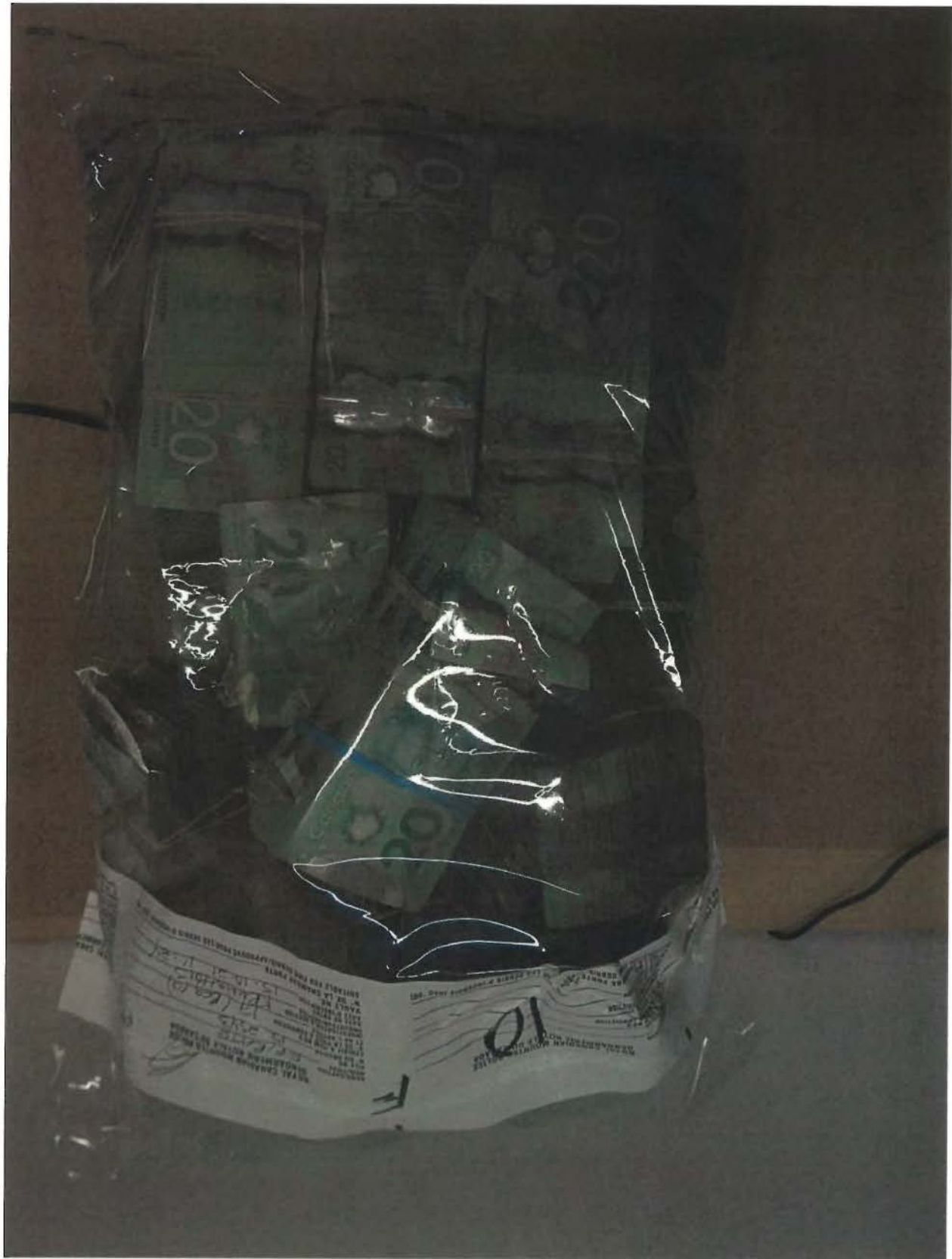






175









574



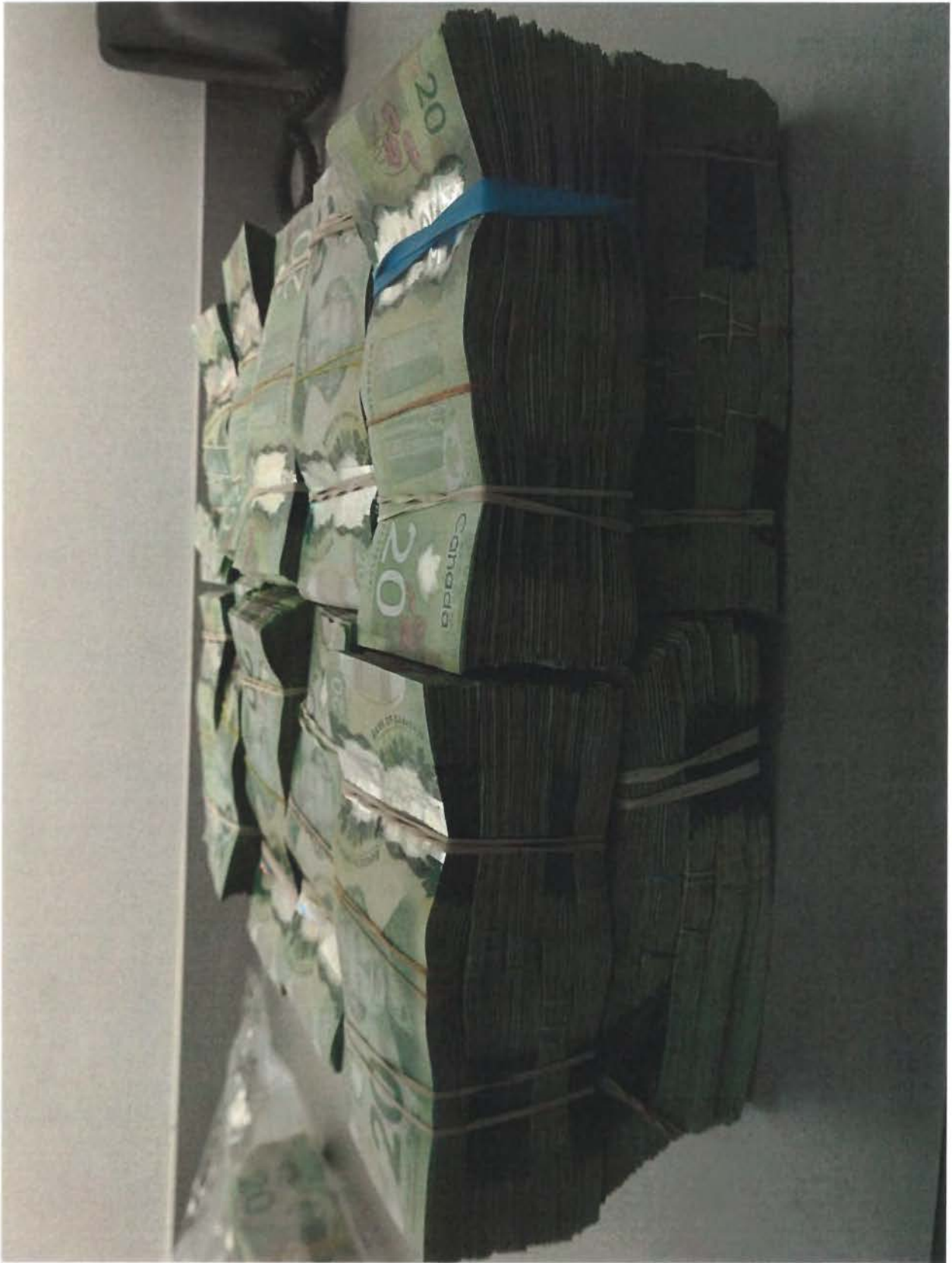


S75



975





577



578





675

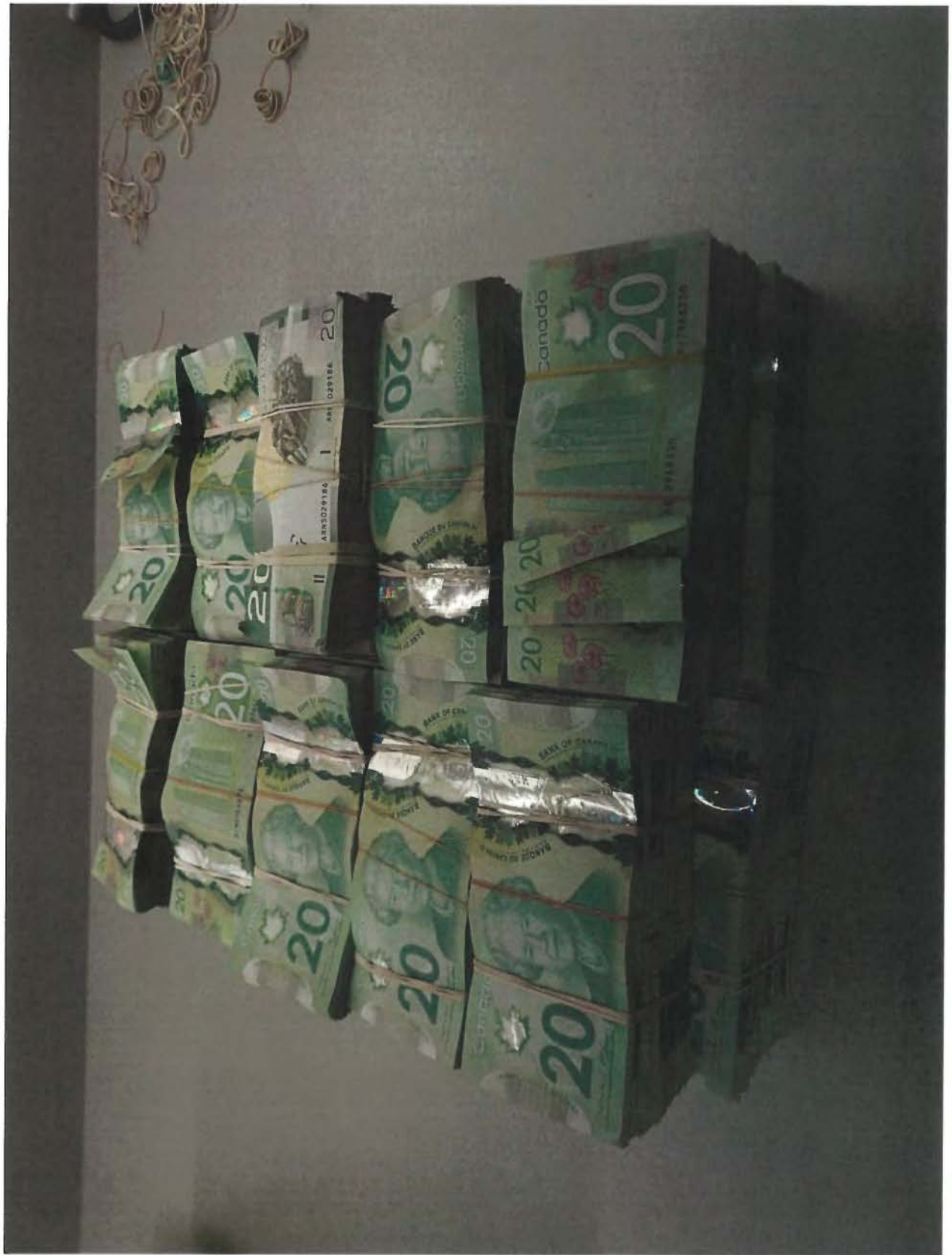


085





581



502



ROYAL CANADIAN MOUNTED POLICE  
GENDARMERIE ROYALE DU CANADA

NAME/CAPTION  
FILE NO.  
EXHIBIT & ITEM NO'S  
N. DE LA PIÈCE À CONVICTION  
ET DE L'ARTICLE  
INVESTIGATOR & SECTION  
DATE OF ENTRY  
DATE D'INSCRIPTION

15-2543  
17 (Bag 14)  
15-10-21 11:37

EPIRATE

SUITABLE FOR FIRE EVIDENCE/APPROPRIÉ POUR LES DÉBRIS D'INCENDIE (DEC. 99)  
N. DE LA CHAMBRE FORTE

ROYAL CANADIAN MOUNTED POLICE  
GENDARMERIE ROYALE DU CANADA





CSB4



SBS

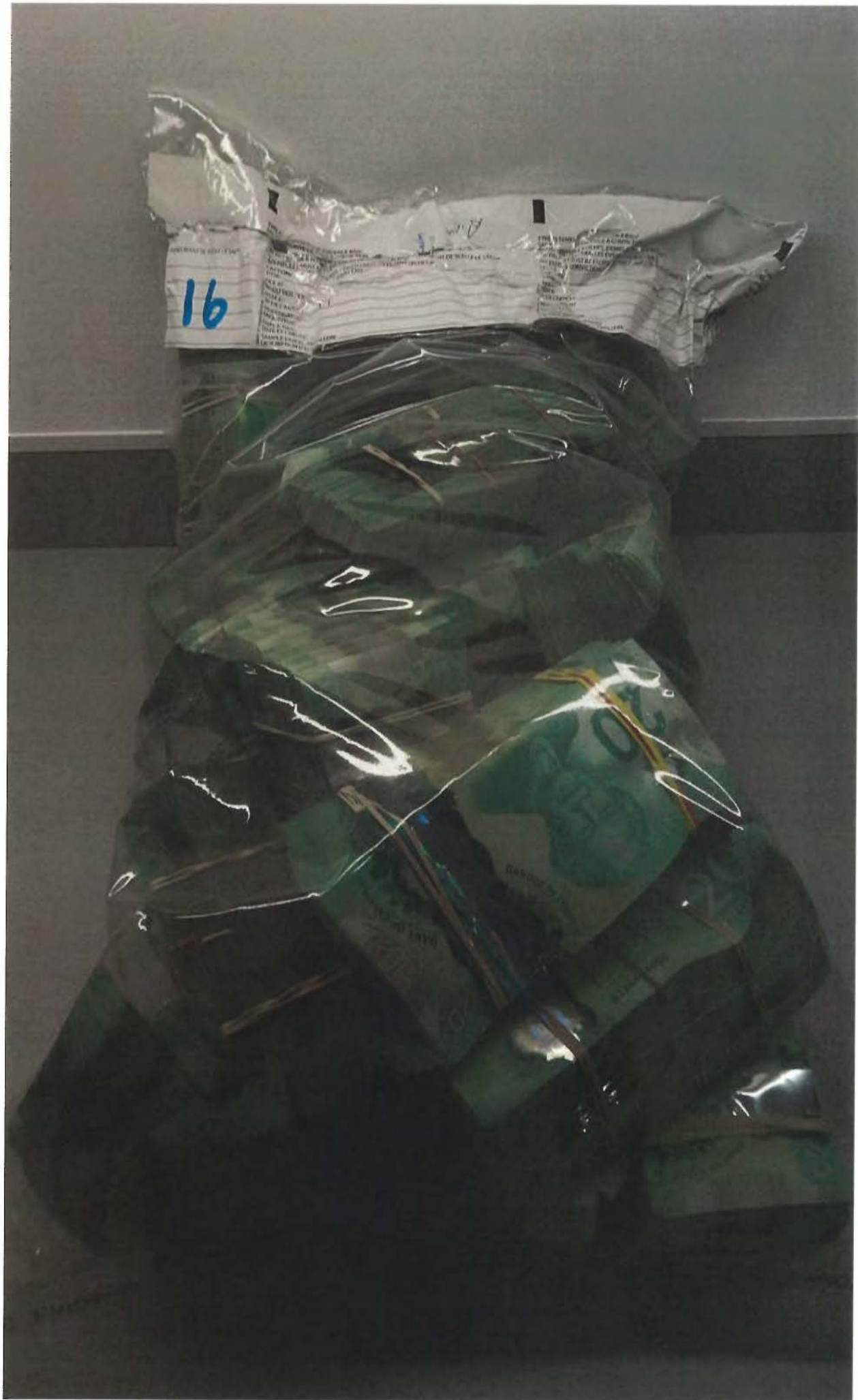






785





16

UNITED STATES POSTAL SERVICE  
FIRST CLASS PERMIT NO. 1000 NEW YORK, NY  
POSTAGE WILL BE PAID BY ADDRESSEE  
NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES  
NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES  
NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

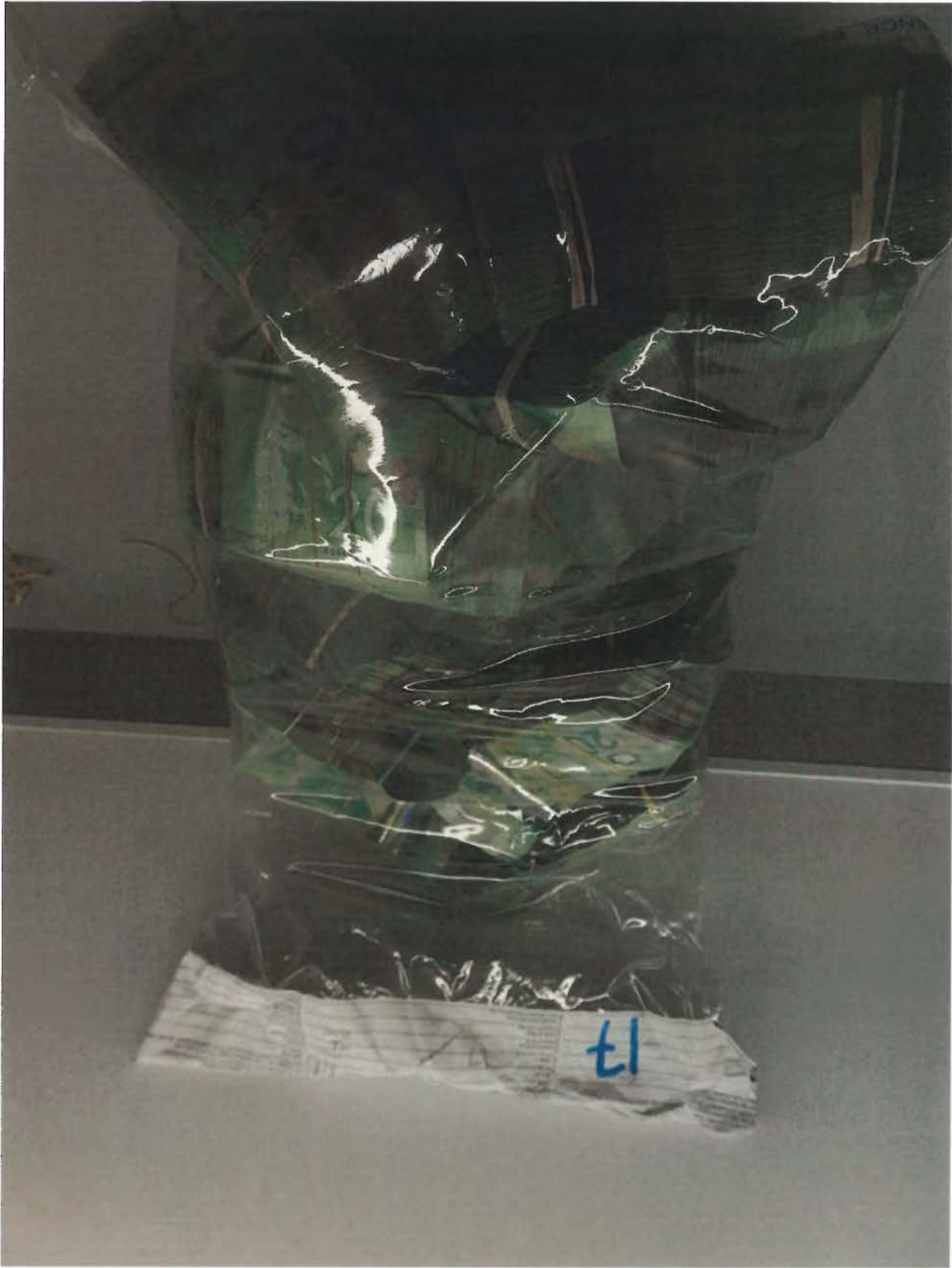
508



589



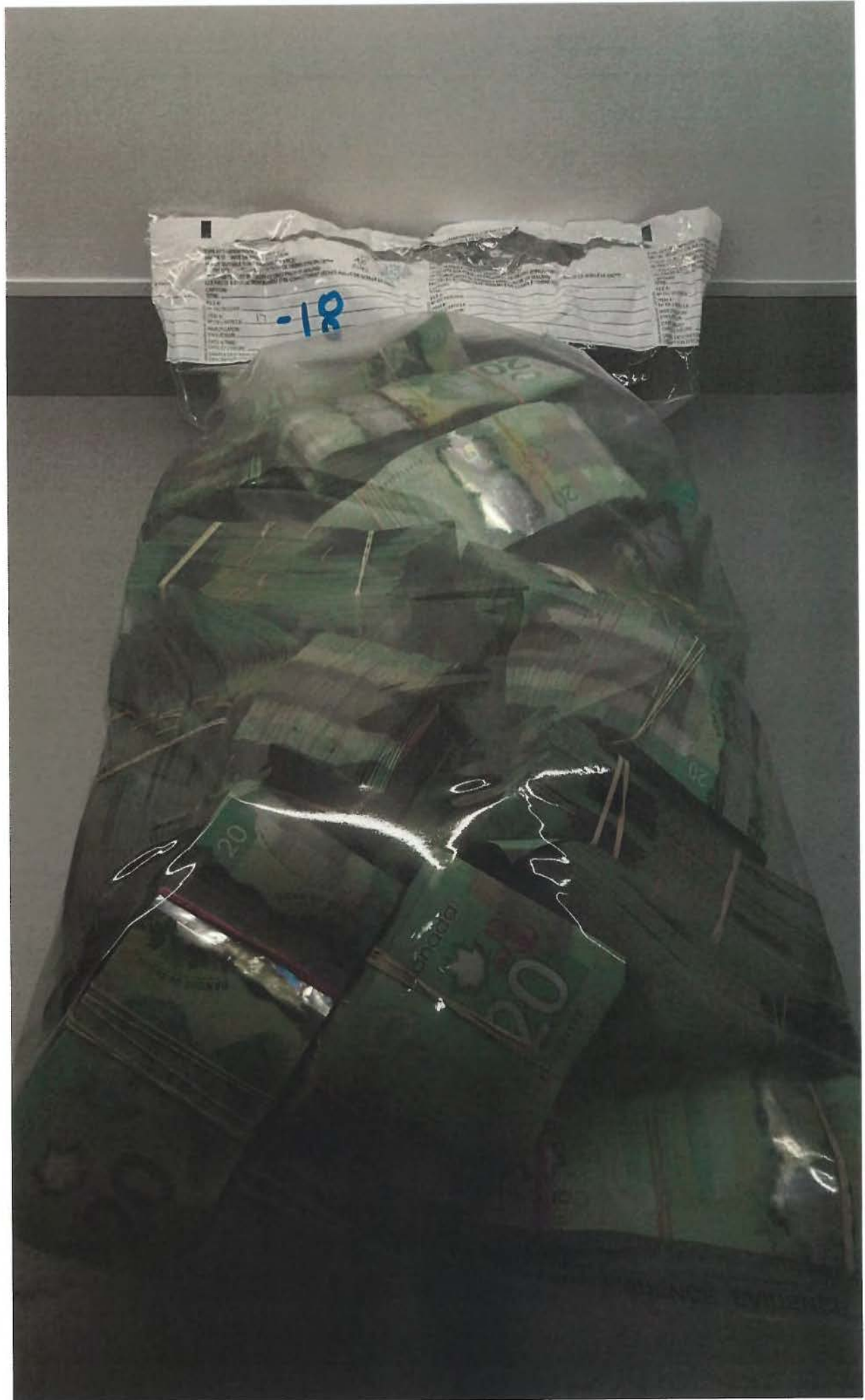






592





593











795



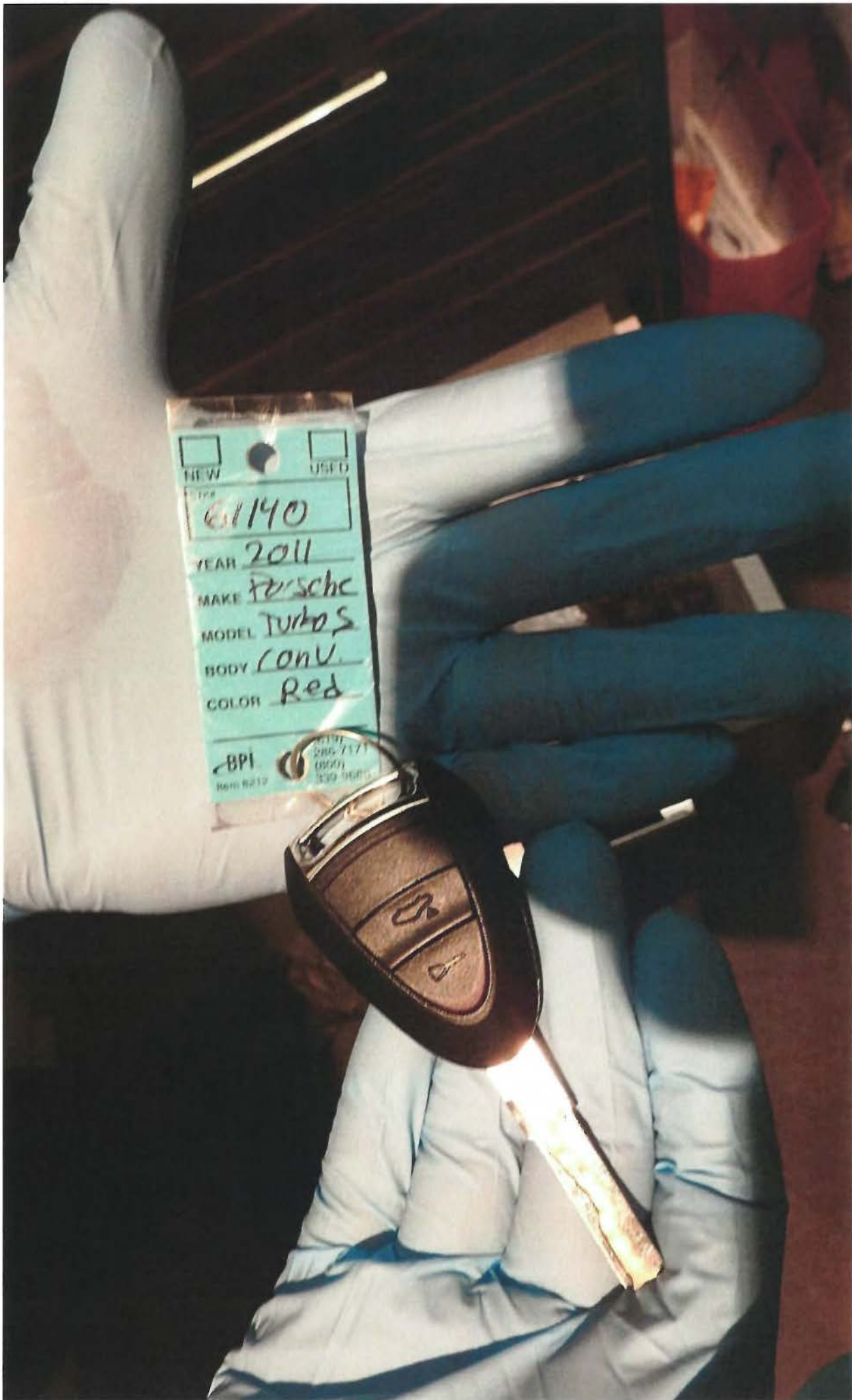












<input checked="" type="checkbox"/>	NEW	<input type="checkbox"/>	USED
VIN <b>61140</b>			
YEAR <b>2011</b>			
MAKE <b>Porsche</b>			
MODEL <b>Turbo S</b>			
BODY <b>Conv.</b>			
COLOR <b>Red</b>			
BPI		Item #212	

602

5000 File# 152843  
Sheet 10# Total 17



603



5000 File# 152543  
Ship # 50# Item# 26  
38  
10/15/15  
Los Angeles



604





605





606



709











610











613







615

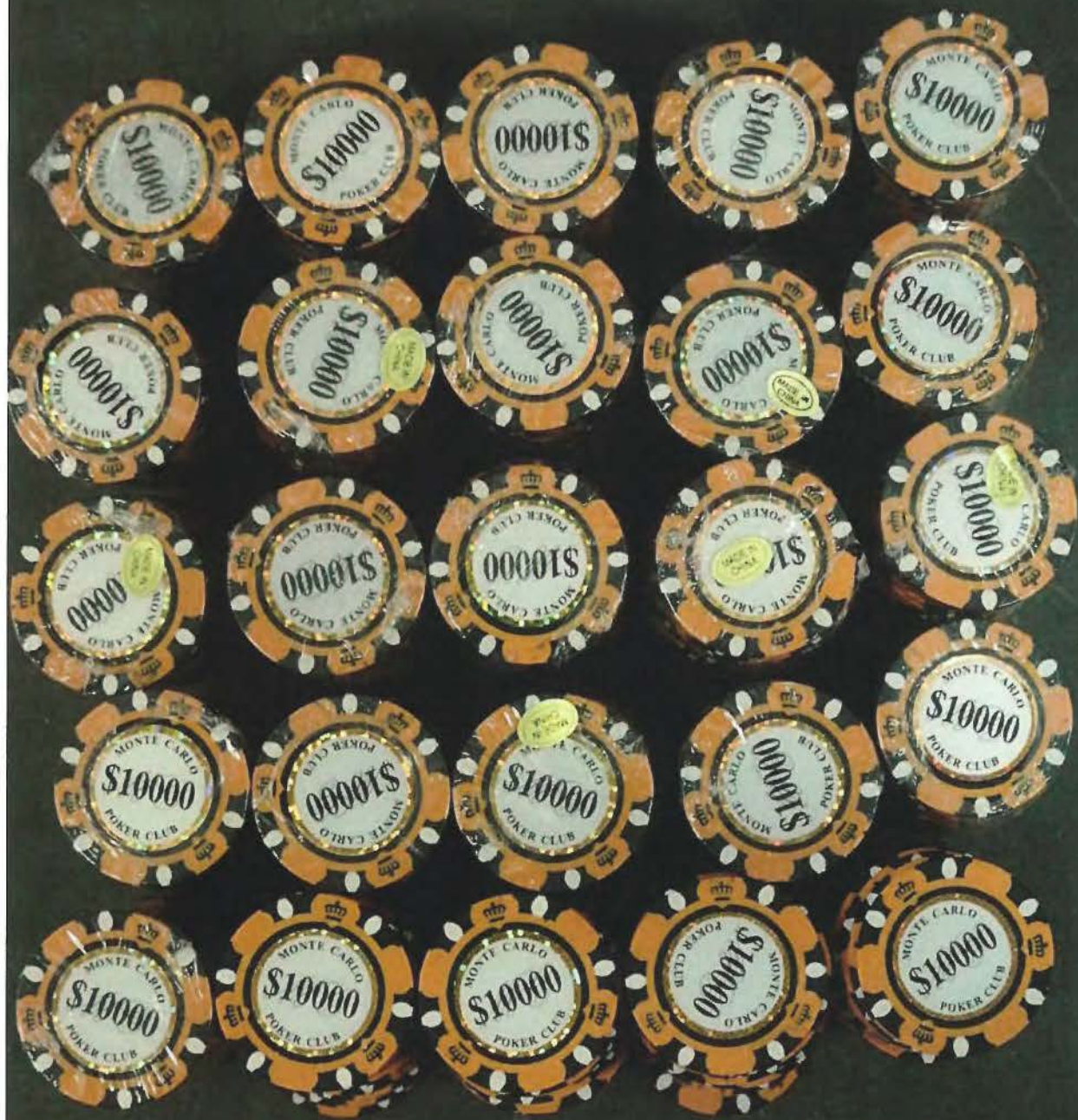




616













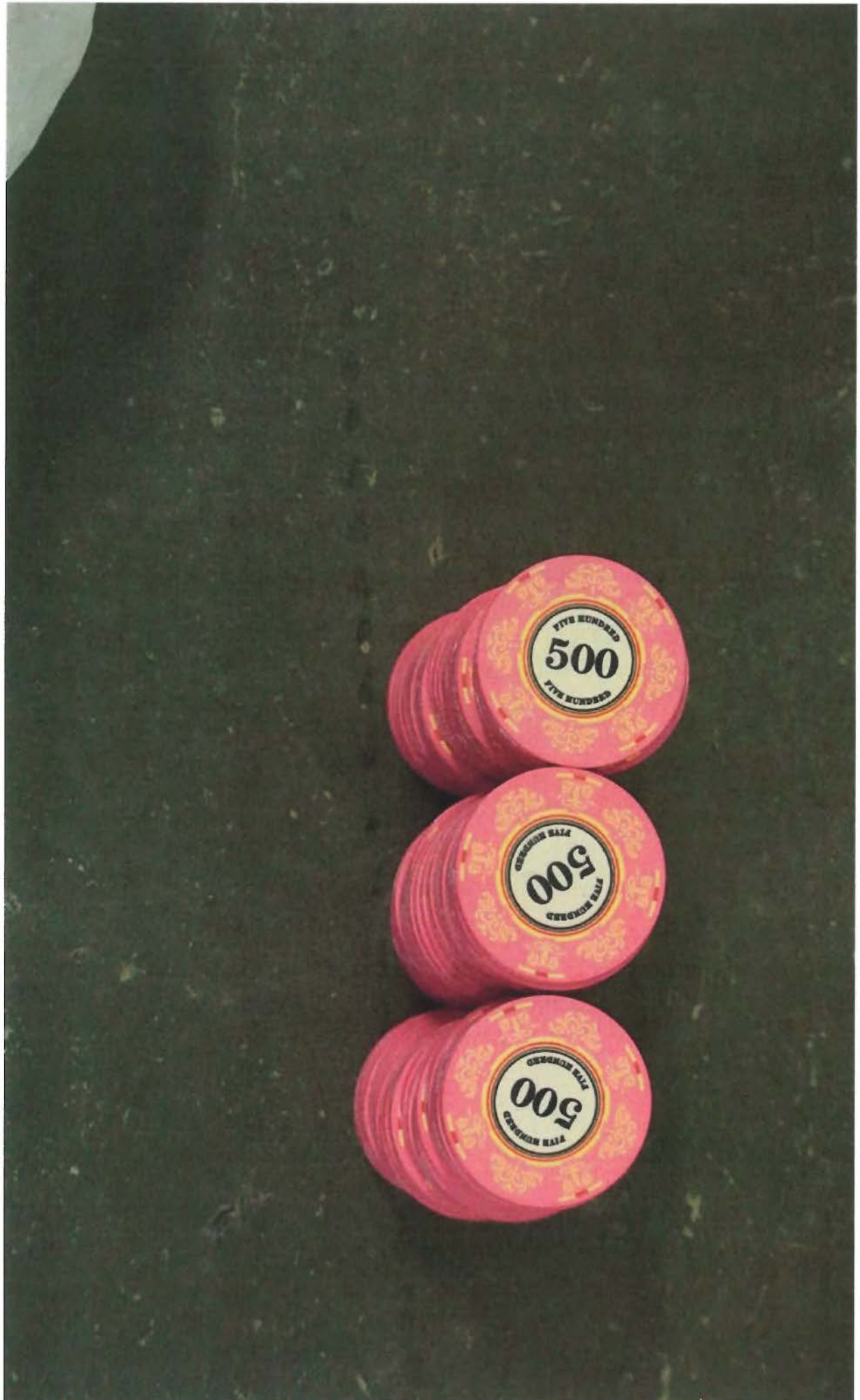


620









622





123456789



624

Year of the Horse



Lotus lunaire 2014

Année du Cheval

2014年蓮花紀念幣 - 馬年

LEHAR NIKIT  
E. CANADIENNE



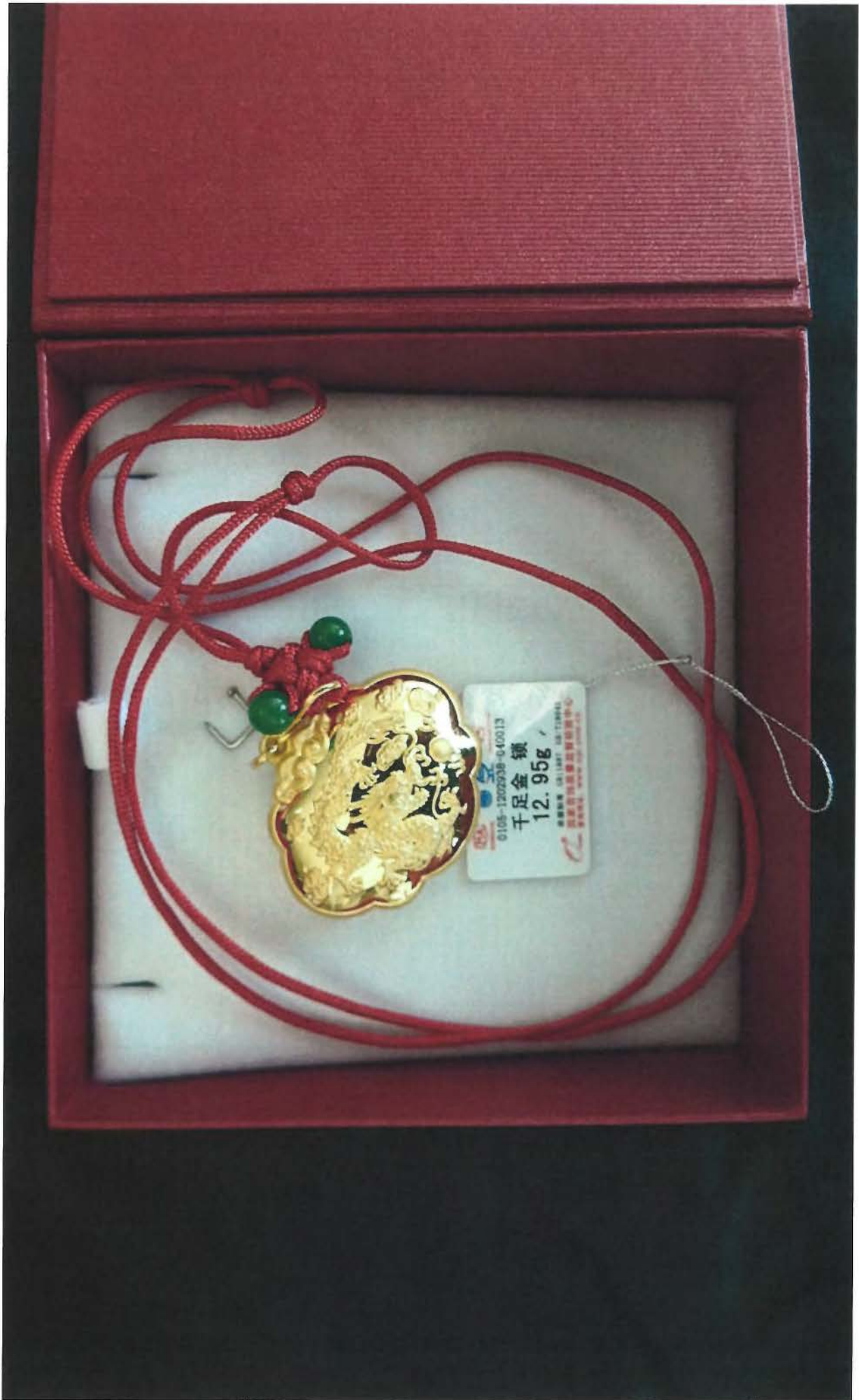




*Cartier*



626



627





Dior









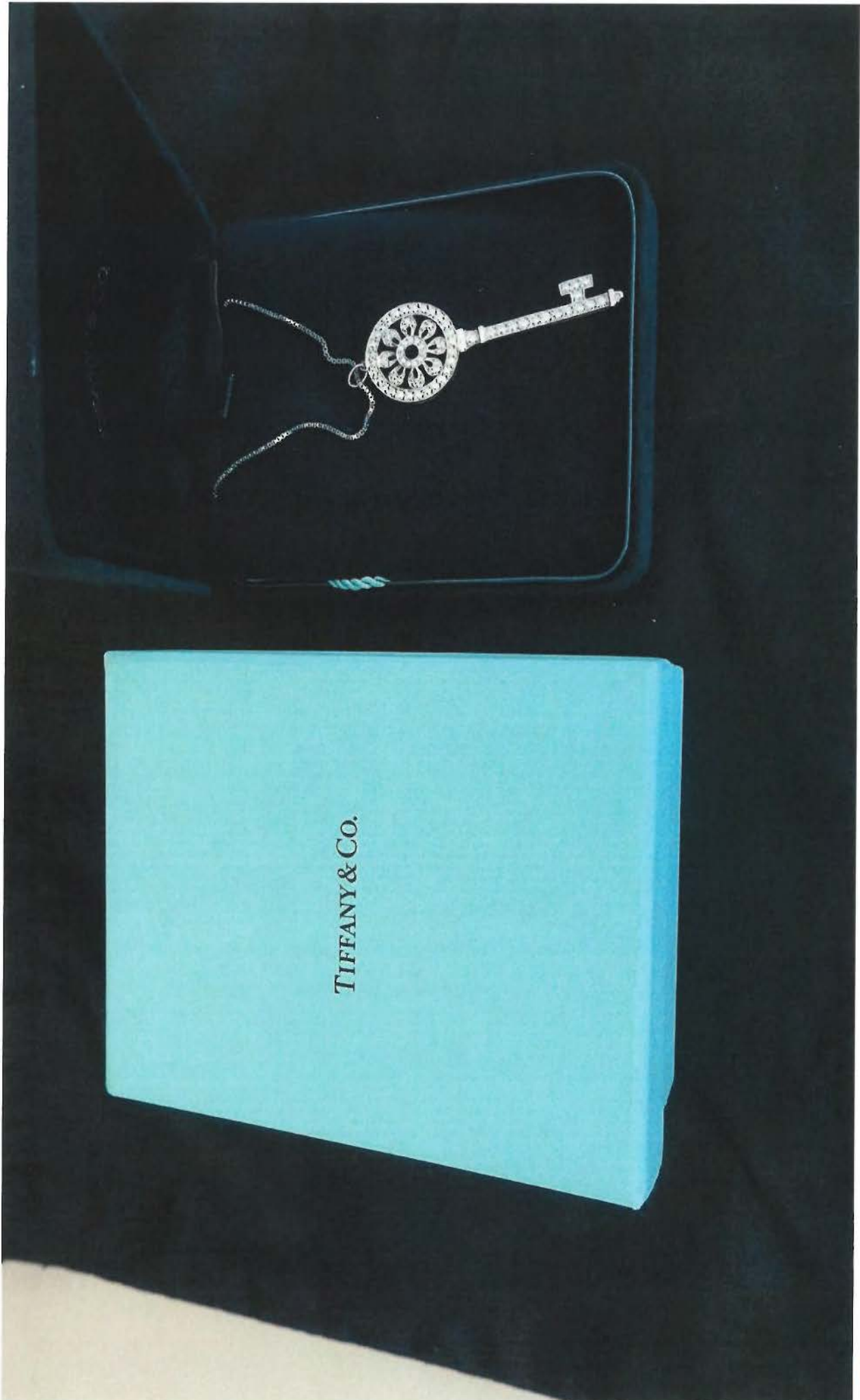












TIFFANY & CO.

635

TYPE #2 TAMPERPROOF EVIDENCE BAG/  
SAC DE SECURITE DE PIECE A CONVICTION  
\*\*\*NOT SUITABLE FOR FIRE-DEBRIS EVIDENCE/  
NE PAS UTILISER POUR LES PIECES A CONVICTION DE DEBRIS D'INCENDIE\*\*\*  
\*\*\*EXHIBITS MUST BE PROPERLY DRIED PRIOR TO SEALING/  
LES PIECES A CONVICTION DOIVENT ETRE COMPLETEMENT SECHES AVANT  
DE SCELLER LE SAC\*\*\*

date of manufacture-03-2013

TITRE : \_\_\_\_\_  
FILE # : \_\_\_\_\_  
N° DU DOSSIER : \_\_\_\_\_  
ITEM # : \_\_\_\_\_  
N° DE L'ARTICLE : 64  
INVESTIGATOR : Bhangu  
ENQUETEUR : \_\_\_\_\_  
DATE & TIME : 2015-10-15 2:43 AM  
DATE ET HEURE : \_\_\_\_\_  
SAMPLE DESCRIPTION : VIP 10,000 chip  
DESCRIPTION D'ECHANTILLON : \_\_\_\_\_

**5000 File# 152543**

Site# 10F Item# 64-



1025334

Seized Date: 2015/10/16 Time: 0243  
Investigator: KRUMBHOLS, Suzanne 000104986  
Desc. VIP GAMING CHIP \$10,000.



636





# TRANSCRIPT STATEMENT

**WEI, Xiao Qi**

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.


Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

AS - Sgt. Alvin SHUM

XW - Xiao Qi WEI

WL - Winnie LU

This is Exhibit "46"  
referred to in the Affidavit  
of M. Chizowsky  
affirmed before me this 28  
day of FEBRUARY, 2020

  
A Commissioner for taking Affidavits  
Within British Columbia

1 ET 00:00:00  
2 (Rustling and movement throughout)  
3 (Background conversation – not target)

4 ET 00:00:35 (Knocking sounds / Door sounds)

5 AS: Oh ... bring her in, of course ... So, I will sit here.

6 WL: ... I'll grab the chair ...-

7 AS: Okay this is um, I'll just do some introductions here. This is uh, Sgt. Alvin  
8 SHUM from the uh, Vancouver Police. Um, I'm here to uh, interview Miss  
9 WEI uh, Xiao Qi, um, last name is spelled uh, Whiskey-Echo-India, given  
10 one is uh, X-Ray-India-Alpha-Oscar, given two is Quebec-India. Um,  
11 she's been arrested for um, a few offences, I believe they're um, um,  
12 proceeds of uh, Possession of Proceeds of Property Obtained by Crime  
13 and Laundering Proceeds of Crime. Uh, time I've got right now is uh,  
14 20:18 um, hours. And uh, I'm also here with uh, Miss Winnie LU and uh,  
15 Miss LU will uh, assist me with uh, any interpretation if, if that's required.  
16 Um, so uh, we're gonna go and get uh, Miss WEI right now. Oh uh, and  
17 uh, actually, I'm not sure if I mentioned this earlier, but I'm here in relation  
18 to uh, project uh, EPIRATE, um, file number is 2015-2543. And um, we're  
19 here uh, uh, it's October 15<sup>th</sup> um, if I didn't mention earlier and we're here  
20 in the uh, Richmond RCMP cells. Okay, let's go grab Miss WEI.

21 ET 00:02:41 (Door sounds)

22 AS: ... can I get uh, Miss WEI please.

23 (Indiscernible conversation)

24 (Rustling and movement throughout)

25 (No conversation)

637

# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

26 ET 00:04:03 (Door sounds)

27 AS: 'Kay, Miss WEI, just have a seat there please.

28 XW: Okay.

29 AS: Thank you. Tsk, um, so just so you know um, I'm a Vancouver police  
30 officer.

31 XW: Yeah.

32 AS: And uh, um, uh, this, this room is being audio and video taped. Um, and  
33 uh, I'm just gonna talk to you about what happened today. So, um, just  
34 uh, just to confirm your, can you can you spell your name for me?

35 XW: Xiao Qi WEI.

36 AS: Xiao Qi WEI okay, and that's uh, W-E-I right?

37 XW: Uh, last name, yeah.

38 AS: Last name, okay. Is there um, is there like an English name I can call you  
39 or-

40 XW: Apple.

41 AS: Apple okay, so you don't mind if I call you Apple?

42 XW: Uh, yeah you can.

43 AS: It's, okay, I, I'm Alvin, right-

44 XW: ...

45 AS: -so please call me Alvin. Um, so Apple, just uh, uh, earlier when you were  
46 arrested-

47 XW: Yeah.

48 AS: -um, from Brighthouse, uh, there was um, uh, a police officer there, a female  
49 police officer, that um, told you about your rights, right, and uh, and why  
50 you were arrested. And she gave you these, these forms, and you  
51 remember these forms and, and signing them?

52 XW: Yeah.



# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

53 AS: Yeah. So, uh, you know, this, this form ob-, obviously you signed the one  
54 that's in Chinese. But um, uh, this is the um, the English version of  
55 version of it, but I-, I just wanted to make sure that you're, you're  
56 comfortable and you understand everything that you signed, you do  
57 understand that?

58 ET 00:05:27

59 XW: Uh, yeah.

60 AS: Okay, if you have any questions you can ask me right now about these  
61 forms.

62 XW: About this form ...-

63 AS: Yeah, no-

64 XW: No.

65 AS: -no questions, okay. Good um, did you get a chance to read the English  
66 of it?

67 XW: Um, I read no, uh, I read a little bit.

68 AS: Okay.

69 XW: Yeah.

70 AS: But you uh, you chose to use-

71 XW: Yeah.

72 AS: -the Chinese one 'cause you're more comfortable-

73 XW: Yeah.

74 AS: -with the Chinese one right. But, but, um, like, do you understand a bit of  
75 the English one too?

76 XW: Uh, yeah.

77 AS: Okay good. Okay s-, but, that's fine then. So, I'll keep these um, I do  
78 want to just um, say one more thing um-

79 (Rustling sounds)

# TRANSCRIPT STATEMENT

**WEI, Xiao Qi**

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

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80 ET 00:06:30

81 AS: Let's put these on the side actually ... note ... back on the back ... um, I  
82 do want to give you uh, one more sort of um, it's called a secondary  
83 warning. What it is, is uh, um, I want you to know that uh, if you, if you've  
84 spoken to any other officers um, including myself, wer-, with respect to this  
85 matter um, who's off-, offered you any hope or advantage or suggested  
86 any fear of prejudice should you speak, uh, should you speak or refuse to  
87 speak to me, it's my duty to warn you that no such offer or suggestion can  
88 be of any affect and must not influence you or make you feel compelled to  
89 say anything to me for any reason, but anything you do say may be used  
90 in evidence. So I'll explain that. Basically it is um, did anyone, any other  
91 police officers promise you anything or um, uh, threaten you at all or, or  
92 say anything to you um, that you're not comfortable with earlier?

93 XW: Uh, no.

94 AS: Okay good. And if there is any promises that were made to you before  
95 any inducements any of that, I'm just saying that if that happened and  
96 you're saying no it happened uh, none of that applies with me, like, you  
97 and I are talking, brand new.

98 XW: Okay.

99 AS: Do you understand that?

100 XW: Yeah.

101 AS: Okay. So, um, and you had a chance to talk to a lawyer already?

102 XW: Um, yeah, the police find uh, one, uh, we talked by phone.

103 AS: You talked by phone earlier-

104 XW: Yeah.

105 AS: -and that was here, right? Okay, and are you, are you um, satisfied with  
106 the, the advice you were given and, and are you satisfied with the  
107 conversation you had with that lawyer?

108 XW: Um, yeah.

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109 AS: Yeah okay good, very good. So um-

110 (Rustling sounds)

111 AS: -I'm just gonna turn on my computer, so I might take some notes okay.

112 ET 00:08:19 (Tones)

113 AS: So you do know that um, (sigh), you don't have to say anything to me, but

114 if you do say something um, it can be used in evidence right, so just so

115 you know that um, you understand that?

116 XW: Yeah.

117 AS: Okay so, can you, can you tell me, do you know why you were arrested

118 today?

119 XW: I don't know why.

120 AS: Okay, um, tsk, what did the, what did the police officer tell you earlier?

121 XW: ... like uh, money laundering.

122 AS: Yeah, money laundering and proceeds of crime.

123 XW: Yeah.

124 AS: Right? So um, do you have any idea what, what we're talking about here?

125 XW: ...

126 AS: Do you know any idea why you're arrested is it uh-

127 XW: No.

128 AS: No, okay, um, well tell me what happened today then.

129 XW: I, I tell you?

130 AS: Yeah, tell me what happened today.

131 XW: Uh just um, me and uh, my auntie, my mom-

132 AS: Uh-hm.

133 XW: -and then my childrens at home and uh, there's knock at the door and uh,

134 they sh-, said they have um, tsk, uh, search um, permit-

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- 135 AS: Search warrant.
- 136 XW: Um, uh, yeah.
- 137 AS: Yep.
- 138 ET 00:09:34
- 139 XW: And that they need me, open the door and uh, if I don't they will force to  
140 open door.
- 141 AS: Uh-hm.
- 142 XW: And uh, when I open it they said um, I be arrested because uh, money  
143 laundering-
- 144 AS: Uh-hm.
- 145 XW: -and that they will search my ... home ...
- 146 AS: Yeah exactly, um, so you opened door right?
- 147 XW: Yeah.
- 148 AS: And then, and then what happened?
- 149 XW: They, they ... arrest me.
- 150 AS: Yeah.
- 151 XW: ...
- 152 AS: And um, uh, y- your kids, they went with uh, your mom?
- 153 XW: Uh, yep.
- 154 AS: Yep, okay. Um, must be kind of scary right?
- 155 XW: Yeah.
- 156 AS: Have you ever been arrested before?
- 157 XW: No.
- 158 AS: Never? Have you ever had dealings with police before?
- 159 XW: No.

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160 ET 00:10:22

161 AS: No, okay, um, uh, uh, I mean, you must have some idea of, of why this is  
162 going on. D-, people don't just get arrested out of nowhere.

163 XW: I don't know why.

164 AS: Um, tsk, do you think it has anything to do with your husband?

165 XW: With my husband?

166 AS: Uh-hm.

167 XW: I don't know.

168 AS: 'Cause I, I know earlier, um, my understanding was that you were asking  
169 uh, to call your husband.

170 XW: Uh, yeah, because I want my husband to know what happened, and uh,  
171 take care of the kids.

172 AS: Oh I see.

173 XW: Yeah because my mom, my mom's new here, he, she don't know any  
174 English.

175 AS: Oh.

176 XW: Yeah, that's why.

177 AS: But she um, tsk, she's uh, uh, she's from China?

178 XW: Yeah.

179 AS: Oh, so she doesn't, but sh-, you have your friend, like, there was another  
180 person that was at the uh, at your, your house as well, right?

181 XW: Yeah.

182 AS: So, she she's helping probably, right?

183 XW: Uh, yeah but uh she don't know English uh, neither.

184 AS: Oh, okay, tsk, um, how long have you been here in Canada? Must be a  
185 long time, your-

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186 XW: Yeah.

187 AS: -English is very good.

188 XW: Hmm, I think six, six or seven y-, years.

189 ET 00:11:46

190 AS: Six or seven years.

191 XW: Yeah.

192 AS: Um, you're twenty-six-

193 XW: Right now, yeah.

194 AS: -tw-, twenty-six right? So, I guess you weren't here for um, did you come  
195 here for school?

196 XW: Yep.

197 AS: Okay, so you went to college here?

198 XW: Yeah.

199 AS: Um, but not high school 'cause you were too old by then right?

200 XW: Yeah.

201 AS: Uh, which uh, college did you go to?

202 XW: Mmm, Douglas.

203 AS: Oh, Douglas um, in uh, in New West?

204 XW: Yeah.

205 AS: Okay. Did you finish school?

206 XW: No, not yet.

207 AS: Not yet okay. Um, but I understand you have two kids right?

208 XW: Yeah.

209 AS: So you probably don't have time to, to finish school-

210 XW: Mmm, yeah.



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---

211 AS: -you have to take care of your kids right?  
212 XW: Not right now.  
213 ET 00:12:26  
214 AS: Yeah, I've got a kid at home too, young kid.  
215 XW: Yeah.  
216 AS: It's a lot of work.  
217 XW: Uh, yeah.  
218 AS: Do you have boys or girls?  
219 XW: I have two boy.  
220 AS: That's even more work (chuckles). That's a lot of work-  
221 XW: Yeah.  
222 AS: -I feel for ya, I have a lot of respect for you. I, I had no idea how difficult it  
223 was to take care of a kid-  
224 XW: Yeah.  
225 AS: -until I had one.  
226 XW: Yeah, that's why I'm being a housewife for three, for more than three  
227 years, almost-  
228 AS: Yeah.  
229 XW: -three years, yeah.  
230 AS: But it's still work. House-  
231 XW: Me?  
232 AS: -yeah, housewife, being a housewife-  
233 XW: Yeah.  
234 AS: -is work ... you know what I mean?  
235 XW: ... no paying (chuckles).

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236 AS: No pay exactly (chuckles). No I, I, you know, um, I didn't realize how hard  
237 it was um, and I've got more respect for my wife now because, you know,  
238 it's a lot of work.

239 XW: Yeah.

240 ET 00:13:08

241 AS: And um, you know, I try to help. Uh, now I, I, I whenever um, I get a  
242 chance to try to give her some time off because, you know, it's so much  
243 work-

244 XW: Yeah.

245 AS: -right? So she likes to go to, like, yoga and stuff ... yeah, there you go.

246 XW: Mmm.

247 AS: Um, so it's, I think it's important. Yeah, there's a lot of things that um,  
248 having a kid just, the whole world changes.

249 XW: (Chuckles)

250 AS: (Chuckles) Right?

251 XW: Yeah.

252 AS: Um, (sighs), does your, does your husband help out at all, or is he, is he  
253 probably, quite busy right?

254 XW: Yeah he's busy.

255 AS: He's busy. And he's away on a trip right now, right?

256 XW: Yeah.

257 AS: Where did he go?

258 XW: China.

259 AS: Oh, to China. Um, so is he doing business in China?

260 XW: Um, yeah.

261 AS: Yeah, okay. What kind of business does your husband do?

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262 XW: Um, I'm not very sure because I never back to China since I come here.

263 AS: Oh so, for six years.

264 XW: Yeah.

265 ET 00:14:06

266 AS: You haven't been back to China.

267 XW: No, not yet.

268 AS: Wow, but um, but your mom's there?

269 XW: Yeah.

270 AS: So, so she comes here to visit?

271 XW: Yeah, yeah.

272 AS: You never go back there. I see, um, the, so, do your two boys always um,  
273 they always see grandma here, like, she comes quite often?

274 XW: No, um, my mom just come here this is uh, the second time, the first time  
275 he, she just stayed here, and I ...

276 AS: Oh, that's it.

277 XW: Yeah.

278 AS: So they probably um, by the time they're, they're happy to see, they'd get  
279 to know grandma, she's leaving again.

280 XW: Uh, yeah they are getting to know each other, but uh, they're just uh, just  
281 um, this is the first month.

282 AS: Yeah.

283 XW: Yeah.

284 AS: That's good.

285 XW: Yeah.

286 AS: Gran-, grandparents um, always spoil their, their kids.

287 XW: (Sighs) yeah.

647

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288 AS: But it's, it's good for you because you get time, time off.  
289 XW: Uh, yeah.  
290 AS: Right?  
291 XW: Yeah.  
292 ET 00:15:07  
293 AS: That's good. Um, tell me what your husband does.  
294 XW: Um, before he have, he's do, he's uh, mmm, manager of uh, uh, massage  
295 parlour.  
296 AS: Uh-hm.  
297 XW: Yeah, and-  
298 AS: But you help out there as well don't you? Do you ever work there?  
299 XW: Uh, work uh-  
300 AS: At the massage parlour?  
301 XW: Nah, no.  
302 AS: Oh you never go there?  
303 XW: No, because, yeah.  
304 AS: Oh, so because of course, you had to take care of the kids.  
305 XW: Yeah.  
306 AS: But, did you do, were you at the massage parlour before?  
307 XW: No.  
308 AS: Did you ever work there before the kids?  
309 XW: Uh, no, no.  
310 AS: No.  
311 XW: No.

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---

312 AS: So, when you came here um, and you were a student, after Douglas, what  
313 did you do?  
314 XW: I know, uh, I know my husband right now and-  
315 AS: Uh-hm.  
316 XW: -we get married.  
317 ET 00:16:00  
318 AS: Oh, so you met your husband um, were you married when you came  
319 here?  
320 XW: Uh, I married here.  
321 AS: Oh you got married here.  
322 XW: Yeah.  
323 AS: So you met um, you met your husband here.  
324 XW: Yeah.  
325 AS: Oh good. And then you got married and then um, I guess you had kids  
326 right?  
327 XW: Yeah.  
328 AS: 'Cause your kids are how old again?  
329 XW: Uh, one is two years and nine months, and then another one is um, one  
330 year and uh, three months.  
331 AS: Oh okay. So um, so you didn't have that much time, probably had kids  
332 pretty soon after you got married.  
333 XW: Mmm.  
334 AS: Like you came here when you were twenty.  
335 XW: Yeah.  
336 AS: And then, when did you get married, how old were you when you got  
337 married?

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- 338 XW: I think um, twenty-two or twenty-three.
- 339 AS: Twenty-two, twenty-three.
- 340 XW: Yeah.
- 341 AS: Yeah, so then you had kids right away.
- 342 XW: Uh, yeah.
- 343 ET 00:16:52
- 344 AS: Yeah.
- 345 XW: Yeah.
- 346 AS: Well, (chuckles), that's tough (chuckles)-
- 347 XW: ...-
- 348 AS: -that's okay though, that's good. Um, so going back to earlier today uh,
- 349 when you got arrested-
- 350 XW: Yeah.
- 351 AS: -um, tsk, y-, you know, I, I, I think that um, d-, do you have any questions
- 352 about that, like, do you want to know d-, is there anything that um, you
- 353 need clarified, like, 'cause you must, you must want to know why you were
- 354 arrested.
- 355 XW: Yeah of course.
- 356 AS: Yeah.
- 357 XW: Yeah.
- 358 AS: So did, did you not ask um, didn't you ask the officer?
- 359 XW: They said they don't know.
- 360 AS: They said, didn't know? Oh.
- 361 XW: Yeah.
- 362 AS: Um, but you understand that you were arrested for money laundering.
- 363 XW: Yeah.



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364 ET 00:17:40

365 AS: That's what they told you, right?

366 XW: Yeah.

367 AS: So, do you know what money laundering is?

368 XW: Mmm, I, I know some-

369 AS: Uh-hm.

370 XW: -but uh, yeah.

371 AS: Hmm.

372 XW: I heard uh, in China too.

373 AS: Uh-hm.

374 XW: Yeah.

375 AS: Yeah 'cause it's a big news, right, money laundering.

376 XW: Yeah.

377 AS: Like it's um, especially in China.

378 XW: Yeah.

379 AS: Because, you know, in China there's rules, like, you cannot bring certain  
380 amount of money out of the country.

381 XW: Yeah.

382 AS: I think it's fifty thousand dollars, right, especially this president um, he's  
383 very anti-, uh, uh, corruption, money laundering, so he doesn't want the  
384 money coming out.

385 XW: Yeah.

386 AS: So that's what money, so you uh, you understand what money laundering  
387 is?

388 XW: Uh, ... yeah-

389 AS: Okay.

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390 XW: -a little, a little bit yeah.

391 AS: Okay good. So, when the police officer said to you that you were arrested  
392 for money laundering um, what did you think about that?

393 XW: Mmm, I have no idea ...-

394 AS: Okay.

395 XW: -yeah because uh, for what I understand of money laundry is uh, uh, you  
396 do some um, like uh, cream (ph) and uh, you want uh, the money clean.

397 AS: Yes.

398 XW: Yeah.

399 ET 00:18:53

400 AS: Yeah.

401 XW: ... this is money laundry-

402 AS: That's it-

403 XW: -... yeah-

404 AS: -that's exactly money laundering.

405 XW: Yeah.

406 AS: You do some crime-

407 XW: Yeah.

408 AS: -and then you want the money cleaned, exactly.

409 XW: Yeah.

410 AS: It's a good definition (chuckles).

411 XW: Yeah.

412 AS: It's probably better than the one in the big criminal code (chuckles).

413 XW: Yeah.

414 ET 00:19:06

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415 AS: So, so, I mean, they're saying that you money launder.

416 XW: Yeah, yeah, and I don't know why because I, we didn't do anything about  
417 crime.

418 AS: Okay, um, so y-, are you a money launderer?

419 XW: I don't think so.

420 AS: Okay.

421 XW: ... yeah, for what I understand that I like uh, if you sell drugs-

422 AS: Yeah.

423 XW: -you want your money clean-

424 AS: Yeah.

425 XW: -right, yeah, that ... we just ... we don't do like uh, drugs or-

426 AS: Yeah.

427 XW: -or (chuckles) anything else.

428 AS: You don't do crime, right?

429 XW: I think I don't do crime.

430 AS: Okay.

431 XW: No.

432 AS: Um, you don't seem very sure though. So, do you think maybe some  
433 things, do you think some things might be interpreted as crime say in  
434 China, but here, or, it's not crime in China, but maybe crime here? Like,  
435 do you think there's some things that um, could be considered crime?

436 XW: Considered crime?

437 AS: Yeah, that, that you might be involved in, not you, but maybe someone  
438 else is involved in.

439 XW: I don't know, I, I think uh, here is more, like uh, y-, you know, uh,  
440 government in China is-

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441 AS: Uh-hm.  
442 XW: -um, forbidden-  
443 AS: Yeah.  
444 XW: -right, but uh, here you can.  
445 AS: Yes. Yeah, that's right in China you can only gamble in Macao.  
446 XW: Yeah.  
447 ET 00:20:37  
448 AS: Right.  
449 XW: So-  
450 AS: That's a good point, so, that's the difference between ch-, China-  
451 XW: Yeah.  
452 AS: -and Canada.  
453 XW: Yeah.  
454 AS: Canada, you can gamble anywhere.  
455 XW: Yeah.  
456 AS: There's no restrictions. You can go to Alberta, you can gamble, you can  
457 go to Ontario, and BC, you can gamble. But in China you can only gamble  
458 in Macao.  
459 XW: Yeah.  
460 AS: Okay.  
461 XW: So, I, I don't know anything about that because, yeah.  
462 AS: Do you think um, I mean uh, uh, do you gamble?  
463 XW: Uh, um, few times.  
464 AS: Yeah.  
465 XW: Yeah.

# TRANSCRIPT

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466 ET 00:21:12

467 AS: And then um, do you, do you play, like, mini baccarat and I know a lot  
468 (chuckles) of Chinese people play mini baccarat. What do you play when  
469 you gamble?

470 XW: Um, baccary (ph).

471 AS: Yeah.

472 XW: Yeah.

473 AS: Baccarat, like, player and, and banker-

474 XW: ...

475 AS: -right, yeah. Is it, is it a fun game? I don't really know how to play.

476 XW: (Chuckles) Uh, not really ... fun (chuckles).

477 AS: (Chuckles) Okay, um, where do you gamble?

478 XW: Um, uh, River Rock.

479 AS: River Rock, yeah.

480 XW: Yeah.

481 AS: Okay, that's uh, um, I guess, you live in Richmond, right, so it's-

482 XW: Yeah.

483 AS: -close, yeah. Tsk, uh, so let's talk about gambling.

484 XW: Yeah.

485 ET 00:21:54

486 AS: Um, why, so, I, I sense that, because you talked about gambling, do you  
487 think that might be related to money laundering, and it is. So, can you tell  
488 me why uh, the police would arrest you for money laundering if, and, and  
489 how that relates to gambling. Like, is there something you did when you  
490 were gambling that could be considered money laundering?

491 XW: Mmm, I don't know.

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492 AS: Yeah.

493 XW: I don't know.

494 AS: Yeah, I'm trying to figure it out too right, like-

495 XW: Yeah.

496 AS: -um, what's, what's the connection here? You know, like, why, why uh,

497 um, um, why are you being arrested for, for money laundering if you don't

498 know anything about it.

499 XW: You mean connect with the gambling?

500 AS: Yeah, like is it connected to gambling you think?

501 XW: For my point I think if um, like, uh, you take uh, how do you say, it's like,

502 uh, uh, for the gambling I-, I don't know, I really don't know.

503 AS: Yeah.

504 XW: Yeah uh, and-

505 AS: Well, let me ask you this.

506 XW: Yeah.

507 AS: So, when you gamble, whose money are you using?

508 XW: Mmm, mine?

509 AS: Your money. So, your money when you go gamble um, uh, how do you

510 get your money from?

511 XW: I just use, I get from my bank account.

512 AS: Okay.

513 XW: From ...

514 AS: But um-

515 XW: Because I'm not very often to go to casino so-

516 AS: Yeah.

517 XW: -yeah.



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---

518 AS: Okay, so um, tsk, where does that money that goes to your bank account  
519 come from?  
520 XW: Uh, some come from China.  
521 AS: Yeah.  
522 XW: Yeah.  
523 ET 00:24:05  
524 AS: So, that makes a little more sense now, right. Money comes from China  
525 and uh, uh, it goes into your bank account and you go and gamble with  
526 that money um, to me that's, you know, I do-, I don't know, like, could that  
527 be money laundering? No.  
528 XW: No.  
529 AS: Um, where is the money coming from in China?  
530 XW: My mom gave to me.  
531 AS: Okay.  
532 XW: Yeah.  
533 AS: She, like, has a lot of money?  
534 XW: Uh, my mom?  
535 AS: Yeah.  
536 XW: Um, he save a lot of money.  
537 AS: She saves lots of money-  
538 XW: Yeah.  
539 AS: -that's good. That's good, okay. Um, when your mom comes here does  
540 she bring over a lot of money too, like a lot of cash?  
541 XW: No.  
542 ET 00:25:01

# TRANSCRIPT STATEMENT

**WEI, Xiao Qi**

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

543 AS: No. So, d-, when they bring it, the money from China to here is it um, like  
544 is it just wired money, like you wire it, do you know what I mean, like  
545 electronically?

546 XW: Yeah.

547 AS: Yeah it is right, like-

548 XW: ...

549 AS: -you don't, she doesn't bring cash right?

550 XW: Yeah, because there's policy I think, you cannot-

551 AS: That's right-

552 XW: -yeah.

553 AS: -yeah, yeah. Hmm, I think that might be, you know, maybe we should talk  
554 about that more. Um, is there anything else that, anything else around  
555 that, that you think would be money laundering, like why they would call it  
556 money laundering? No. Does your husband gamble a lot?

557 XW: No.

558 AS: He doesn't gamble at all?

559 XW: Uh, he gambles sometimes but uh, right now mmm, he quit.

560 AS: He quit, that's good.

561 XW: Yeah.

562 AS: Losing too much money?

563 XW: (Chuckles)

564 AS: (Laughs) That's probably when people quit (chuckles).

565 XW: I don't know, he never told me truth (laughs).

566 AS: He never said the truth (laughs), that's funny, um, do you go gambling with  
567 him?

568 XW: Mmm, few, few times.

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---

569 AS: Few times, at River Rock?  
570 XW: Yeah.  
571 AS: Yeah, does he gamble a lot of money?  
572 ET 00:26:31  
573 XW: No.  
574 AS: Like, when you guys go gamble, how much money do you gamble?  
575 XW: Hundred dollars.  
576 AS: No, that's it?  
577 XW: Yeah.  
578 AS: Hundred dollars a bet?  
579 XW: Uh-  
580 AS: Like, each bet-  
581 XW: -yeah because-  
582 AS: -hundred dollars.  
583 XW: -I'm not interested in gambling so-  
584 AS: Hmm.  
585 XW: -that's why, yeah.  
586 AS: So you, you gamble, like, less.  
587 XW: Uh, yeah.  
588 ET 00:26:48  
589 AS: And then uh, your husband gambles more probably..  
590 XW: Yeah, but if uh, I think uh, three years ago.  
591 AS: Oh he hasn't-  
592 XW: Yeah.  
593 AS: -gambled in three years?

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594 XW: Yeah.

595 AS: That long?

596 XW: Yeah.

597 AS: And how about you?

598 XW: Either.

599 AS: Oh, okay, so that's got nothing to do with it-

600 XW: Yeah-

601 AS: -right.

602 XW: -yeah.

603 AS: Okay, sorry I didn't know it was three years ago, I thought it was recent.

604 XW: Yeah.

605 AS: Okay, so, okay so, gambling not uh, s-, so you and your husband haven't

606 gambled for three years.

607 XW: Yeah.

608 AS: Okay, so that's all good then.

609 XW: Mmm.

610 AS: That can't be the uh, money laundering.

611 XW: Yeah.

612 AS: Yeah, is there, well, w-, what else could it be then?

613 XW: ...

614 AS: Um, do you own your own house?

615 XW: Mmm, yeah.

616 AS: Yeah.

617 XW: Yeah.

618 AS: Wh-, wh-, what do you own do you, do you have a lot of properties?

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---

619 XW: Uh, I have house but I sold uh, I sell it.  
620 AS: Oh you sold it?  
621 XW: Yeah.  
622 ET 00:27:40  
623 AS: Recently?  
624 XW: Yeah.  
625 AS: That's good.  
626 XW: Yeah.  
627 AS: Market's good right now, in Richmond, right?  
628 XW: Uh, yeah in Richmond.  
629 AS: Good time to sell.  
630 XW: Mmm.  
631 AS: But did you buy something else?  
632 XW: Uh, no not yet.  
633 AS: Not yet.  
634 XW: No.  
635 AS: So the place the, the apartment you were at today, you just renting that?  
636 XW: Yeah.  
637 ET 00:27:54  
638 AS: Oh okay. Um, are you renting from friends or are do you just not know  
639 them, the owners.  
640 XW: Uh, I don't know the owners.  
641 AS: Oh, you don't know the-  
642 XW: Yeah.  
643 AS: -owners. Is it something that your husband deals with?

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- 644 XW: Uh, no, I sign the lease.
- 645 AS: Oh you, you signed the lease?
- 646 XW: Yeah.
- 647 AS: Okay, so you're the lease holder, but you don't know those people that
- 648 you-
- 649 XW: Oh no, no.
- 650 AS: -rent from.
- 651 XW: I just uh, see the, um, before the summer, I, ... something, I, I,
- 652 advertisement on the website, and I called them.
- 653 AS: Oh, okay, yeah, okay. Um, so you sold your house and uh, you're renting,
- 654 are you planning to buy again?
- 655 XW: Mmm, I'm going to but uh, it's in the plan but ... y-, you mean ...
- 656 AS: No, like, because you sold your house-
- 657 XW: Yeah.
- 658 AS: -are you planning to buy another house one day?
- 659 XW: Uh, yeah in the future (chuckles).
- 660 AS: In the future, right?
- 661 XW: Yeah.
- 662 AS: Probably stay in Richmond?
- 663 XW: Yeah, in Richmond.
- 664 AS: Yeah, 'cause your kids probably, you want your kids to go to school in
- 665 Richmond right?
- 666 ET 00:28:49
- 667 XW: Uh, yeah because uh, Richmond, because my mom cannot speak English
- 668 so...
- 669 AS: That makes sense.

662



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---

670 XW: Yeah.

671 AS: That makes sense. Where was your house before, the one you just sold?

672 XW: Um-

673 AS: What was the address?

674 XW: Uh, it's uh, No. 1 and uh, Blundell.

675 AS: No. 1 and Blundell.

676 XW: Yeah.

677 AS: Okay, do you know the address, do you remember it?

678 XW: Um, yeah, 8100 Fairbrook.

679 AS: 8100 Fairbrook, okay so, so you don't live in that house anymore.

680 XW: Uh, no.

681 AS: How long ago did you sell it?

682 XW: Uh, two months.

683 AS: Oh, so very recent then.

684 XW: Yeah.

685 AS: Oh good. Um, so you sold the house, did you sell it to someone you  
686 know?

687 XW: No, I don't know.

688 AS: So you just, your realtor sold it for you.

689 XW: Yeah, mmm.

690 ET 00:29:31

691 AS: Okay good. So, okay, let's, let's talk about your house. Maybe um,  
692 maybe there's something to do with your house that the police think is um,  
693 is money laundering. Do you have any-, do you think it's the house?

694 XW: ...

695 AS: Something to do with the house, yeah.

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696 XW: Mmm.

697 AS: When did you buy the house?

698 XW: The one, I sold it?

699 AS: Yeah.

700 XW: Um, two years ago.

701 AS: Okay. Did you buy it or did uh, your husband buy it?

702 XW: That's my name. I, I bought it-

703 AS: Your name?

704 XW: Yeah.

705 AS: So, under your name?

706 XW: Yeah.

707 AS: But um, do you remember how much you bought it for?

708 XW: Uh, one hundred eighty-five.

709 AS: A hundred eighty-five thousand?

710 XW: Uh-

711 AS: One point eight five million?

712 XW: Yeah, yeah.

713 AS: One point eight five, or one zero, one million?

714 XW: One.

715 AS: Million.

716 XW: Million.

717 AS: And zero or, like one point eight million or one point-

718 XW: One point uh, eight. One point eight five million.

719 AS: One point eight five million?

720 XW: Yeah.

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---

721 ET 00:30:38

722 AS: How much did you sell it for?

723 XW: Uh, almost the same price.

724 AS: Okay.

725 XW: Yeah.

726 AS: So you didn't make that much.

727 XW: Yeah, no.

728 AS: I remember that because two years ago Richmond prices were really high.

729 XW: Yeah.

730 AS: And it was because of the earthquake.

731 XW: Um, ah, yeah.

732 AS: Do you remember that?

733 XW: Or, that's because uh, Japan's ...-

734 AS: Japan's earthquake.

735 XW: -...

736 AS: They were really high.

737 XW: Yeah.

738 AS: And then after the earthquake, the prices went down.

739 XW: Yeah.

740 ET 00:31:02

741 AS: But it's come back up now.

742 XW: Oh,

743 AS: So you kind of unfortunately bought at a high, but it's gone back up. But  
744 you broke even basically.

745 XW: Yeah.

665

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746 AS: Yeah.

747 XW: Even, yeah.

748 AS: Even.

749 XW: (Sighs)

750 AS: So, okay. So money laundering, like you said earlier, is, is uh, money  
751 obtained from crime and then uh, you, you clean it, right? So do you think  
752 it's uh, something to do with your house? Like, how did you get that  
753 money, the one point eight million to buy the house?

754 XW: Uh, I borrow from the other person.

755 AS: Oh.

756 XW: Yeah.

757 AS: What other person?

758 XW: Uh, he's my husband's friend.

759 AS: Your husband's-

760 XW: Uh-

761 AS: -friend?

762 XW: -yeah.

763 AS: Oh. And who is that person?

764 XW: I-

765 AS: What's his name?

766 XW: (Sighs) ... I, I, I don't remember right now. ...

767 AS: Last name? First name?

768 XW: (Sighs)

769 ET 00:32:00

770 AS: Because maybe that's why you're in trouble. It's 'cause maybe he's done  
771 something.

666

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772 XW: I don't know. I don't know, because it's my husband that they always ...  
773 for.  
774 AS: Okay.  
775 XW: Yeah.  
776 AS: So your husband's friend s-, uh, lent you money to buy the house?  
777 XW: Um, yeah.  
778 AS: And that was uh, two years ago?  
779 XW: Yeah.  
780 AS: And uh, but you don't know your husband's friend?  
781 XW: Not-  
782 AS: Have you met?  
783 XW: -all of them.  
784 AS: Have you met him before?  
785 ET 00:32:32  
786 XW: Uh, yeah, I just meet, and I just say hello, they say-  
787 AS: Oh.  
788 XW: -yeah.  
789 AS: How did he look like?  
790 XW: Just like a normal Chinese (chuckles)-  
791 AS: Chinese guy?  
792 XW: -yeah.  
793 AS: From, from China?  
794 XW: Yeah.  
795 AS: Like, speaks Mandarin.  
796 XW: Uh, yeah.

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797 AS: Tall guy, small guy, fat guy?  
798 XW: Mmm, uh-  
799 AS: Little skinny guy?  
800 XW: -just uh, a normal person.  
801 AS: Yeah?  
802 XW: Yeah.  
803 AS: Like old?  
804 XW: Uh-  
805 AS: How old is he, maybe?  
806 XW: -can I get a water?  
807 AS: I'm so sorry. That, that's uh-  
808 XW: (Sighs)  
809 AS: -that uh, that's how rude of me. I should have offered-  
810 XW: Oh.  
811 AS: -that to you and I apologize. Yeah, let's go get a water.  
812 XW: Yeah.  
813 AS: Just uh, just um-  
814 XW: Can I leave here?  
815 AS: Yeah, just wait here.  
816 ET 00:33:12  
817 XW: Okay.  
818 AS: And actually, do you mind grabbing-  
819 WL: No problem.  
820 AS: Thank you, Winnie.  
821 WL: I'll get it too, no problem.



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---

822 XW: Thank you.

823 AS: Sorry about that.

824 XW: Thank you.

825 AS: That's so rude of me. I apologize for that.

826 XW: 'Cause I'm so nervous and I ... (chuckles).

827 (Door sounds)

828 AS: Please don't be nervous. This is um, we're just having a talk.

829 XW: Uh, okay.

830 AS: Okay, and uh, I'm here to, to try to, you know, figure out what's going on

831 here.

832 XW: Okay.

833 AS: Right, and, and why you're sitting there as well.

834 ET 00:33:30

835 XW: Yeah.

836 AS: Okay? Um, but uh, uh, yeah, sorry I should have offered, I'm getting

837 thirsty too.

838 XW: (Chuckles)

839 AS: (Laughs) Anyway um, so did, did, did you want anything else? Like, did

840 you need any food or anything? Like chips or anything like that?

841 XW: No, I'm okay.

842 AS: I don't know, sugar?

843 XW: No.

844 AS: You don't like-

845 XW: ...

846 AS: -any health, do you have any health issues, like diabetes, or anything like

847 that?

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---

848 XW: Uh, no.

849 AS: No, you look like you're in very good health.

850 XW: (Laughs)

851 AS: (Laughs) Right, I mean you're young and stuff so, you're, I'm sure you're

852 in good health. Um, uh, so yeah uh, Winnie will get us some water. I was

853 a little worried because I didn't know um, like how uh, how much English

854 you spoke. So Winnie, Winnie was here to interpret.

855 XW: ... can be translator?

856 AS: She, well she, she knows how to speak Mandarin.

857 XW: Oh.

858 AS: Right?

859 XW: ...

860 AS: But, but, I mean I've talked to you for the last twenty minutes now, it's fine.

861 So, we don't even need one.

862 XW: (Chuckles)

863 ET 00:34:30 (Door sounds)

864 WL: You need me for the water.

865 AS: I do, I do.

866 XW: ...

867 AS: And in fact yeah, like, Winnie, thanks uh, thanks for being here, but I think

868 we're uh, we're-

869 WL: Want me to go?

870 AS: You know, yeah, I don't think we uh, un-, unless when it comes up.

871 WL: No problem.

872 AS: Yeah.

873 WL: No trouble.

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---

874 AS: Thank, thanks for uh-

875 XW: Thank you.

876 AS: Thanks for um, hanging out with us for a bit.

877 (Door sounds)

878 AS: But hey Winnie, let me know if um, if anything comes up, just, just so you  
879 know.

880 WL: ...

881 AS: 'Cause I don't wanna-, just knock on my door.

882 (Door sounds)

883 AS: (Sighs) Are you okay?

884 XW: Yeah, I'm good.

885 AS: Yeah? Okay.

886 XW: (Clears throat)

887 ET 00:35:06

888 AS: So I have some, I have a list of questions I'm supposed to ask you.

889 XW: Okay.

890 AS: (Chuckles) Um, you know, the, the guy that lent your um, husband the  
891 money?

892 XW: Yeah?

893 AS: If you saw him again, would you recognize him?

894 XW: Mmm, yeah, I think so.

895 AS: You think so?

896 XW: ...

897 AS: Okay well, I have some pictures of people. Can I uh, can I show them to  
898 you, and maybe you recognize him?

899 XW: Yeah.

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900 AS: We'll see, right? Maybe.  
901 XW: Maybe.  
902 AS: Maybe, who knows. It's worth a shot. You know what, in fact the pictures  
903 are on my computer. (Sighs) What's your husband's name?  
904 XW: Paul Jin  
905 AS: ... 'Cause instead of, instead of um, saying, your husband, I'll just call  
906 Paul.  
907 XW: Yeah.  
908 AS: Um, let's see here. ... that's not it. First time ever being arrested, right?  
909 XW: Yeah.  
910 ET 00:36:43  
911 AS: First time in trouble?  
912 XW: Yeah.  
913 AS: Yeah. You okay?  
914 XW: Yeah.  
915 AS: A little bit scary?  
916 XW: ... a little bit.  
917 AS: Yeah, nothing to be scared about.  
918 XW: 'Kay, do you know when I can go home?  
919 AS: I don't know.  
920 XW: Okay.  
921 AS: It's not, it's not my decision.  
922 XW: Okay.  
923 AS: I'm sorry, it's not my decision. I have a very uh, small part in, in all this.  
924 My, my job is just to talk to you-  
925 XW: Okay.

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---

926 AS: -and find out what's going on. Um, is this, is this what you expected?  
927 Like, you probably watch TV and hear about jail and hear about, like,  
928 being arrested. Is this kind of, like, what you expected or-  
929 XW: (Sighs)  
930 AS: -is it a little different?  
931 XW: Uh, like uh, maybe it's similar. Yeah, some, you know.  
932 AS: Like with, with TV, right?  
933 XW: Yeah.  
934 ET 00:37:45  
935 AS: Yeah. Um, the guy that you're talking about, is he uh, do you remember  
936 how old he is?  
937 XW: My husband's friend is oh, um, around, the forties, or so.  
938 AS: Oh ... years, yeah.  
939 XW: In uh, middle age, yeah.  
940 AS: Okay.  
941 (No conversation)  
942 ET 00:39:05  
943 AS: If I said his name, would you remember?  
944 XW: But maybe you can show me some pictures of him, yeah.  
945 AS: Yeah? Okay, just, just a moment. Gotta figure out how to do this. I'm not  
946 the best technical guy. Okay, it's ... Is it a picture of, is it this guy?  
947 XW: No, I never seen this guy before.  
948 AS: You've never seen this guy before?  
949 XW: No.

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---

950 AS: Okay. So I just showed um, you a picture of a guy that you've never seen  
951 before, okay? Um, and for the record that's the picture of uh, of um, uh,  
952 Stephen.  
953 (No conversation)  
954 ET 00:40:50  
955 AS: So this guy that you're talking about, he's probably in his forties?  
956 XW: Yeah, and just uh, middle age, and-  
957 AS: Middle age.  
958 XW: Yeah.  
959 AS: So not like, and this was two years ago, correct?  
960 XW: Uh, yeah.  
961 AS: Okay.  
962 XW: And all my husband friends, friend is all around uh, middle age.  
963 AS: All around middle age.  
964 XW: Yeah.  
965 AS: Hmm.  
966 (No conversation)  
967 ET 00:41:31  
968 AS: It was a Chinese guy, right?  
969 XW: Mmm, yeah.  
970 AS: Okay. Is it um, is it this guy?  
971 XW: Mmm.  
972 AS: Do you know this guy?  
973 XW: Yeah.  
974 AS: You seem like you know him.



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---

- 975 XW: Yeah, and, and uh, one of my husband's friend.
- 976 AS: One of your husband's friend (ph)?
- 977 XW: Yeah.
- 978 AS: Okay, Mr., do you know his name?
- 979 XW: Uh, I just know uh, he's, I-, like, uh, because we don't call the, the other
- 980 person's full name.
- 981 AS: Uh-hm.
- 982 XW: Maybe like uh, uh-
- 983 AS: So is it a nickname?
- 984 XW: -um, yeah.
- 985 ET 00:42:37
- 986 AS: What's his nickname?
- 987 XW: Like uh, it's also Chinese.
- 988 AS: Yes, you can say it to me.
- 989 XW: Uh, like a Yao Ge
- 990 AS: Yao Ge
- 991 XW: Yeah.
- 992 AS: So my understanding is that, I mean Yao is his last name-
- 993 XW: Yeah.
- 994 AS: -and Ge is like brother.
- 995 XW: Yeah.
- 996 AS: So you call him, like-
- 997 XW: Yeah.
- 998 AS: Yao brother.
- 999 XW: Yeah.

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---

- 1000 AS: Like, my last name is SHUM so it would be like SHUM brother.
- 1001 XW: Yeah.
- 1002 AS: Is that right?
- 1003 XW: Yeah.
- 1004 AS: Uh, okay, so yeah, that was a picture of Mr. Yao
- 1005 ET 00:43:00
- 1006 XW: Yeah.
- 1007 AS: And he's your dad's, uh sorry, he's your uh, Paul's friend?
- 1008 XW: Yeah.
- 1009 AS: Yeah. Uh, are they business friends, or are they uh, like business partners  
1010 or what?
- 1011 XW: Mmm. I don't know.
- 1012 AS: Mmm.
- 1013 XW: Mmm.
- 1014 AS: But, are they good friends?
- 1015 XW: Mmm, I think so.
- 1016 AS: Yeah? They hang out a lot?
- 1017 XW: Uh-
- 1018 AS: Spend a lot of time together?
- 1019 XW: -uh, no. Because this one I think uh, he, most times in China.
- 1020 AS: Oh, he's in China lots.
- 1021 XW: Yeah.
- 1022 AS: Is it, so, but when he comes to Canada, then he hangs out with Paul.
- 1023 XW: Mmm, yeah.
- 1024 AS: Is he the guy that lends you the money?

# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

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Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

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- 1025 XW: Uh, no.
- 1026 AS: No, okay.
- 1027 (No conversation)
- 1028 ET 00:44:00
- 1029 AS: So this guy that lent you the money, um, you have to pay him back, right?
- 1030 XW: Yeah, of course.
- 1031 AS: Yeah, so have you guys paid him back or-
- 1032 XW: Uh-
- 1033 AS: What's going on with that?
- 1034 XW: Because it's all my husband that deal with them, yeah.
- 1035 AS: So we should be talking to your husband?
- 1036 XW: Uh, yeah, you can (chuckles).
- 1037 AS: Yeah, but he's not here.
- 1038 XW: Yeah, he's not here.
- 1039 AS: Yeah. So um, tsk, your husband uh, was the one that uh, uh, arranged the
- 1040 um, uh, borrowing the money from, from this guy. He, he set it up.
- 1041 XW: Mmm.
- 1042 AS: Your husband set it up.
- 1043 XW: Yeah.
- 1044 AS: Yeah. So it's your husband ... but I'm curious. Why would uh, why your
- 1045 name. Why is it just your name on the, on the house and not your
- 1046 husband's name.
- 1047 XW: Mmm. Like, mmm, for me I, I know a lot of Chinese family, they name.
- 1048 AS: Hmm.
- 1049 XW: They uh, for the, the wife's name.
- 1050 AS: Uh-hm.

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1051 XW: And then the house, it has to belong to the uh, their wife, feel safe.

1052 AS: Hmm.

1053 XW: Like ...

1054 AS: Like um-

1055 XW: ... Um, the woman need more, more uh, like a more ... con-, convenient

1056 like her, feel safe, right.

1057 ET 00:45:26

1058 AS: So like, security?

1059 XW: Yeah.

1060 AS: Like, to feel more secure?

1061 XW: Yeah.

1062 AS: So if um, if anything happens to the husband, the wife has the house?

1063 XW: Yeah (chuckles).

1064 AS: Right? That makes sense.

1065 XW: Yeah.

1066 AS: Yeah. ... So um, that was very nice of, of Paul.

1067 XW: Yeah.

1068 AS: He cares about you a lot.

1069 XW: Yeah.

1070 AS: Yeah, that's very good. Um, and did you have, you, you, did you have

1071 kids at the time? Well, you were probably pregnant at the time.

1072 XW: Yeah.

1073 AS: So even more reason.

1074 XW: Yeah.

1075 AS: To give you uh, like, more security and safe, right?

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1076 XW: Right-

1077 AS: Because your kids-

1078 XW: -buy (ph) the house, and my older son already born.

1079 AS: Already born.

1080 XW: Yeah, uh-

1081 AS: That's right, 'cause two years, he's over two now, right? He's almost  
1082 three.

1083 XW: Almost three, yeah.

1084 ET 00:46:05

1085 AS: Yeah, so, so, makes a lot of sense, that's good. Um, oh, and another  
1086 picture, is it this guy that lent you the money?

1087 XW: I don't know. I never seen this one.

1088 AS: You've never seen this guy before.

1089 XW: Yeah.

1090 AS: Okay.

1091 XW: Yeah.

1092 AS: So you've never seen this guy before, interesting, okay. So just for the  
1093 record, I showed uh, a picture of um, Andy (ph). So you've never seen  
1094 that guy before?

1095 XW: Andy?

1096 AS: Yeah.

1097 XW: No.

1098 (No conversation)

1099 ET 00:46:42

1100 AS: Okay. I just know the pictures but too, it's too hard to um, zoom in and  
1101 stuff, so, let's not even go there anymore. But let's um, let's talk about that

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1102 a little more though so, um, I'm just trying to think maybe it's something to  
1103 do with the house, right? So, you have to pay this guy back uh, but, b-,  
1104 uh, correct me if I'm wrong. But your husband deals with all that stuff.

1105 XW: Yeah.

1106 AS: So, you don't even know anything about it?

1107 XW: Mmm, no.

1108 AS: Do you know any, like, any, any of the details? Like what the arrangement  
1109 was? Like do you pay him back all in um, one time or do you pay him  
1110 back, like you know, a mortgage, paying every, every month.

1111 XW: Mmm, mmm, I don't know.

1112 AS: Okay.

1113 XW: Uh-hm.

1114 AS: So, because it's money laundering um, that's why I have to ask you about  
1115 all this money stuff, right? So I know sometimes money is a sensitive  
1116 topic.

1117 XW: Yeah (chuckles).

1118 AS: But we're trying to, you know, we're trying to find out what's going on here  
1119 so-

1120 XW: Yeah.

1121 AS: -um, that's why, you know, excuse me if I'm asking-

1122 XW: Yeah.

1123 AS: -you know, money questions but I-

1124 XW: Okay.

1125 AS: -that's kind of, that's why, right?

1126 XW: Okay.



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1127 AS: 'Cause you know some people they don't like, oh how much money do you  
1128 make and, you know, all that stuff. But, that's what we're looking at here,  
1129 money.

1130 XW: Yeah.

1131 AS: Right, so um, so how much money did you borrow of the one point eight  
1132 million dollars?

1133 XW: Uh, I think the, I only pay the, around uh, eighteen hundred thousand, for  
1134 a, a down uh, down payment and the other I borrow from bank already.

1135 ET 00:48:19

1136 AS: From the bank.

1137 XW: Yeah. Um, I only pay the, uh-

1138 AS: The deposit.

1139 XW: -deposit, yeah.

1140 AS: The down payment.

1141 XW: Down payment, yeah.

1142 AS: So you borrowed money from Paul's friend to pay the down payment.

1143 XW: Yeah.

1144 AS: And how much was that down payment?

1145 XW: Around uh, eighty hun-, eighty hundred thousand.

1146 AS: Eight hundred thousand?

1147 XW: Yeah.

1148 AS: So you had to borrow one million-

1149 XW: From the bank.

1150 AS: -from the bank.

1151 XW: Yeah.

1152 AS: Is that right?

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- 1153 XW: Yeah.
- 1154 AS: Um, so the bank lent you the money.
- 1155 XW: ...
- 1156 AS: Obviously, because you've got a big down payment.
- 1157 XW: Yeah.
- 1158 AS: Any bank would give that to you.
- 1159 XW: Yeah.
- 1160 AS: That, that, I understand that. Um, how did you support the payment of that  
1161 house? So, a million dollar mortgage-
- 1162 XW: Yeah.
- 1163 AS: -uh, is probably about six thousand, maybe, a month.
- 1164 XW: Yeah.
- 1165 ET 00:49:15
- 1166 AS: How did you guys support that?
- 1167 XW: My husband uh, make money, right?
- 1168 AS: From-
- 1169 XW: Like uh, before he work, he work um, as a manager of a massage parlour.
- 1170 AS: Okay.
- 1171 XW: And, yeah.
- 1172 AS: Okay, so he's making money. He supports the mortgage by the income  
1173 he makes from the massage parlour.
- 1174 XW: Yeah, yeah.
- 1175 AS: Okay, uh, d-, who owns the massage parlour?
- 1176 XW: Right now?
- 1177 AS: Yeah.

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1178 XW: Um, um, oh some also, some Chinese guy that we don't know, because of  
1179 uh, I heard, well, my husband uh, the boss sell the place to other person.  
1180 And uh, my husband don't um, doesn't work there anymore.

1181 AS: How long ago was that?

1182 XW: Almost one year.

1183 AS: So a y-, up to a year ago, your husband was the manager of the massage  
1184 parlour?

1185 XW: Uh-hm.

1186 ET 00:50:20

1187 AS: Water Cube.

1188 XW: Yeah.

1189 AS: But a year ago the owner sold it to another person.

1190 XW: Yeah.

1191 AS: And then your husband didn't work there anymore.

1192 XW: No.

1193 AS: Is that correct?

1194 XW: Yeah.

1195 AS: So, what did he do for work for a year?

1196 XW: Um, he get some uh, you mean how, how, how he make money, right?

1197 AS: Yeah, to pay for the mortgage.

1198 XW: He get a ..., like a, what do you say, the bonus, like a example Uh, a  
1199 person have a, a land to sell. And uh, my husband have, know a lot of the  
1200 big boss, and somebody want to buy. And uh, my husband had the-

1201 AS: Connection.

1202 XW: -yeah.

1203 AS: So-

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- 1204 XW: ...-
- 1205 AS: -for property? Like real estate agent?
- 1206 XW: Not agent uh, for all the things ...
- 1207 AS: For anything?
- 1208 XW: Yeah.
- 1209 ET 00:51:27
- 1210 AS: So, if someone needs money, your husband knows people that have lots  
1211 of money, and then he sets it up so that people can borrow money?
- 1212 XW: I mean, for, it's not for, I mean, it's not somebody needs money is a, like a,  
1213 I don't know, some, some of my husband's friend have uh, property or,  
1214 yeah.
- 1215 AS: Okay, so someone um, your husband friends has property, and then they  
1216 ask your husband for what?
- 1217 XW: Uh, just the ... and ... your friend want to uh, have an interest in it.
- 1218 AS: Oh, buy the property?
- 1219 XW: Yeah.
- 1220 AS: Then, then uh, so kind of like a real estate agent, but not, not officially?
- 1221 XW: Not, not yet. No, ...-
- 1222 AS: Right, so bas-, but basically a real estate agent, 'cause a real estate agent  
1223 is, like, the middle man between one person who wants to sell their house  
1224 and one person who wants to buy it.
- 1225 XW: Yeah.
- 1226 AS: And then they do all the paperwork and all that stuff.
- 1227 XW: Yeah.
- 1228 AS: So your husband is doing the same thing, but just not paperwork.
- 1229 XW: Not paperwork, yeah.

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1230 AS: Okay, that makes sense.

1231 XW: I think uh, yeah the bonus is uh, legal in Canada, right?

1232 AS: Sorry?

1233 XW: The bonus from uh, people get bonus, is uh, legal in Canada.

1234 ET 00:52:47

1235 AS: The bonus is illegal.

1236 XW: Illegal?

1237 AS: Legal or illegal?

1238 XW: Legal.

1239 AS: Oh, so it's, it's okay. It's, it's-

1240 XW: I think-

1241 AS: -the law says it's okay.

1242 XW: Yeah, I-

1243 AS: Yeah, I don't know, that's-

1244 XW: ...

1245 AS: -a good question.

1246 XW: Yeah.

1247 AS: So, that's a good question, 'cause that might be what the issue is. That

1248 might be what the issue is.

1249 XW: Yeah.

1250 AS: You're someone um, wants to sell their house but they don't wanna use a

1251 realtor or maybe they have a realtor.

1252 XW: Mmm, yeah.

1253 AS: But who knows. But they say to your husband uh, Paul, you've got a lot of

1254 rich friends.

1255 ET 00:53:20

685

# TRANSCRIPT

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1256 XW: Yeah.

1257 AS: Maybe, you know, one of your rich friends wants to buy my house.

1258 XW: Yeah, that sounds a lot like that.

1259 AS: Sounds like that.

1260 XW: Yeah.

1261 AS: Or is, is it like that or is it something that, or basically like that?

1262 XW: Something like that, yeah.

1263 AS: Okay. And then uh, when the rich friend buys the house, Paul gets a  
1264 bonus.

1265 XW: Mmm, yeah, but not every time.

1266 AS: Not every time.

1267 XW: Yeah.

1268 AS: 'Cause sometimes it's maybe friends.

1269 XW: Yes, ... friend.

1270 AS: So you don't wanna-

1271 XW: Just introduce.

1272 AS: -yeah-

1273 XW: Okay, yeah.

1274 AS: -just introduce. It's not a hard job, right?

1275 XW: No.

1276 AS: Like you're doing a favour for a friend, you're doing a favour friend.

1277 XW: Yeah.

1278 AS: So, it's okay, we're all friends. It's not, it's not always about the money.

1279 XW: Yeah.

1280 AS: Right? Re-, relationships, right?



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1281 XW: Yeah.

1282 AS: Yeah. Okay, I understand that. So I don't know if that's against the law or  
1283 not. That's a good question.

1284 XW: Yeah.

1285 ET 00:54:02

1286 AS: Uh, but you think that getting a bonus is okay.

1287 XW: Yeah.

1288 AS: Yeah, I don't know. I mean uh, it's between people that agree to it.

1289 XW: Yeah.

1290 AS: What's the government got to say about that?

1291 XW: Yeah.

1292 AS: I don't know. Maybe taxes would say something about it.

1293 XW: Mmm, we got to report tax. We report the ...-

1294 AS: You report the bonuses?

1295 XW: Uh, yeah.

1296 XW: Oh, okay.

1297 XW: ...

1298 AS: Well, uh-

1299 XW: Main income of my husband, so we re-, just report that.

1300 AS: You always report the income-

1301 XW: Yeah.

1302 AS: -of your husband. Okay.

1303 XW: ...

1304 AS: Well then, then uh, that seems like it's okay. I'm not sure.

1305 XW: Hmm.

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1306 AS: Yeah, I'm not an expert in that sort of thing-

1307 XW: Uh-hm.

1308 AS: -so I don't know. But that might be the reason. Do you think that's the  
1309 reason though?

1310 XW: I don't know. (Laughs)

1311 AS: (Laughs) Okay uh, does your husband then do anything, like, when he  
1312 does this, does he work for someone or does he do it by himself?

1313 ET 00:55:00

1314 XW: By himself.

1315 AS: Does he do it under a business name?

1316 AS: Like, does he call it uh, Paul Jin like, company?

1317 XW: No.

1318 AS: It's just all done through personal.

1319 XW: Yeah.

1320 AS: Does the money go through Paul? Like, let's say uh, if a person wants to  
1321 sell their house, Paul's rich friend wants to buy it, does Paul take the  
1322 money from the rich friend-

1323 XW: No.

1324 AS: -and give it to the-

1325 XW: No, no, they deal with each other.

1326 AS: Each other?

1327 XW: Yeah.

1328 AS: Not through Paul.

1329 XW: Not Paul, yeah.

1330 AS: Okay. But Paul will get something. Does Paul get a bonus from both  
1331 sides, or just one side?

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- 1332 XW: Mmm, I think just one side.
- 1333 AS: Which side?
- 1334 XW: The one wh-, who want to sell the property.
- 1335 AS: Okay.
- 1336 XW: Yeah.
- 1337 ET 00:55:54
- 1338 AS: Which is like realster (ph), real, real uh, real estate agents.
- 1339 XW: Mmm, yeah.
- 1340 AS: Well, actually no, that's not true, because realtors get money from both
- 1341 sides. So your husband should be a realtor 'cause he gets money from
- 1342 both sides.
- 1343 XW: No, no, b, both side ... uh, from the side uh, who, who sell the-
- 1344 AS: Yeah-
- 1345 XW: -property.
- 1346 AS: -but you know, real estate um, the person who sells and the person who
- 1347 buys, they all have to give the realtor his money.
- 1348 XW: Oh, I don't know.
- 1349 AS: Yeah, yeah.
- 1350 XW: Oh.
- 1351 AS: Yeah. But it's actually, that's, sorry that's not true. Because the, the
- 1352 buyer, the seller has to pay for the other realtor as well, so I apologize. So
- 1353 it's the seller that always has to give the money.
- 1354 XW: Mmm.
- 1355 AS: But what I'm saying though is that the realtor also gets the money from
- 1356 both sides, but it's paid by the seller, so it makes sense. Yeah, no it
- 1357 makes sense. Okay, um, how come Paul knows all these rich people?

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1358 XW: He know one friend uh, know one, like the other friend and uh, just  
1359 introduce us and uh, yeah.

1360 ET 00:57:03

1361 AS: But um, like, is it through gambling or is it through, like, Water Cube?

1362 XW: Uh, yeah, some from uh, uh, from the Water Cube.

1363 AS: Uh-hm.

1364 XW: Yeah.

1365 AS: Like the guy that you recognized, Yao Ge?

1366 XW: Yeah?

1367 AS: Wh-, how does Paul know him?

1368 XW: I think they're both born in China.

1369 AS: Oh.

1370 XW: Yeah.

1371 AS: So, like, they leave when they're kids?

1372 XW: Um, ...

1373 AS: When they were, like, young? They were friends since-

1374 XW: ...

1375 AS: -they were young?

1376 XW: I'm not really sure about that.

1377 AS: Yeah, sure okay.

1378 XW: Yeah, but I know uh, Mr. Yao and uh, a long time in China, just come  
1379 visitor

1380 AS: Is Mr. ... a rich guy?

1381 XW: Mmm, I don't think so.

1382 AS: Okay.

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1383 XW: Also, he's not that rich but not poor.

1384 AS: Okay, that's ...

1385 XW: Yeah.

1386 ET 00:57:44

1387 AS: Um, would you say Paul was a rich guy?

1388 XW: Mmm, Paul? I ..., I think.

1389 AS: Yeah?

1390 XW: Yeah.

1391 AS: Um, how did Paul make his money?

1392 XW: How?

1393 AS: Yeah.

1394 XW: Mmm.

1395 AS: You know, if he's a rich guy he made his money somewhere. So how-

1396 XW: Yeah.

1397 AS: -did he make his money?

1398 XW: Mmm. He make some money here and uh, make some uh, in, in China.

1399 AS: Yeah.

1400 XW: Yeah.

1401 AS: So here he makes money from the bonuses and from the Water Cube

1402 when he's a manager.

1403 (Background conversation – unknown persons)

1404 XW: Uh, yeah, and some, some uh, interest.

1405 AS: Interest?

1406 XW: Yeah.

1407 AS: From what?

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1408 XW: Mmm, from what?

1409 ET 00:58:37

1410 AS: Like, investments?

1411 XW: Investment uh, no, he don't have, mmm, that much investment. Have a;  
1412 uh-

1413 AS: So it's interest from lending people money.

1414 XW: Mmm, yeah.

1415 AS: Because that's how you, that's how interest is paid.

1416 XW: Yeah, yeah.

1417 AS: Right, so he lends people money, 'cause he's got money from before.

1418 XW: Yeah.

1419 AS: Right, 'cause he's, he's rich. Like you said, he's got money he made back,  
1420 you know, before. And he lends the money out and he makes interest  
1421 from it.

1422 XW: Yeah.

1423 AS: Okay. Um, do you know if that's okay or not?

1424 XW: I think that is okay because I think that the, the law said uh, your interest  
1425 cannot be higher than fourteen percent-

1426 AS: Okay.

1427 XW: -a, a year.

1428 AS: A year.

1429 XW: If you're under that, it's legal.

1430 AS: Okay. I don't know that, but you-

1431 XW: ...



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1432 AS: -seem to know that, that's good (laughs). How do you know that? Do you  
1433 res-, well I guess obviously you should know that, because if you're gonna  
1434 do it you wanna make sure-

1435 XW: Yeah, yeah.

1436 AS: -it's done lawfully.

1437 XW: Yeah, yeah.

1438 ET 00:59:42

1439 AS: Okay, so your understanding is that as long as you're lending money and  
1440 interest is not fourteen per cent or more per year, then it's lawful.

1441 XW: Yeah.

1442 AS: Okay. So he does that?

1443 XW: Mmm, yeah.

1444 (Background conversation – not target)

1445 AS: Uh, does he do it a lot?

1446 XW: Mmm, I don't know uh, this is uh, one of his jobs that-

1447 AS: One of his jobs?

1448 XW: -yeah, yeah.

1449 AS: Okay. Um, do you know who he lends money to? Like, do you know who  
1450 his customers are?

1451 XW: Um, I know some but uh, (sighs), because ... before I did um a couple  
1452 years I just uh, spend the most time at home, so-

1453 AS: Yeah.

1454 XW: -yeah.

1455 AS: Yeah, yeah.

1456 XW: Before I always uh, have dinner with Paul and the close friends

1457 AS: Yeah.

# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

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1458 XW: I uh, ... two years.  
1459 AS: Yeah, y-, your own husband.  
1460 XW: Yeah.  
1461 ET 01:00:42  
1462 AS: Of course, yeah, understand. Does Paul bring his friends to your house,  
1463 still?  
1464 XW: Uh, no.  
1465 AS: No?  
1466 XW: Uh-  
1467 AS: I mean, you have a big house, like don't you want to entertain people?  
1468 XW: Uh, just few, few friend.  
1469 AS: Like close friends, probably.  
1470 XW: Uh, yeah.  
1471 AS: Like Yao Ge  
1472 XW: Uh, yeah, I think that they uh, know each other in China.  
1473 AS: Yeah, so-  
1474 XW: Yeah.  
1475 AS: Yao Ge has uh, uh, been to your house many times.  
1476 XW: Mmm, usually come to my home, yeah, eat dinner before.  
1477 AS: Yeah.  
1478 XW: Yeah.  
1479 ET 01:01:12  
1480 AS: But any of his um, sorry, his customers don't come over though?  
1481 XW: No, it's not safe, yours, it's your home, you don't, you don't want a-  
1482 everybody know where you live ...-

# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

PROJECT "EPIRATE"

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1483 AS: That's true.  
1484 XW: -yeah, especially house.  
1485 AS: Especially 'cause your w-, you're his wife-  
1486 XW: Yeah.  
1487 AS: -you and his kids are here.  
1488 XW: Yeah.  
1489 AS: Yeah, no, it makes sense. Um, but, at the same time you know, like if  
1490 you're doing business with people uh, you want to, you know, have good  
1491 relations and, and you want to keep doing businesses with them,  
1492 especially if you're not doing anything you know like, if you're charging uh,  
1493 fourteen percent, which is reasonable-  
1494 XW: Yeah.  
1495 AS: -which is very reasonable, I mean, what's the big deal?  
1496 XW: Hmm.  
1497 AS: I, I don't know. Do you know what I mean? Like if, uh, uh, do you think  
1498 there's a chance he's charging more and that's why he's scared of people  
1499 bringing-  
1500 XW: No-  
1501 AS: -people over?  
1502 XW: -I don't think so.  
1503 AS: Okay.  
1504 XW: ...  
1505 AS: Does, when he um, does business with, with these people tsk, um, and he  
1506 lends them money, does he do it at a like, an office?  
1507 XW: Mmm, mmm, I'm not sure about that.

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**WEI**, Xiao Qi

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1508 AS: So where, where does he do business, like does he go to like a  
1509 Starbucks? Like, where would he do business? You got to do business  
1510 somewhere, right.

1511 XW: Yeah.

1512 AS: Talk on a phone, like-

1513 ET 01:02:47

1514 XW: Well, Chinese people just uh, have dinner and uh, with the, they have  
1515 some deal just uh, during the dinner time, yeah.

1516 AS: That's true, I know that.

1517 XW: Yeah.

1518 AS: That's true. They um, a lot of times business is done while you're eating-

1519 XW: Yeah.

1520 AS: -in a nice restaurant.

1521 XW: Drinking, yeah.

1522 AS: Drinking.

1523 XW: Yeah.

1524 AS: Right, you go to a nice restaurant, like in Richmond you go to um, tsk, uh,  
1525 what's a nice restaurant in Richmond? Like, Shang Garden or Sun Sui  
1526 Wah.

1527 XW: Yeah.

1528 AS: Something like that, right-

1529 XW: Yeah.

1530 AS: -nice restaurant.

1531 XW: Yeah.

1532 AS: Like uh, Hoi Goh (ph).

1533 XW: Yeah.

## TRANSCRIPT STATEMENT

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1534 AS: Right?

1535 XW: Yeah.

1536 AS: At the casino, he goes to the casino. There's that restaurant at the casino,  
1537 right? You go there and you do business and you drink, right?

1538 XW: Yeah.

1539 AS: Okay, makes sense, that's like his office.

1540 XW: Yeah.

1541 AS: So how does your um, how does Paul, like he gives in cash, I guess.

1542 XW: Um, maybe some cash.

1543 ET 01:03:39

1544 AS: Yeah.

1545 XW: Yeah.

1546 AS: Um, so then uh, he has to take it out of the bank account?

1547 XW: Um, some come from the downtown account.

1548 AS: Probably some comes from your house, because that's why he doesn't  
1549 want people to go there. He doesn't want people to know where you live.

1550 XW: Um, yeah, probably, yeah.

1551 AS: Do you have a, well, do you know like, is there a lot of cash at your house?

1552 XW: Um, yeah, y-, y- you know Chinese, Chinese people um, a lot of Chinese  
1553 people put a lot of cash uh, in their home.

1554 AS: I know that.

1555 XW: Yeah, it's like uh, they put a lot of cash in the pocket.

1556 AS: Yeah.

1557 XW: Not uh, like uh, the, I mean the local people-

1558 AS: Yeah.

1559 XW: -they rather take a Visa or a-

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1560 AS: Yeah.  
1561 XW: -credit card.  
1562 ET 01:04:26  
1563 AS: Yeah.  
1564 XW: Okay.  
1565 AS: Yeah.  
1566 XW: Uh, the Chinese people like cash.  
1567 AS: Yeah, I know.  
1568 XW: Yeah.  
1569 AS: In Asia, a lot of it's cash.  
1570 XW: Yeah.  
1571 AS: Like, have you been to Japan?  
1572 XW: Yeah.  
1573 AS: Yeah, Japan, China, right-  
1574 XW: ...  
1575 AS: -it's all cash.  
1576 XW: Yeah.  
1577 AS: People don't like to use cards, right?  
1578 XW: Yeah.  
1579 AS: So that's why um, you guys use a lot of cash.  
1580 XW: Uh ...-  
1581 AS: So you keep cash at your house.  
1582 XW: Yeah.  
1583 ET 01:04:43



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1584 AS: And, and that's another reason why you don't want people to come to your  
1585 house, because it's dangerous.

1586 XW: Yeah.

1587 AS: What if they rip you off?

1588 XW: Yeah.

1589 AS: Right?

1590 XW: Yeah.

1591 AS: It makes sense.

1592 XW: Yeah.

1593 AS: Um, does, does your, does Paul ever have problems with collecting  
1594 money, interest?

1595 XW: Um, yeah, they have.

1596 AS: He has problems before?

1597 XW: Yeah, somebody don't want to pay the interest.

1598 AS: So what happened?

1599 XW: They just talk to them.

1600 AS: Uh-hm.

1601 XW: Because in Canada, you cannot do anything else, right?

1602 AS: Yeah.

1603 XW: Yeah.

1604 ET 01:05:20

1605 AS: But in China you can.

1606 XW: In China no, I, I didn't, th-, the best way is uh, just uh, be nice-

1607 AS: Yeah.

1608 XW: -and uh, talk to them.

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1609 AS: Yeah.

1610 XW: Yeah.

1611 AS: 'Cause if you're nice, maybe uh, the best way to do anything is to be nice.

1612 XW: Yeah.

1613 AS: Right?

1614 XW: Yeah.

1615 AS: Because if you're like mean and you use violence or something then, you  
1616 know-

1617 XW: Yeah.

1618 AS: -they might come back after you.

1619 XW: Yeah.

1620 AS: You might still get what you want. Like, you might get your money but  
1621 they'll come back after you.

1622 XW: Yeah.

1623 AS: You don't want that, right?

1624 XW: No.

1625 AS: So uh, the time that Paul um, didn't get his money back, did they pay him  
1626 back, eventually?

1627 XW: Mmm, not always, yeah.

1628 AS: So, what do you do?

1629 XW: Um, some-, sometimes you just pay um, I think, some, some person just  
1630 uh, give their uh, house to, to, to us.

1631 AS: Uh-hm.

1632 XW: Yeah.

1633 AS: Yes.

1634 XW: Yeah.

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1635 ET 01:06:29

1636 AS: So, instead of, if they cannot pay you back, they will give um, that makes  
1637 sense, it's like collateral right? Like, if you have a nice watch or if you  
1638 have-

1639 XW: Yeah.

1640 AS: -a car-

1641 XW: Yeah.

1642 AS: -you offer that as, it's called collateral.

1643 XW: Yeah.

1644 AS: Right?

1645 XW: Yeah.

1646 AS: Um, so, so they actually will give y-, Paul their house, that's happened  
1647 before?

1648 XW: No, not the house, uh, sometimes uh, I did just uh, we go to the law office  
1649 to sign-

1650 AS: Uh-hm.

1651 XW: -something.

1652 AS: Uh-hm.

1653 XW: And uh, yeah.

1654 ET 01:07:02

1655 AS: And then they sign over the house to you.

1656 XW: Uh, no uh, they, it's not the whole house to me, the uh, uh, they sell the  
1657 house.

1658 AS: Yeah.

1659 XW: They will pay me some.

1660 AS: I see.

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1661 XW: Yeah.

1662 AS: Now, does Paul put it under your name?

1663 XW: Uh, yeah. I think uh, one is under my name.

1664 AS: Okay, do you know which house that is?

1665 XW: In um, I don't know the address.

1666 AS: Where is it?

1667 XW: Uh, Vancouver.

1668 AS: Huh?

1669 XW: Vancouver.

1670 AS: In Vancouver?

1671 XW: Yeah.

1672 AS: Oh, like what part of Vancouver?

1673 XW: Uh, Vancouver, west side.

1674 AS: West side?

1675 XW: Uh, no, yeah, it's, I don't know the address ...-

1676 AS: Oh.

1677 XW: -yeah.

1678 AS: East side Vancouver, West side Vancouver?

1679 XW: Um-

1680 ET 01:07:42

1681 AS: Like, do you know how to get there?

1682 XW: I don't know-

1683 AS: Oh.

1684 XW: -I never go there.

1685 AS: Okay.

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1686 XW: And I go there ...

1687 AS: That's nice of Paul.

1688 XW: Yeah (chuckles).

1689 AS: So, so does anything belong to Paul or does everything belong to you?

1690 XW: It's not that-

1691 AS: (Chuckles)

1692 XW: -I'm not at all, people want to put your, add your name-

1693 AS: Yeah,

1694 XW: -under their house right.

1695 AS: Yeah.

1696 XW: Yeah.

1697 ET 01:08:11

1698 AS: But like, what happens if, d-, so does Paul ha-, have his name on  
1699 anything-

1700 XW: Um-

1701 AS: -or is it all under your name?

1702 XW: Um, only one under my name.

1703 AS: Okay.

1704 XW: Yeah, because I and, I said uh, like uh, not all the people want to, the  
1705 other persons name on, under their house.

1706 AS: Oh, so like, the other person only wants one person on their house name.

1707 XW: Especially any of the, lots of Chinese people put their wife's name.

1708 AS: Yeah.

1709 XW: Yeah, and uh the, the, the wife don't want to other.

1710 AS: Other women.

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---

- 1711 XW: Yeah, other women on other people's name.
- 1712 AS: Yes.
- 1713 XW: Yeah.
- 1714 AS: I understand that. Okay.
- 1715 XW: Yeah.
- 1716 AS: So, um, so as far as you know, you uh, well I guess because you sold the  
1717 house in Richmond.
- 1718 XW: Yeah.
- 1719 AS: The only thing you own right now, that's on your name is that house in  
1720 Vancouver?
- 1721 XW: Yeah.
- 1722 AS: Is there anything else?
- 1723 XW: No.
- 1724 AS: Okay. So, let's talk about that house because that house, if we're talking  
1725 about money laundering-
- 1726 XW: Yeah.
- 1727 AS: -let's go back to that. If we're talking about money laundering, we're  
1728 talking about money, so and they, you know, because you're in custody  
1729 uh, it's got something to do with, with you. So, because your name is on  
1730 that house, is there a chance that that house was considered money  
1731 laundering?
- 1732 ET 01:09:38
- 1733 XW: No.
- 1734 AS: No?
- 1735 XW: No, I don't think so. We never put a lot of cash in that house.
- 1736 AS: But you didn't put any cash in that house-
- 1737 XW: No.

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---

1738 AS: -because it was signed over to you, right. That's what you said earlier.  
1739 XW: Uh, the house?  
1740 AS: Yeah, that was signed over to you.  
1741 XW: Uh, I mean, we don't put cash uh, in the house because it's not safe.  
1742 AS: Oh yeah, no, no, I don't mean that.  
1743 XW: Uh-hm.  
1744 AS: I, uh, I, yeah, you don't keep any cash in that house because you don't  
1745 even live there. Who lives there?  
1746 XW: Right now?  
1747 AS: Yeah.  
1748 XW: Um, I don't know, I, I sell it. I sell it ...  
1749 AS: You sold it now?  
1750 XW: Not-  
1751 AS: The house in Vancouver.  
1752 XW: -oh, in Vancouver?  
1753 AS: Yeah, I'm talking about-  
1754 XW: Oh ...  
1755 AS: -only the house in Vancouver.  
1756 XW: ...  
1757 ET 01:10:26  
1758 AS: I want to focus on that house right now-  
1759 XW: Oh, the-  
1760 AS: -because that house, you still own.  
1761 XW: I not own the house, I mean if uh, he, if she want to sell the house, she  
1762 must have my signature.

## TRANSCRIPT STATEMENT

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1763 AS: Yes. I, that, no that's-

1764 XW: Yeah.

1765 AS: -uh, to me that's the same thing-

1766 XW: Yeah.

1767 AS: -right, because um, you're on title on the house.

1768 XW: Yeah, yeah.

1769 AS: Right, you're on title. But of course, until the house is sold, you don't get  
1770 any money.

1771 XW: No.

1772 AS: Of course. But of course um, she can also probably give you, like she can  
1773 buy you back out. Like if she return, if she repays Paul, then you take your  
1774 name off the house.

1775 XW: Yeah.

1776 ET 01:11:05

1777 AS: Is that the agreement?

1778 XW: Yeah.

1779 AS: Th-, that's what makes sense to me. Right, because, so, tell me if I'm  
1780 wrong. Okay, so tell me if I'm wrong, this is, I want to understand this.  
1781 Actually, do you know the owner, the other person's name on the house?  
1782 Okay. Uh, so we'll just call it, house in Vancouver. So, Paul uh, lent some  
1783 money to the owner of the house in Vancouver, is that right?

1784 XW: Yeah.

1785 AS: The owner of the house in Vancouver could not pay Paul back, did not  
1786 have any money to pay Paul back.

1787 XW: Uh-hm.

1788 AS: Couldn't pay the interest.

1789 XW: Uh, I think right now they still pay the interest.

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1790 AS: Okay.

1791 XW: Uh, yeah.

1792 AS: But um, oh so, is it, if Paul lent, do you know how much money Paul lent  
1793 this per-, these people?

1794 XW: Um, I'm not sure, it's uh ... the amount, yeah.

1795 AS: Okay. But I'm just going to throw out a number out there okay, I'm just  
1796 going to-

1797 XW: ...

1798 AS: -for, for the example I'm just going to say Paul gave them one million  
1799 dollars.

1800 XW: Yeah.

1801 ET 01:12:21

1802 AS: When Paul gives them a million dollars does, do these people then sign  
1803 the house to you as collateral?

1804 XW: Mmm.

1805 AS: Is that how it works?

1806 XW: They just uh, add my name under, like a title.

1807 AS: They add your name on the title?

1808 XW: Yeah.

1809 AS: So, in order for them to get a million dollars from Paul, they have to add  
1810 your name on title.

1811 XW: Um, yeah.

1812 AS: Or, is it um, if they cannot pay Paul back, then they add your name on  
1813 title? Is it in the beginning or is it only when they can't pay Paul back?  
1814 That's what I'm trying to understand.

1815 XW: Um, you know like uh, a second mortgage, right.

1816 AS: Yeah.

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---

1817 XW: Yeah.

1818 AS: Yeah, it's like a second mortgage.

1819 XW: Yeah.

1820 AS: So, if it was a second mortgage-

1821 XW: Yeah.

1822 AS: -then they give, they sign it first.

1823 ET 01:13:18

1824 XW: They sign it first, yeah.

1825 AS: B-, before they give you, before they get the money.

1826 XW: Yeah, yeah.

1827 AS: Okay, so, I think I understand. Paul knows these people uh, that own the

1828 house in Vancouver. These people need money, they need to borrow

1829 money. So Paul says I'll lend you the money um, and in return for the

1830 money, they sign, they add your name to the I-, to the title.

1831 XW: Yeah.

1832 AS: Is that right?

1833 XW: Yeah.

1834 AS: Hundred percent?

1835 XW: Yeah.

1836 AS: Good. So um, does he do that every time?

1837 XW: Not every time.

1838 AS: Probably only if it's a big amount, right?

1839 XW: Um, yeah. Um, I don't know what the uh, happen ... between them-

1840 AS: Yeah.

1841 XW: -they have agreement, I'm not ...

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---

1842 AS: Um, the other thing I'm curious is, when you went to sign those, you went  
1843 to a lawyer's office to sign it, right.

1844 XW: Mmm.

1845 AS: Do you remember which lawyer it is?

1846 XW: Uh, yeah.

1847 AS: Who's the lawyer?

1848 XW: Uh, GUO Hong.

1849 AS: GUO Hong?

1850 XW: Yeah.

1851 AS: Uh, is he in Richmond?

1852 XW: Yeah.

1853 AS: What's his last name?

1854 XW: Uh, G-U-O, GUO.

1855 ET 01:14:31

1856 AS: G-U-O is his last name?

1857 XW: Yeah.

1858 AS: And his first name is-

1859 XW: H- uh, O-N-G.

1860 AS: H-O-N-G.

1861 XW: Yeah.

1862 AS: So he's the lawyer that helps facilitate, or helps arrange the signing?

1863 XW: Yeah.

1864 AS: Does he know the agreement between Paul and uh, the, like does he  
1865 know the circumstances?

1866 XW: No, we write all the-

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1867 AS: Write it all down.

1868 XW: Yeah.

1869 AS: Okay, good. Um, is that, is that document in your house?

1870 XW: Uh, in the lawyer, lawyer office, I ...

1871 AS: Oh, it's kept in the lawyer's office..

1872 XW: Yeah.

1873 AS: Do you have a copy of it?

1874 XW: Yeah, I have but uh, I, I, I forgot where I put it.

1875 AS: Do you think it's at your house, your, your c-, apartment?

1876 XW: Uh, probably.

1877 ET 01:15:15

1878 AS: Probably? Okay.

1879 XW: Yeah.

1880 AS: In the safe?

1881 XW: Not in the safe, I just put in the box.

1882 AS: Okay.

1883 XW: Yeah.

1884 AS: Um, do you have the code for the safe?

1885 XW: Uh, no, um, I don't know.

1886 AS: Okay. Yeah, the, the reason I ask is because, you know they're going to  
1887 get into the safe, the police are going to go into the safe.

1888 XW: Yeah, I know.

1889 AS: So they're going to break it if you don't have the code.

1890 XW: Yeah.

1891 AS: So if you have the code, you might as well tell them.



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1892 XW: No, I don't know.

1893 AS: Like, it's okay if you tell me, I'll tell them and then they can punch it in and  
1894 then that way, they don't have to break your safe.

1895 XW: Yeah. ...

1896 AS: So you don't have it, who has the code for the safe?

1897 XW: Only my husband knows. I ... yeah.

1898 AS: What's in the safe?

1899 XW: Uh-

1900 AS: Probably lots of money, right?

1901 XW: -yeah, cash.

1902 AS: Yeah, cash. Um, but any documents, then?

1903 XW: No.

1904 ET 01:16:04

1905 AS: No, just cash?

1906 XW: Cash.

1907 AS: Like gold, any of that stuff? Just, all cash?

1908 XW: Yeah.

1909 AS: Uh, Canadian or-

1910 XW: Canadian.

1911 AS: All Canadian.

1912 XW: Yeah.

1913 AS: Does he deal with US cash?

1914 XW: No.

1915 AS: Or, or like RMB?

1916 XW: You mean RMB inside?

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**WEI**, Xiao Qi

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1917 AS: Yeah.

1918 XW: No.

1919 ET 01:16:18

1920 AS: All Canadian?

1921 XW: Yeah.

1922 AS: Okay. How much do you think is in there?

1923 XW: Um, three or four million.

1924 AS: Three or four million?

1925 XW: Yeah.

1926 AS: Oh, that's a lot of money.

1927 XW: Yeah.

1928 AS: That's all Paul's money?

1929 XW: Uh, not all, all his money, yeah.

1930 AS: Whose money is it then?

1931 XW: Um, maybe some of his uh, rich friend.

1932 AS: Oh, why does he have their money?

1933 XW: Because uh, I think uh, he trust Paul and uh-

1934 AS: Is it because Paul lends out the money, and they collect interest and then  
1935 gives them back money?

1936 XW: Mmm ... like ...

1937 AS: Like gives the rich friends money?

1938 XW: Uh, I just know some big, some rich friend onto, they trust Paul.

1939 ET 01:17:11

1940 AS: Yeah.

1941 XW: And that they want to uh, and uh, we're really ... safe.

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1942 AS: Yes.

1943 XW: Uh, yeah, let's put here.

1944 AS: Okay, so it's like Paul is like a safe, safe bank, kind of thing?

1945 XW: Uh, yeah.

1946 AS: Because Chinese people don't like to keep money in bank.

1947 XW: And they ...

1948 AS: They like to keep it in the house.

1949 XW: Yeah.

1950 ET 01:17:26

1951 AS: And they think that Paul is, house is safe.

1952 XW: Yeah.

1953 AS: So they keep it there.

1954 XW: Yeah, they think uh, Paul is safe.

1955 AS: They think Paul's safe.

1956 XW: And ...

1957 AS: They trust Paul.

1958 XW: Yeah. They, ... Paul don't run away with their-

1959 AS: Doesn't rip them off?

1960 XW: -cash, yeah.

1961 AS: Yeah. Um, but do you know if Paul uh, lends out that money to people  
1962 that need money?

1963 XW: Um, I'm not sure.

1964 AS: Right, because if he's in the business of lending out money-

1965 XW: Yeah.

1966 AS: -he's got a lot of cash, he can lend it out and collect interest.

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1967 XW: Um, I am not sure because yeah-

1968 AS: Okay.

1969 XW: -... just uh, not open to open it.

1970 AS: Yeah.

1971 XW: Yeah.

1972 AS: Yeah, you don't-

1973 XW: Just put it there.

1974 AS: -you just put-

1975 XW: Yeah.

1976 AS: -yeah, you don't...

1977 XW: No.

1978 AS: Let me ask you this um, tsk, do you think possibly uh, that the money from  
1979 Paul's rich friends is like dirty money, is like, crime money?

1980 ET 01:18:28

1981 XW: Mmm, I don't think so.

1982 AS: Why not?

1983 XW: Because they all have business in China.

1984 AS: So they're all Chinese?

1985 XW: Uh yeah, most of them are Chinese.

1986 AS: Okay.

1987 XW: Yeah.

1988 AS: Um, so, you don't think that they're like, involved in crime, his rich friends?

1989 XW: Y-, y-, you mean both in Canada and in China?

1990 AS: Yeah, any home?

1991 XW: Uh, I don't think so.

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1992 AS: No.

1993 XW: Yeah, um, they are all the big boss in China, they don't like uh, do the  
1994 some il-, illegal thing.

1995 AS: Like big bosses in like, like big crime boss like Dai Lo

1996 XW: Uh, no, it's like uh, they do the business like um, uh, for builded (ph) uh,  
1997 apartments.

1998 AS: Okay like-

1999 XW: Yeah.

2000 AS: -like uh, builders, developers?

2001 XW: ... yeah, developers.

2002 AS: Developers.

2003 XW: Yeah.

2004 AS: Oh, I see, I see. Okay. Okay, um, okay. Um, how about any of his  
2005 friends in Canada.

2006 XW: Yeah.

2007 ET 01:19:43

2008 AS: Do they lend, do they give money to Paul, to keep?

2009 XW: Mmm, in Canada?

2010 AS: Yeah.

2011 XW: There's just a b-, there's uh, their close uh, rich friends ...-

2012 AS: Just rich friends?

2013 XW: -yeah, yeah.

2014 AS: The people that borrow money from Paul, do you know what they're  
2015 doing? Like, are they gambling?

2016 XW: Mmm.

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2017 AS: Or, what are they doing with the money, are they buying houses? Are  
2018 they buying nice cars, nice jewelry?

2019 XW: I don't know.

2020 AS: Like why can't these people go and borrow money from the bank and pay  
2021 less interest?

2022 XW: I think bank have a lots of policy, right?

2023 AS: Yeah.

2024 XW: And uh, it takes time.

2025 AS: Yeah.

2026 XW: Yeah.

2027 ET 01:20:30

2028 AS: So they would rather borrow from Paul-

2029 XW: Uh-hm.

2030 AS: -and pay more because it's e-, quicker, it's easier?

2031 XW: Um, I don't know (chuckles).

2032 AS: Yeah.

2033 XW: Yeah.

2034 AS: Um, okay. When you uh, signed, put your title uh, your name on title uh,  
2035 my understanding is, and I don't know if, if you can do that is, like, do you  
2036 say uh, I, I own half of the house? Like, if there's one person on title and  
2037 they add your name-

2038 XW: ...

2039 AS: -does that mean you own half of it?

2040 XW: No, owners do the, the other one. I'm not the owner, I just, uh, it's like uh,  
2041 the mortgage, right.

2042 AS: Yeah.



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2043 XW: Uh-

2044 AS: You just have a lien on the house-

2045 XW: Yes-

2046 AS: -I think-

2047 XW: -a lien.

2048 AS: -a lien, you understand that term, a lien, right?

2049 XW: Yeah, yeah.

2050 ET 01:21:30

2051 AS: So uh, you're, you're like um, you're not actually on title to own the house,  
2052 you're just on, documented, that if they sell the house, you get paid first.

2053 XW: Yeah.

2054 AS: Right, that's kind of what it is.

2055 XW: Yeah.

2056 AS: But you don't actually, do you actually have your name on the house, as  
2057 well?

2058 XW: No.

2059 AS: No?

2060 XW: No.

2061 AS: So the lawyer set all that up for you?

2062 XW: Yeah.

2063 AS: Okay. And then uh, do you specify on that uh, arr-, arrangement, that  
2064 agreement, how much of the house you own?

2065 XW: No.

2066 AS: Like thirty percent-

2067 XW: No.

2068 AS: -twenty percent?

717

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2069 XW: No.

2070 AS: So what is, so how do they know how much of the house you own?

2071 XW: I don't uh, own the house.

2072 AS: I'm sorry.

2073 XW: Yeah, it's ...

2074 AS: I, I keep saying that.

2075 XW: Yeah it's not, not like in a m- ...

2076 AS: Um, but what's the value though, of your portion of that-

2077 XW: Uh-

2078 AS: -that house?

2079 XW: -... depends on how much I lend you, and how much I write down ...

2080 ET 01:22:29

2081 AS: Okay, exactly.

2082 XW: ... (chuckles).

2083 AS: That, that makes sense. So how much did you lend in that house?

2084 XW: Um, I'm not sure.

2085 AS: Oh.

2086 XW: Yeah.

2087 AS: Like, you don't remember?

2088 XW: I don't remember, yeah.

2089 AS: Oh. You just, I guess when you signed it, you just, do you just trust Paul  
2090 and say okay, I'll just sign?

2091 XW: Um, yeah.

2092 AS: Like, is it in English or in Chinese?

2093 XW: Uh, the document?

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2094 AS: Yeah.

2095 XW: Uh, English.

2096 ET 01:22:49

2097 AS: English. And then does the lawyer explain it to you?

2098 XW: Uh, yeah every word, yeah.

2099 AS: Every word?

2100 XW: Yeah.

2101 AS: So, he, he would have explained to you how much it was, right?

2102 XW: Um, yeah.

2103 AS: And then, do you remember how much it was?

2104 XW: No, because it's uh, I think it's almost one year.

2105 AS: Oh, okay.

2106 XW: Yeah.

2107 AS: Even like, kind of balipark, roughly, estimate?

2108 XW: You mean in how?

2109 AS: Yeah, like how much?

2110 XW: The house uh, worth?

2111 AS: No, not how much the house worth, how much you lent um, you lent them,  
2112 or Paul lent them.

2113 XW: Uh, like uh, a million dollars.

2114 AS: A million dollars, okay.

2115 XW: Yeah.

2116 AS: Okay.

2117 XW: ... yeah.

2118 AS: Oh well, do you know how much the house is worth?

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2119 XW: Um, I think it's around uh, five million. ... house in Vancouver, especially  
2120 Shaughnessy area, is very expensive, yeah.

2121 AS: Yeah, it is very expensive.

2122 XW: Yeah.

2123 AS: Is it in Shaughnessy?

2124 ET 01:23:46

2125 XW: Um, I don't, I, I, I don't know uh, I'm not sure if, if it is in Shaughnessy, but  
2126 it's in the uh, and in the Vancouver like the rich people's area.

2127 AS: It's in the west side?

2128 XW: Yeah, west side, yeah.

2129 AS: Yeah, so, okay. Do you know the people that own the house from?

2130 XW: Mmm.

2131 AS: Are they like your friends, Paul's friends?

2132 XW: Yeah, Paul's friend.

2133 AS: They are Paul's friends?

2134 XW: Yeah, yeah.

2135 AS: Um, do you know them, like if you rec-, do you recognize them, would you  
2136 know who they are, if you saw them?

2137 XW: Um, yeah.

2138 AS: Yeah?

2139 XW: Yeah.

2140 AS: Do you know their names?

2141 XW: Um, no.

2142 AS: No?

2143 XW: Yeah.

2144 AS: Old, old, uh, Chinese?

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- 2145 XW: Chinese.
- 2146 AS: Like, from China?
- 2147 XW: Uh, from China, yeah.
- 2148 ET 01:24:28
- 2149 AS: Do you know why they had to borrow the money from Paul?
- 2150 XW: I don't know.
- 2151 AS: Mmm. But, right now like, they still own the house.
- 2152 XW: Yeah.
- 2153 AS: And they're still paying Paul, so no problems, right.
- 2154 XW: No problems, yeah.
- 2155 AS: Okay.
- 2156 XW: ... very low interest, I make one percent (chuckles) on that.
- 2157 AS: Yeah.
- 2158 XW: Yeah.
- 2159 AS: Uh, okay. So then, Paul makes a lot of money by just like, lending money  
2160 out.
- 2161 XW: Mmm.
- 2162 AS: Like, more than probably working at the Water Cube, as a manager.
- 2163 XW: Yeah.
- 2164 AS: Right, like this is probably, would you say this is his main source of  
2165 income?
- 2166 XW: Mmm, he also has uh, some income from China.
- 2167 ET 01:25:14
- 2168 AS: Oh.
- 2169 XW: Yeah.

721

# TRANSCRIPT

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2170 AS: How, like from what?

2171 XW: Um, I, I'm not sure, I never come back, go back there.

2172 AS: Okay, but does he talk about it?

2173 XW: Um, not very often to me.

2174 AS: Uh-hm.

2175 XW: Yeah.

2176 AS: Like is it um, factory, is it uh, building-

2177 XW: Uh, yeah-

2178 AS: -like, do you know what it is?

2179 XW: -uh, he has um, a mine in Mongolia.

2180 AS: He has a mine.

2181 XW: Yeah.

2182 AS: He owns a mine in Mongolia.

2183 XW: Uh, yeah, a couple years ago, I don't know right now.

2184 AS: Oh.

2185 XW: Yeah.

2186 AS: Do you know what they um, tsk, what they mine for? Like, is it for gold, is  
2187 it for copper?

2188 XW: Mmm.

2189 AS: What kind of mine.

2190 XW: Not for gold, I'm sure (chuckles).

2191 AS: (Chuckles)

2192 XW: For (chuckles), like uh, it's for the, I'm not sure-

2193 AS: Okay.

2194 XW: -... there's a mine in, near Mongolia.



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2195 AS: Okay. Is, the, so he has to go back to China often to probably um, like  
2196 check the mine and stuff?  
2197 XW: Um, yeah.  
2198 AS: Right?  
2199 XW: Yeah.  
2200 ET 01:26:14  
2201 AS: What other business does he have?  
2202 XW: In China?  
2203 AS: Yeah.  
2204 XW: Mmm, mmm, I'm not sure.  
2205 AS: Mmm. Did, did he get the biz-, like, in China, do people, does he lend  
2206 money in China as well, to people?  
2207 XW: ...  
2208 AS: And collect interest?  
2209 XW: Mmm, sometimes I think-  
2210 AS: Yeah.  
2211 XW: -yeah.  
2212 AS: And do you think they do the same thing in China where they sign over  
2213 like, property and stuff to him?  
2214 XW: Um, no, except the very close friend uh, Paul trust them, the trust Paul,  
2215 and they don't need to sign the agreement.  
2216 AS: Oh, they just trust Paul?  
2217 XW: Yeah, ...  
2218 AS: 'Cause in China-  
2219 XW: Yeah.  
2220 AS: -the rules are very different, right?

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2221 XW: Yeah.

2222 AS: Yeah. Do you own anything in China? Like do you have any name, your  
2223 name on anything in China?

2224 XW: Uh, no.

2225 AS: No?

2226 XW: No.

2227 ET 01:27:03

2228 AS: So just, as far as you know, you just have the one house here.

2229 XW: Yeah.

2230 AS: That your name is on lien, not on the house, but on lien.

2231 XW: Yeah.

2232 AS: Is there anything else your name is on lien for?

2233 XW: Um, no.

2234 AS: No? Okay. Tsk, I'm curious, why uh, why are you renting an apartment if  
2235 uh, you have all this money to like, buy a house and stuff?

2236 XW: Because it's not all our uh, all our money. It's uh, it's uh, his friend right,  
2237 we cannot use (chuckles) it.

2238 AS: Yeah, but so, out of that three or four million dollars in your safe, how  
2239 much of it is Paul's, or yours?

2240 XW: Mmm, I'm not sure. I, I don't know, I don't know.

2241 ET 01:27:49

2242 AS: Okay, but you guys have money though, because let's just say um, from  
2243 the one point eight million dollar house that you sold, you only borrowed  
2244 uh, eight hundred thousand, so you still have a million dollars.

2245 XW: I still, yeah, but I've alr-, I, before I borrow some money from the second  
2246 mortgage-

2247 AS: That's true.

724

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2248 XW: -so I have ... yeah.

2249 AS: Okay I j-, that's true. You basically borrowed the whole thing, because you  
2250 borrowed from the down payment and then you borrowed from the bank.

2251 XW: Yeah, and I have to pay, pay, pay the second mortgage.

2252 AS: You have to pay the down payment back.

2253 XW: Yeah.

2254 AS: But, when you sold the house you, I mean, I, you don't, do you know if you  
2255 paid that back, when you sold the house?

2256 XW: Mmm, I uh, when I sell the house, I have to pay the-

2257 AS: Yeah.

2258 XW: -otherwise the mmm, other people's name on the contract said that it  
2259 cannot be sale.

2260 AS: Yeah.

2261 XW: Yeah.

2262 AS: Oh, so that house that you used to own, was there someone else's name  
2263 on it or just your name?

2264 XW: My name and uh, some lien is on it.

2265 AS: Oh, the guy that lent you the money.

2266 XW: Uh, yeah.

2267 AS: The eight hundred thousand.

2268 XW: Yeah.

2269 ET 01:28:55

2270 AS: So you were on title for the house but there was a lien on the house for the  
2271 other guy.

2272 XW: Yeah, yeah.

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2273 AS: So, it's like what Paul does to other people, the other person kind of did  
2274 the same thing to you guys?

2275 XW: Yeah.

2276 AS: Am I right? Yeah? Yeah, okay, that makes sense.  
2277 (Tones)

2278 AS: Okay. Um, do you need more water or are you okay?

2279 XW: Um, more water.

2280 AS: Okay, let me go get you some water.

2281 XW: 'Kay, I just sit here, right?

2282 AS: Yeah, just stay here. You okay here?

2283 XW: Uh, ...

2284 AS: Yeah, yeah? Okay. I'll go get you some water.

2285 XW: Thank you.

2286 AS: Yeah, you're welcome. You okay, you don't need to use the washroom or  
2287 anything like that?

2288 XW: Um, I'm good right ...

2289 AS: You're good for now, you let me know, okay. I'll be right back.

2290 XW: Okay.  
2291 (Intermittent door sounds)  
2292 (Background conversation throughout – not target)

2293 ET 01:30:49

2294 XW: Uh, thank you. Thank you.  
2295 (Intermittent door sounds)  
2296 (Intermittent background conversation throughout – not target)  
2297 (No conversation)

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2298 ET 01:58:30  
2299 AS: Hey. Sorry.  
2300 XW: Mmm, yeah.  
2301 AS: ... do some stuff. You okay?  
2302 XW: Yeah, I'm fine.  
2303 AS: Yeah.  
2304 XW: Uh, can I go to the washroom?  
2305 AS: Yeah, yeah, yeah. Yeah, yeah, let's get uh, just wait a sec, I'll get um,  
2306 Winnie to-  
2307 XW: Oh.  
2308 AS: -take you.  
2309 ET 01:58:47 (Door sounds)  
2310 AS: ... go to the washroom?  
2311 WL: Oh ...  
2312 AS: ... We're going.  
2313 WL: Okay. I ... her.  
2314 AS: Uh, let's go over there and find out.  
2315 (Indiscernible conversation)  
2316 ET 02:01:15 (Door sounds)  
2317 AS: ... just tell me who you ...  
2318 WL: ...  
2319 AS: Yes.  
2320 WL: Alright ...  
2321 ET 02:01:22 (Door sounds)  
2322 (Indiscernible conversation)

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2323 ET 02:02:42 (Door sounds)

2324 (Movement and rustling throughout)

2325 (No conversation)

2326 ET 02:03:24 (Door sounds)

2327 AS: Thanks Winnie.

2328 WL: You're welcome.

2329 AS: Okay.

2330 (Door sounds)

2331 AS: Yeah, um, not too much longer.

2332 XW: Okay.

2333 AS: I think, um, I think you've, you've, you've told me a lot, so I appreciate that.

2334 Thank you. Um, but I do have some, some other questions. Um,

2335 something more specific questions, like more details. So, who do you

2336 bank with?

2337 XW: Huh?

2338 AS: Who do you bank with? Like-

2339 XW: Bank with?

2340 AS: -yeah, who do you go to the bank, like, which bank do you use?

2341 XW: Um, I use uh, Scotia.

2342 AS: Scotiabank. So remember when you um, were uh, um, uh, like you got

2343 your mortgage for your house, that was with Scotiabank?

2344 XW: Um, uh, BMO bank.

2345 AS: Oh, with BMO bank.

2346 XW: Yeah.

2347 AS: Okay. Do you use any other banks, like TD bank, or-

2348 XW: Oh, no.



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2349 ET 02:04:14

2350 AS: Or um, like, CIBC, HSBC.

2351 XW: Um, I use Scotia more.

2352 AS: You use Scotiabank-

2353 XW: More, yeah.

2354 AS: -more often, like for day to day stuff?

2355 XW: Um, like, like a-

2356 AS: Like chequing account, pay bills, pay bills right?

2357 XW: Yeah.

2358 AS: Yeah. But do you have accounts in other banks?

2359 XW: Mmm, yeah.

2360 AS: Like which banks?

2361 XW: Uh, CIBC.

2362 AS: CIBC, okay.

2363 XW: Yeah.

2364 AS: Where else?

2365 XW: Um, no.

2366 AS: Just there?

2367 XW: Yeah.

2368 ET 02:04:41

2369 AS: Just at CIBC, okay. Um, there's um, like I, I think I understand um, you  
2370 know, lot of like, I understand what you're saying. And, and I think uh, I  
2371 understand why you're here. Um, it sounds like to me that, you know,  
2372 everything you guys do, um, everything that, lotta stuff that Paul does, is  
2373 like, kinda borderline. Like it's, I think, you know, you think it's lawful. But  
2374 I can also see how potentially it could be considered unlawful. So, but I

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**WEI**, Xiao Qi

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

2375 think that, you know, and in part, the, the, the, the job of the police or part  
2376 of the job of, of the government is to ensure that it is lawful.

2377 XW: Yeah.

2378 AS: So you know, they have to do more investigation, right. Um, uh, but  
2379 unfortunately Paul's not here right now to talk to us. But um, I think they  
2380 can, when it comes to money laundering, um, I think a lot of it will, just, you  
2381 have to look at the numbers. Do you know what I mean? Like you just  
2382 have to look at, like, um, what the, the numbers say, the accounting says.  
2383 Okay, so-

2384 ET 02:06:02

2385 XW: Yeah but-

2386 AS: Uh-hm.

2387 XW: -I, uh, because Paul to um, for many years, different years, yeah, he  
2388 makes money, right.

2389 AS: Hmm.

2390 XW: Yeah.

2391 AS: Yeah. Yeah, exactly.

2392 XW: Yeah.

2393 AS: So um, and like you said, h-, he pays his taxes.

2394 XW: Mmm.

2395 AS: Like he pays taxes too, declares the money, right?

2396 XW: Yeah.

2397 AS: Yeah.

2398 XW: I, I think so. Yeah.

2399 AS: Okay, and then do you declare money? Like do you do your taxes every  
2400 year?

2401 ET 02:06:26

730

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2402 XW: Um, I can't recall the last year.

2403 AS: Yeah, so you weren't-

2404 XW: ... yeah.

2405 AS: Okay, good. Um, so, so, um, part of what I've been asked to do is to ask if  
2406 you wanted to sign this document. This document, I'll um, I'll read it to  
2407 you. Um, actually, you know, why don't you read it, and then tell me what  
2408 you don't understand about this. And then I'll try to explain it or I'll have  
2409 Winnie come and explain it to you. But basically, I think what it is, is it's to  
2410 release, like if you say you reported your taxes right, it's to-

2411 XW: Yeah.

2412 AS: -allow the police, um, to get a copy of your taxes. The other way they can,  
2413 they can, apply for it, you know like you know search warrants, they can  
2414 apply for it anyway. But I think this is just to make, kinda like, just saying  
2415 like, you're okay with it.

2416 XW: Yeah.

2417 AS: Do you know what I mean, like I got nothing, like for example, I got nothing  
2418 to hide, so here it is. You can go ahead and use it.

2419 XW: Okay.

2420 ET 02:07:46

2421 AS: So, uh, but why don't you read it first. 'Cause I don't want, I want you to  
2422 get the chance to read it. And then if you're okay with it, then maybe you  
2423 can sign it. And if you-

2424 XW: But last time, last year uh, income tax, I address a report, uh, sign, uh, uh,  
2425 my, uh, what's uh, um, account-, ...

2426 AS: Your accountant.

2427 XW: Yeah.

2428 AS: He helped you?

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2429 XW: Yeah, he helped me. And then uh, um, ... still need to wait to my husband  
2430 to sign it, to signature it.

2431 AS: Yeah.

2432 XW: Yeah, so now report to government ...

2433 AS: But it has been reported, government, yeah, that's fine.

2434 XW: Yeah.

2435 AS: ... I think-

2436 XW: Other way, I, uh, he do all the papers, then yeah.

2437 AS: Okay. So that's fine, I don't think it's specific to um, it doesn't say like,  
2438 what year. I think um, do you remember what year you started reporting  
2439 taxes?

2440 XW: Me?

2441 AS: Yeah.

2442 XW: I don't know, last year.

2443 AS: But what about before that?

2444 XW: Before, ... I was uh, student. I report-

2445 AS: Yeah.

2446 XW: -... tax.

2447 AS: Okay so, when did you come to Canada.

2448 XW: 2008. End of, the end of 2008.

2449 AS: Okay so, uh, so basically I think what we're gonna ask for here, um, is for  
2450 the taxation years 2008.

2451 XW: Yeah.

2452 ET 02:09:07

2453 AS: To twenty, to, well, to present. But obviously if you haven't filed your taxes  
2454 in, then there'll be nothing.

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2455 XW: Mmm.

2456 AS: But basically they're gonna ask, they just wanted to see all the taxes  
2457 you've filed since 2008. But if there's nothing there, there's nothing there.

2458 XW: Okay.

2459 AS: Right? Do you understand what I'm saying.

2460 XW: Uh, yeah.

2461 AS: So uh, just, if you wanted to just-

2462 ET 02:09:26 (No conversation)

2463 ET 02:09:48

2464 XW: Mm-mm. For ... I didn't-

2465 AS: Hmm.

2466 XW: -talk to a lawyer ...

2467 AS: I have consulted my lawyer. Yeah ... yeah, so you have not. Um, do you  
2468 want to talk to a lawyer about this?

2469 XW: Um, yeah.

2470 AS: Yeah?

2471 XW: Sure, yeah.

2472 AS: Okay. Um, alright. Let's um-

2473 (Indiscernible conversation)

2474 ET 02:10:43

2475 AS: Okay, let's deal with that later.

2476 XW: Okay.

2477 AS: Mmm, when you said that you got uh, money from GAO (ph), uh, or not  
2478 GAO. You said you got the money from, sorry, so when you, when you  
2479 got the money to um, put the down payment on the um, on the house that  
2480 you sold recently-

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2481 XW: Yeah.

2482 AS: -how did you get that money? Was it cash, was it through the bank, or do  
2483 you remember?

2484 XW: ... from the bank.

2485 AS: Okay.

2486 XW: Yeah.

2487 AS: So did you remember seeing cash?

2488 XW: No, I cannot use cash to ... a house.

2489 AS: Yeah.

2490 XW: Yeah, yeah, so ...

2491 AS: It was; it was through the bank.

2492 XW: Yeah.

2493 AS: Do you remember which bank?

2494 ET 02:12:21

2495 XW: Mmm, I'm not sure.

2496 AS: But the mortgage was with BMO.

2497 XW: Yeah.

2498 AS: Okay, maybe possibly with BMO.

2499 XW: Possibly, yeah, mmm.

2500 AS: Okay. Um, okay when, when um, when Paul gets his bonus money, like  
2501 from, you know, his friends, uh, does, how does he get it, cash or cheque,  
2502 or what?

2503 XW: Um, some cash, some cheque.

2504 AS: Oh, some cash, some cheque.

2505 XW: Yeah.

2506 AS: Which account does it go into?



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2507 XW: Mmm, I don't know. Mmm, I, I don't know, because we don't have joint  
2508 accounts, yeah, I'm not sure ...

2509 AS: Oh. You don't have any joint account with Paul.

2510 XW: No, because we, I think in the, in China the, the, the capital has a joint  
2511 account, so-

2512 AS: Oh. So you have separate accounts.

2513 XW: Yeah.

2514 AS: So who pays the bills?

2515 XW: Oh, who have time, who pay the bills.

2516 AS: Oh.

2517 XW: Yeah.

2518 AS: But, but he just puts money into your account?

2519 XW: Um, he has the, some money in his account too.

2520 AS: Yeah, but like for spending money for you. Where do you get, does he  
2521 just money in there?

2522 XW: Um, yeah, I think so.

2523 AS: Like I'm, correct me if I'm wrong, because I'm making an assumption here.  
2524 I'm assuming that because you don't work-

2525 XW: Yeah.

2526 AS: -you have to take care of the kids, um, that he provides for you.

2527 XW: Mmm, yeah.

2528 ET 02:13:51

2529 AS: Like, he gives you money.

2530 XW: Yeah, uh, yeah.

2531 AS: Right?

2532 XW: Yeah.

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2533 AS: Can you, um, can you clarify that for me though? Like is, does, do you  
2534 have money that you saved up over the years that you use?

2535 XW: Yeah, I save some money.

2536 AS: Okay.

2537 XW: Yeah.

2538 AS: Did you save lots of money?

2539 XW: Uh, lots of money?

2540 AS: You know, and again, I know this might uncomfortable because I'm talking  
2541 about money.

2542 XW: Yeah.

2543 AS: But we're looking at money laundering, right. So I want to clear the air,  
2544 and make sure that I know all the facts. So how much money have you  
2545 saved over the years?

2546 XW: Um, I think um, I'm not sure, but I'm never short about money. I never  
2547 worry about money-

2548 AS: Yeah.

2549 XW: -so, yeah.

2550 AS: So, you never have to worry about money, which is very good (chuckles).

2551 XW: Yeah.

2552 AS: But do you, like have all your money in one place? Like, do you keep it in  
2553 a safe or do you keep it in the bank?

2554 ET 02:15:02

2555 XW: I keep in the safe more.

2556 AS: Okay.

2557 XW: Yeah, because Chinese people like cash.

2558 AS: Yeah.

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2559 XW: We don't, um-

2560 AS: So um, all the money you've saved, is it in the, in the safe?

2561 XW: Um, yeah, almost.

2562 AS: Almost. And how much of that do you say is yours? Three or four million

2563 in the safe, how much of that is yours?

2564 XW: Um, half. Yeah, some money is uh, Paul and uh, me.

2565 AS: Yeah.

2566 XW: Uh, half.

2567 AS: Yeah.

2568 XW: But if not, like uh, exactly amount is mine, exactly amount is Paul's.

2569 AS: Yeah.

2570 XW: Yeah.

2571 ET 02:15:41

2572 AS: But, approximately.

2573 XW: For both of us?

2574 AS: Yeah.

2575 XW: Um, I am, I'm not sure ... I don't know.

2576 AS: Okay.

2577 XW: Yeah.

2578 AS: You, like you don't know or you just don't wanna tell me?

2579 XW: (Chuckles)

2580 AS: (Chuckles)

2581 XW: Um, I don't know.

2582 AS: Okay. Uh, what I wanna try to do here is I wanna try to separate your

2583 money from Paul's money.

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2584 XW: Yeah.

2585 AS: Is there any way of doing that? Or is it all mixed together?

2586 XW: Mmm (sighs). Some is mixed together, so, ... yeah.

2587 AS: Because you have to understand, you're the one sitting here right now  
2588 right, not Paul.

2589 XW: Yeah.

2590 AS: You're the one that was under arrest right?

2591 XW: Yeah.

2592 AS: Right so um, you're the one that police officers, you know, arrested, and  
2593 you're here sitting and talking to me.

2594 XW: Yeah.

2595 AS: So um, not Paul. So I, I don't wanna mix you guys together.

2596 XW: Yeah.

2597 ET 02:17:02

2598 AS: I want to deal with you, then we'll deal with Paul.

2599 XW: Yeah.

2600 AS: Right, so, um, if you could help me, you know, talk about what you own  
2601 and what your uh, participation is in all this, that would help. I think that'll  
2602 help, that would help me with the investigation, with the investigators, not  
2603 me. But uh, and if, you know, it'll help to tell your side of the story.

2604 XW: Mmm. Because, well, I have money in the safe because I, I put safe more  
2605 than bank account in the safe.

2606 AS: You put more money in the safe than bank account.

2607 XW: Yeah.

2608 AS: Okay. But can you tell me approximately how much money is yours in the  
2609 safe?

2610 XW: Um, no, I don't know.

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2611 AS: Okay. Would you say it's more than a hundred thousand?

2612 XW: Um, you mean my money, or ... -

2613 AS: Yeah, your money. Your money, is it more, out of the three or four million,  
2614 is about a hundred thousand, more than hundred thousand is yours? That  
2615 you saved over, you know, over when, since you were little, working?

2616 XW: Mmm.

2617 ET 02:18:30

2618 AS: You know, people give you gifts.

2619 XW: I'm not sure right now.

2620 AS: Okay.

2621 XW: Yeah.

2622 AS: Maybe over half a million? Less than half a million?

2623 XW: Mmm. I don't know, I really don't know.

2624 AS: Okay. Um, let me ask you this, of the three or four million in the safe, uh;  
2625 how much of that is Paul's friend's money?

2626 XW: Um, I don't know. Probably, yeah, I don't what-

2627 AS: The breakdown is.

2628 XW: Yeah.

2629 AS: Okay, fair enough. Um, do you know where Paul banks?

2630 XW: Scotiabank, yeah.

2631 ET 02:19:17

2632 AS: He also banks with Scotiabank.

2633 XW: Yeah.

2634 AS: Paul, Paul and you both-

2635 XW: Mmm.

2636 AS: -bank with Scotiabank.

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2637 XW: Yeah.

2638 AS: But Paul and you don't have a joint account.

2639 XW: We don't have.

2640 AS: It's separate accounts.

2641 XW: Yeah.

2642 AS: I see. Um, does Paul keep a lot of money, um, in his bank account?

2643 XW: No.

2644 AS: No, because Chinese people don't like to put money in bank accounts.

2645 XW: Yeah, they always-

2646 ET 02:19:38

2647 AS: Cash.

2648 XW: -yeah, cash ... cash.

2649 AS: Is that why? Is there other reasons why?

2650 XW: Mmm, I don't think there's another reason.

2651 AS: Is it, is it possible that, because he doesn't want the government to know

2652 the money's there?

2653 XW: Mmm.

2654 AS: Hiding it from the government?

2655 XW: I don't think so. Just uh, uh, when you use cash, it's easy, right, it's um-

2656 AS: Hmm.

2657 XW: -like uh, some, one day I want to buy a diamond-

2658 AS: Uh-hm.

2659 XW: -or if you go to bank, you have to order money and-

2660 AS: Uh-hm.

2661 XW: -it takes few days, but, yeah.



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2662 AS: Uh-hm. So um, if you want to buy something with cash it's easier, uh,  
2663 because you probably get a better deal too.

2664 XW: Um, yeah. Um, another reason you know, Chinese people always want to  
2665 have lots of cash in the home, it feels more safe-

2666 AS: Yeah.

2667 XW: -than bank account.

2668 AS: Yeah, but you know, you say that a lot, about like, Chinese people feel that  
2669 way. I'm Chinese. Um, now granted, I've been here a lot longer.

2670 XW: Yeah.

2671 AS: Um, so I'm quite westernized.

2672 XW: Yeah.

2673 AS: But you've been here for a long time too.

2674 XW: Mmm.

2675 AS: Six years is a long time.

2676 XW: Yeah, but uh, I have, mmm-

2677 AS: So you know Canada is a very safe place. And you know-

2678 XW: I don't know if Canada is safe p-, uh-

2679 ET 02:21:01

2680 AS: You don't think so?

2681 XW: Because, when I live in a house, uh, you know, uh, the, I read that email,  
2682 come next to the police station, right. Because your neighbourhood get  
2683 uh-

2684 AS: Yeah, yeah, yeah.

2685 XW: -and you get the email.

2686 AS: Yes.

2687 XW: Yeah.

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2688 AS: Notifications.

2689 XW: Yeah.

2690 AS: Yeah.

2691 XW: I got a lot of emails from them.

2692 AS: Oh.

2693 XW: Yeah, about that. So I don't think Canada is-

2694 AS: Ab-, about, but you're bringing up your children here. If it's not that safe,  
2695 why don't you go to China?

2696 XW: Well I just mean, I don't want to put um, one of those things, in the house,  
2697 because yeah.

2698 AS: Yeah.

2699 XW: No signs uh, around the ...-

2700 AS: Okay, so explain to me, this.

2701 XW: Yeah.

2702 AS: Because, I'm a little bit confused now. It's not safe in your house because  
2703 people break into it.

2704 ET 02:21:52

2705 XW: Yeah.

2706 AS: Right, because you get all these emails from the police saying that there's  
2707 all these people breaking in.

2708 XW: Yeah.

2709 AS: So Canada's not safe. But then why do you keep money in your house?  
2710 Why don't you keep it in a bank account? 'Cause it's more safe in a bank  
2711 account.

2712 XW: Uh, I mean the apartment is more safe than the house, right.

2713 AS: So is that why you moved out of the apartment, uh, or the house?

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2714 XW: Uh, uh, it, it's not uh, uh, many reason, it's uh, I mean just the apartment is  
2715 seems like a more safe than the house, yeah.

2716 AS: Is it safer than a bank?

2717 XW: Mmm.

2718 AS: Your apartment's safe, is that more safer?

2719 XW: It's not uh, safe if ... uh, when you have all cash around you, you're more  
2720 comfortable I think.

2721 AS: I, I think that when you have more cash around, you're actually more  
2722 dangerous because people are gonna rob you.

2723 XW: Mmm.

2724 ET 02:22:52

2725 AS: Isn't that why most people use banks?

2726 XW: Mmm. I don't know.

2727 AS: You know what I mean? Like-

2728 XW: Yeah, I know, I know what you mean.

2729 AS: You-

2730 XW: Yeah.

2731 AS: So, I, I'm a little bit confused. Um, we can move on, let's move on from  
2732 that, okay. Because everyone has their personal preference, right-

2733 XW: Yeah.

2734 AS: -I respect that.

2735 XW: Yeah.

2736 AS: Some people just do things that might not make that much sense to some  
2737 people, but it makes sense in their mind. So it's not a big deal. Um, let  
2738 me ask about Paul. When Paul lends people money, uh how does he give  
2739 them money?

2740 XW: Um, how? Um, you mean bank, cheque or bank ...

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2741 AS: Yeah.

2742 XW: Um, sometimes by bank. Sometimes by cash, and uh, sometimes by chi-,  
2743 uh, bank in China.

2744 AS: Oh, bank in China.

2745 XW: A bank in, yeah.

2746 AS: So like, the bank in China, how does he, he brings money into Canada?  
2747 Or he lends money back in China?

2748 XW: He just, uh, uses Chinese bank to the Chinese bank I think.

2749 AS: Okay, so all done in China.

2750 XW: Yeah.

2751 ET 02:24:20

2752 AS: Nothing done here.

2753 XW: No.

2754 AS: So he does, okay. So if he does China to China bank, um, what are the  
2755 people in Van-, in Canada that he's lending money to, or are they in  
2756 China?

2757 XW: With um, because in our, our business, and my account had to be in  
2758 China, sometimes in Canada, so-

2759 AS: I see. So, uh, correct me if I'm wrong, 'kay?

2760 XW: Mmm.

2761 AS: Tell me if I'm wrong. So, he lends people money in China, but uh, those  
2762 people are sometimes in Canada and China. So, when they're in Canada,  
2763 does he give them money to them in Canada or does he give them money  
2764 to them in China?

2765 XW: Um, I'm not sure, it depends I think.

2766 AS: How do those people pay Paul back? Do they pay him in China or in  
2767 Canada?

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- 2768 XW: Because I think depends on wh-, what these people have.
- 2769 AS: Yeah. Okay, can you-
- 2770 XW: Yeah.
- 2771 AS: -ex-, explain that to me?
- 2772 XW: I mean, I think you pay, those people have uh, Canadian dollar, they will  
2773 give Canadian dollar. Yeah.
- 2774 AS: I see. Like, this is the interest and the repayment of the principle.
- 2775 XW: Mmm, yeah.
- 2776 ET 02:25:34
- 2777 AS: Right? Like, when they paid um, like do you, do you know what the  
2778 principle means? The principle amount?
- 2779 XW: Yeah.
- 2780 AS: Yeah, so like you lent a million dollars to someone. The principle amount  
2781 is a million dollars and the interest is on top of that, right?
- 2782 XW: Um, yeah.
- 2783 AS: Yeah, so uh, okay I see. So, you're saying that they pay Paul back uh,  
2784 depending on, on-
- 2785 XW: What they have.
- 2786 AS: -what they have. If it's-
- 2787 XW: Yeah.
- 2788 AS: -Canadian, then they pay him Canadian.
- 2789 XW: Yeah.
- 2790 AS: If it's a house, they pay him with a house.
- 2791 XW: No, they don't pay me, pay a house. They will sell the house and pay,  
2792 yeah.
- 2793 AS: Yeah. 'Kay, we talked about that earlier.

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2794 XW: Um, sure.

2795 AS: Yeah. Okay. When your mom brings you money, how does she, she  
2796 brings it to you, uh, she sends you money from China?

2797 XW: Um, yeah.

2798 AS: Does she send you like, a lot of money, or-

2799 XW: Um, not a lot.

2800 AS: Like, is it under fifty thousand or more than fifty thousand?

2801 XW: Uh, for a year?

2802 AS: Yeah, sure.

2803 XW: Uh, sometimes is uh, five hundred.

2804 AS: Five hundred thousand?

2805 XW: Fifty, uh, fifty thousand, yeah.

2806 ET 02:27:06

2807 AS: Fifty thousand, five zero, zero, zero, zero.

2808 XW: Yeah.

2809 AS: Fifty thousand?

2810 XW: Yeah, if um, if I need more, she give me, send me, uh, double ... thing.

2811 AS: Your mom?

2812 XW: Yeah.

2813 AS: So your mom also gives you money, but Paul also gives you money.

2814 XW: Yeah.

2815 AS: Right?

2816 XW: Yeah.

2817 AS: Why does your mom have to give you money? Paul's got lots of money.

2818 XW: Uh-hm, they didn't get a lot for money, if uh-



# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

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Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

2819 AS: Does Paul owe people money?  
2820 XW: Who, Paul?  
2821 AS: Yeah.  
2822 XW: Uh, yeah I think a lot money he borrowed (chuckles) from his rich friend.  
2823 AS: Yeah, so-  
2824 XW: ... yeah, not his money.  
2825 AS: It's not his money.  
2826 XW: Yeah.  
2827 AS: So do you think Paul's in debt?  
2828 XW: Paul's ...  
2829 AS: Do you think he owes more money than he has?  
2830 XW: Mmm, I'm not sure that exactly the amount.  
2831 AS: Okay.  
2832 XW: Yeah.  
2833 AS: Is he like um, is he ever scared of people going after him?  
2834 XW: Um, going after?  
2835 AS: Yeah, like, like uh, hurting him, or threatening him.  
2836 ET 02:28:17  
2837 XW: Nobody threatened him. And he never threatening other people too. But I  
2838 never heard about the, the kind of problem, he talks to me about his  
2839 friends and he-  
2840 AS: Okay, so you're not aware of anyone threatening him before, or said I'm  
2841 gonna, we're gonna hurt you.  
2842 XW: Mmm, no.  
2843 AS: No? You sure? How ... so sure?  
2844 XW: ... threat, threatening Paul?

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---

2845 AS: Yeah.

2846 XW: Mmm, not in front of me, I think. Maybe somebody tell me, or ...-

2847 AS: Did Paul tell you, if anyone's ever threatened him?

2848 XW: No, Paul never told me anyone uh, threaten him.

2849 ET 02:29:11

2850 AS: If anyone wants to hurt him?

2851 XW: Just uh, I think one time, uh, police called me but they didn't say anything  
2852 to me, just-

2853 AS: Uh-hm.

2854 XW: -let me ask Paul.

2855 AS: Uh-hm.

2856 XW: And uh, was Paul talked to me. He says the police says, maybe you get in  
2857 dangers (ph)-

2858 AS: Uh-hm.

2859 XW: -and I better move to other place. And then-

2860 AS: Uh-hm. So-

2861 XW: But we don't know who.

2862 AS: Oh.

2863 XW: Yeah.

2864 AS: Were you scared? Was Paul scared?

2865 XW: Mmm, of course I ... get scared-

2866 AS: Yeah ...

2867 XW: -tell them I have son, ... we have kids at home, yeah.

2868 AS: Is that why you moved out of the house?

2869 XW: Mmm, part of the reason.

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2870 AS: What was the main reason that you sold the house?  
2871 ET 02:59:58  
2872 XW: Um, just uh, because uh, at first ... I just wanted to try, if I, to see what,  
2873 mmm, how much I can sell it.  
2874 AS: Yeah.  
2875 XW: Yeah, and I didn't expect uh, I sell it uh, so fast.  
2876 AS: Okay.  
2877 XW: That somebody like it and uh, yeah. I talk to my husband ... said that's  
2878 fine, yeah.  
2879 AS: But you didn't make any money off of ...  
2880 XW: Um, some of them.  
2881 AS: Oh, you made-  
2882 XW: But not-  
2883 AS: -a little bit.  
2884 XW: -uh, yeah, but not in the, you mean in the Vancouver ... they ... they make  
2885 around two million down-  
2886 AS: Yeah, yeah.  
2887 XW: -downtown, yeah.  
2888 AS: Yeah, yeah, that's true.  
2889 XW: Not that much (chuckles).  
2890 AS: Not that much.  
2891 XW: (Chuckles)  
2892 AS: You made some money?  
2893 XW: Yeah.  
2894 AS: So, part of the reason you're telling me that you sold the house is for profit.  
2895 XW: Mmm, yeah, but not main reason for profit.

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2896 AS: Okay.

2897 XW: It's not as high.

2898 AS: So what's the main reason?

2899 XW: Just uh, um, you're going to have some more uh, facility for, for children,  
2900 they have a swimming pool, they have a gaming, yeah, yeah.

2901 AS: The building you live in now?

2902 XW: Yeah.

2903 ET 02:31:08

2904 AS: So you wanted to ch-, just go to a place where it's more convenient.

2905 XW: Yeah, and uh-

2906 AS: Okay.

2907 XW: -yeah.

2908 AS: But why didn't you buy a place then?

2909 XW: Uh, buying?

2910 AS: Yeah.

2911 XW: Oh, because profit right now way, around here first, and it'll be, we like it  
2912 here.

2913 AS: Yeah.

2914 XW: Yeah.

2915 AS: That makes sense.

2916 XW: Yeah.

2917 AS: Um (sighs), tell me about Silver International.

2918 XW: Uh, Silver International.

2919 AS: Yeah.

2920 XW: Um, that uh, English, uh, the name of the ...

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2921 AS: Yeah.

2922 XW: Uh, I heard some, I think there is uh, I don't know the exactly the name. I  
2923 just know the ..., but uh, ... there are lots of place to have exchange  
2924 money, right.

2925 AS: Uh-hm.

2926 XW: Yeah, ... I think it's legal if you ... know ... will be shut down and and that  
2927 there is so many in the street.

2928 AS: Uh-hm.

2929 XW: Yeah.

2930 AS: So that is a place you're saying that ch-, exchanges money?

2931 XW: Um, yeah, yeah, I, I mean, yeah, I, I don't know exactly the name because  
2932 uh, we, I, I never um, what I mean (chuckles), I just have a memory, think,  
2933 uh, yeah, I think ... before.

2934 AS: Oh. Have you been there before?

2935 XW: Uh, there uh-

2936 AS: It's on Cooney, Cooney Road.

2937 ET 02:33:09

2938 XW: Yeah, I know. Um, I just know it's, it's on Cooney Road.

2939 AS: Yeah.

2940 XW: And I don't know which floor, which name, I, I don't know.

2941 AS: But have you been there before? So you've never been inside?

2942 XW: No, never inside.

2943 AS: You've been outside?

2944 XW: Uh, two times, yeah.

2945 AS: Oh. What were you doing there?

2946 XW: Um, I think, I ... have ... just wait in the car.

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2947 AS: For, for what?

2948 XW: Mmm, for what?

2949 AS: Uh-hm.

2950 XW: For, just for my uh, sometimes I looking for my friends, but they, yeah, my  
2951 friends uh, go out and ... yeah, I wait in the car, I think.

2952 ET 02:34:03

2953 AS: What are your friends doing up there?

2954 XW: Mmm, if there's uh, I, like I ... money to change ... change money.

2955 AS: Yeah.

2956 XW: So, I think.

2957 AS: And uh, lots of money?

2958 XW: Oh, I'm not sure.

2959 AS: But have you ever done exchange there?

2960 XW: No, I never go out. I don't know which building.

2961 AS: Oh.

2962 XW: Yeah.

2963 AS: Tell me about Yao Ge. Why is he in Canada?

2964 XW: Uh, just come to visit and yeah.

2965 AS: Is he, is he uh, like, working for Paul?

2966 XW: Uh, he's not working, I don't think so.

2967 AS: No?

2968 XW: He, yeah, just, he, he just stayed like, uh, two weeks.

2969 AS: Two weeks?

2970 XW: ... ago.

2971 AS: Is um-



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2972 XW: ... go, go, go China.

2973 AS: Does Paul have people working for him?

2974 XW: Oh, he has uh, people at driver I think because Paul always drinking.

2975 AS: Oh.

2976 XW: Yeah, so I don't want him being dangerous because he lost uh, his licence  
2977 before-

2978 AS: Oh.

2979 XW: -so I said uh, why don't you hire a driver for you.

2980 AS: Oh.

2981 XW: Yeah.

2982 AS: Is Yao the driver?

2983 ET 02:35:27

2984 XW: No, just friend.

2985 AS: Just a friend.

2986 XW: Yeah.

2987 AS: Does Paul have um, like, if Paul is uh, uh, been warned by the police that  
2988 he's in danger-

2989 XW: Yeah.

2990 AS: -um, does he have like bodyguards? Does he have uh, you know, is his  
2991 driver like a bodyguard?

2992 XW: Uh, no. No.

2993 AS: No?

2994 XW: No.

2995 AS: So the driver's just so like, he doesn't drink.

2996 XW: Yeah.

2997 AS: Yeah.

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---

2998 XW: Yeah.

2999 AS: But is Paul worried about his safety?

3000 XW: Of course uh, if police tell you-

3001 AS: Yeah.

3002 XW: -everybody w-, worry.

3003 AS: S-, so why do you think the police um, would just suddenly tell him that?

3004 XW: Um, Paul didn't say uh, he didn't say anymore to me, yeah.

3005 AS: You don't thin-, well, I mean, you're his wife.

3006 XW: Yeah, and I ask him sometimes uh, he just said if I understand it that way.

3007 ET 02:36:22

3008 AS: Oh. And you're okay with that?

3009 XW: Of course not, and, oh what, uh, he, he don't wanna talk about it, so, yeah.

3010 AS: But, you're his wife. My wife, if I don't wanna talk about it and my wife

3011 wants to know-

3012 XW: Yeah.

3013 AS: -I'll always end up telling her.

3014 XW: (Chuckles)

3015 AS: (Chuckles) 'Cause she's the boss.

3016 XW: Yeah, Paul ... Paul is older than me.

3017 AS: Yeah.

3018 XW: Yeah, so ... just um, yeah.

3019 AS: But I mean you're uh, you know, uh, you have the right to know. It's your

3020 safety and your kids' safety. I, I, well I have, I have um, Apple, thank you

3021 for uh, you know, sharing with me a lot of stuff. But here's the problem

3022 that, that we have right now. Uh, you're sitting in this chair, not Paul.

3023 XW: Yeah, I know.

754

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---

3024 AS: So you're the one in trouble, not Paul. So you know, a lot of times uh, you  
3025 know, 'cause you're younger than him-

3026 XW: Yeah.

3027 AS: -right. And he does a lot of nice things for you, right. Like he puts the, the  
3028 house in your name, you know. You've got lots of money in the safe, even  
3029 though you don't have the key to it or the code to it, but you can probably  
3030 still take the money out when you need it.

3031 ET 02:37:41

3032 XW: Yeah.

3033 AS: But um, the problem with that is you're on the name for everything. You're  
3034 found in the apartment with all that, with the safe and all the money in the  
3035 safe. You're found in your apartment with the documents have your name  
3036 on it. The house that uh, that there's a lien on is in your name.  
3037 Everything's in your name. So, when we looked at, when the police look  
3038 at this, all they see is you. You can say oh, well Paul uh, Paul's the one  
3039 that did all this, but that's not an excuse. If Paul's the one that did all this,  
3040 he would be the one sitting here, not you. You're the one sitting here.

3041 XW: Yeah, so that's all ... I, I don't know why actually, here. Because I, I just a  
3042 house-

3043 AS: Well ...

3044 XW: -housewife.

3045 AS: You're not a housewife. You, you know a lot more than you're telling me.  
3046 You know the, the vocabulary. You know the, the lingo. You know the  
3047 people.

3048 XW: Yeah, I know the people.

3049 AS: So-

3050 XW: Yeah.

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---

3051 AS: -so, you're a smart girl. You went to college. You know a lot more. You  
3052 need to tell me more about what you know, and to protect yourself,  
3053 because right now you're the one sitting here, not Paul.

3054 XW: Yeah, I know.

3055 AS: So, what you know, that you haven't told me, you need to think what's best  
3056 for yourself, and you need to think about what's best for your family.  
3057 Okay?

3058 XW: Yeah.

3059 ET 02:39:17

3060 AS: It's scary, but you have to think about that. You're not a twenty year old  
3061 girl anymore that met an older guy who's got lots of money and you just do  
3062 what he says. You're, you're, you're a mother and you've got two kids.  
3063 When you become a mother, I know this, because my wife, I can see the  
3064 difference in her, they change. My wife is, is, you know, like she's  
3065 changed, she's grown up so much because she has kids and you have  
3066 two kids. So you need to watch out for yourself and your kids and your  
3067 future. And the problem is, you're sitting here right now with me. Okay?  
3068 So if you know more stuff about what Paul is doing, right, you need to tell  
3069 me. And you need to tell me that, what your involvement is. I think you  
3070 were pressured into doing all these things. I think you know what Paul is  
3071 involved in. You know all the stuff he does. Police don't go to your house  
3072 to tell you that he's in danger. Police don't come and, and, and arrest you  
3073 unless they have evidence. Canada is a, is you know, it's all about the  
3074 evidence.

3075 XW: Yeah.

3076 AS: So there's a lot of evidence. You know, a lot of the stuff I'm talking to you  
3077 about, it, we have people following you guys. We have surveillance  
3078 teams, you know, we know what's going on. We know where you've been.  
3079 We know who you, you know, who've been talking to. We know all that  
3080 stuff.

3081 XW: Yeah.

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---

3082 AS: Right? So, you need to honest with me and is it, is it and tell me the truth,  
3083 okay. So, if Paul's doing illegal stuff, I need to know that, and I need to  
3084 know what your involvement is. Like is he, is he forcing you to do all this  
3085 stuff, forcing you to put your name on it? Right, is he like, is he pressuring  
3086 you, like you better do it or I'm gonna, I'm gonna cut you off, I'm gonna  
3087 send you back to China?

3088 XW: No, he never said that.

3089 ET 02:41:16

3090 AS: No? So what's he doing? Why are you doing all this stuff? 'Cause you're  
3091 the one in trouble.

3092 XW: Because I know sometimes he want to borrow money and uh, and uh, I  
3093 sign, I, I think of ... put my name or, my name under the title I think is, our  
3094 money is more safe.

3095 AS: It's not more safe, because you're the one sitting here right now.

3096 XW: Yeah.

3097 AS: Right?

3098 XW: Yeah.

3099 AS: You're the one sitting here, so it's not safe. And you know that. You've  
3100 been in Canada long enough to know that having three, four million dollars  
3101 in the safe is not safe. That's not safe. You know that, so don't tell me  
3102 that it's safe, and it's, it's a Chinese thing, it's not. Having your kids there  
3103 and your mom there, too, that's not safe. People will come in and, and,  
3104 uh, did you see the news? There's a home, you know, there's some  
3105 people trying to do a home invasion in Richmond.

3106 XW: Yeah.

3107 AS: Yeah-

3108 XW: ...

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3109 AS: -you saw that on the news. Imagine if they got in, right. This person  
3110 stopped them from coming in, but imagine if they got in and then they  
3111 forced you to, to open the safe. Why would Paul put you in that position?

3112 XW: ...

3113 AS: That's dangerous. You know that so, stop protecting him. Alright? Stop  
3114 protecting him. Tell me, tell me what uh, tell me what you know.

3115 XW: Well, what do you wanna know?

3116 ET 02:42:43

3117 AS: Well, I wanna know why, why uh, how he's getting all his money from. I  
3118 wanna know who the people are.

3119 XW: He borrowed the money from the big boss in China.

3120 AS: Yeah, but I don't think so. I think he borrowed money from, from like  
3121 gangsters and stuff here.

3122 XW: Gangsters?

3123 AS: Yeah, yeah, drug money.

3124 XW: Drug money?

3125 AS: Yeah.

3126 XW: I, I don't think so, really. Because uh, one, some have so, uh ...-

3127 AS: I think so.

3128 XW: -...

3129 AS: I think that no one, no one, no one had cash. Gang-, bad crime is, y-,  
3130 when you do crime, you get cash, okay? And so he's, he's taking this  
3131 money-

3132 XW: Yeah.

3133 AS: -he's taking this crime money from drugs and from gambling and all these  
3134 things and he's lending it out to people.

3135 XW: From drugs ...



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3136 AS: Yeah.

3137 ET 02:43:34

3138 XW: Because um, like uh, I know some, uh, change money place-

3139 AS: Uh-hm.

3140 XW: -on the street.

3141 AS: Uh-hm.

3142 XW: Yeah, they do uh, exchange.

3143 AS: Yeah, they do exchange for people that are going to uh, to a vacation and

3144 they need to take a few thousand dollars, but not hundreds of thousands

3145 of dollars, not millions of dollars. No one does that.

3146 XW: I, um-

3147 AS: That's dirty money. You know that.

3148 XW: I-

3149 AS: You know that's dirty money.

3150 XW: I don't know, because it's just uh, because um, a lot of exchange place

3151 open so ... I ... understand if it, if it is uh, dirty money or why it's open. If

3152 should, the government should not let them open. I, I, I mean I don't ...

3153 AS: All because something is open doesn't mean that they're not doing

3154 anything bad in there, right? You know that.

3155 XW: But I don't know-

3156 AS: You know that.

3157 XW: -but-

3158 AS: You know about massage parlours. You know about uh, marijuana

3159 dispensaries. You know about these money exchanges. All because

3160 they're open doesn't mean that there's nothing bad going inside.

3161 XW: Actually I, like uh, you said, the Silver one, sil-

3162 AS: Hmm, Silver Investment, yeah.

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---

3163 XW: Oh, I, I don't know where um, the money comes from for the Silver uh,  
3164 Investment-

3165 AS: Uh-hm.

3166 XW: -yeah. I just thought if, just like, how bad ... exchange money, that's it. I, I  
3167 don't know where they get the money.

3168 ET 02:45:16

3169 AS: Well, what's, what's Paul's involvement in Silver Investment?

3170 XW: Just uh, we, just uh, like um, exchange money place. He knows uh, sub,  
3171 some owner or partner with uh ... investment.

3172 AS: So he's, he's always there?

3173 XW: No.

3174 (Background conversation – unknown persons)

3175 ET 02:45:39

3176 XW: No, he's not always there.

3177 AS: How many times have you been there?

3178 XW: Few times, I think.

3179 AS: How many times?

3180 XW: Um, few times.

3181 AS: Like, three times? Four times? Five times?

3182 XW: Five or six. I mean Paul is (sighs), Paul or me is not the, the owner of the  
3183 Silver ...-

3184 AS: I know.

3185 XW: -...

3186 AS: I never said you were.

3187 XW: Yeah.

3188 AS: I know you're not.

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3189 XW: And uh, we're not the partner. And uh, I, for me I just uh, think it's like the  
3190 other money exchange place-

3191 AS: (Background conversation – unknown persons)

3192 XW: -help the people change, exchange money.

3193 AS: You guys know the owners though, or Paul knows the owners.

3194 XW: Uh, I, all I know uh, there's a girl always picking the phone.

3195 AS: So you know her?

3196 XW: Uh, I know her.

3197 ET 02:46:33

3198 AS: Is she your friend?

3199 XW: Not friend.

3200 AS: What's her name?

3201 XW: Uh, I only know the English name.

3202 AS: Okay, what is the English name?

3203 XW: Uh, Summer.

3204 AS: What's that, Summer?

3205 XW: Yeah.

3206 AS: Okay.

3207 XW: I think, and, yeah.

3208 AS: You're friends with her though? You've seen her before?

3209 XW: I think uh, before, yeah.

3210 AS: Inside there?

3211 XW: Uh, no, outside.

3212 AS: Outside.

3213 XW: Yeah.

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---

3214 AS: But you know she works there?

3215 XW: Yeah.

3216 ET 02:46:55

3217 AS: She's the owner.

3218 XW: I, probably she is the owner. That's uh, for me I just, in case, and I ... the

3219 other ...-

3220 AS: Yeah.

3221 XW: -... exchange place.

3222 AS: Yeah, I know.

3223 XW: Yeah.

3224 AS: I know, you said that already. Um, how many times have been to a lawyer

3225 to, to do that um, like, putting your name on, on a lien.

3226 XW: Just the one uh, one uh-

3227 AS: Yeah.

3228 XW: -one house, under my name.

3229 AS: I know; but before that, in that past, how many times have you done that,

3230 with houses, other houses?

3231 XW: Other house?

3232 AS: Uh-hm.

3233 XW: Um, under my name?

3234 AS: Uh-hm. Or, you've gone up to the lawyer's and signed documents.

3235 XW: No, I only sign this time.

3236 AS: Just one time?

3237 XW: Yeah.

3238 AS: What about other times?

3239 XW: No, I signed, not many people want to, using their home.

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# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

3240 ET 02:47:48

3241 AS: I know not many people want it, but how many times have you done it, like  
3242 where you've gone to a lawyer's office and you've been, your name has  
3243 been added?

3244 XW: Uh, this time.

3245 AS: Just-

3246 XW: ...

3247 AS: -one time?

3248 XW: Yeah. Just one time.

3249 AS: My understanding is that there's been more than one time so, at least four  
3250 times.

3251 XW: Four times?

3252 AS: Yeah.

3253 XW: Under my name?

3254 AS: Yeah..

3255 XW: If you tell me the home address or the, I can't think, think more.

3256 AS: Well, think more right now. I'm telling you there's four times, at least that I,  
3257 that I've been told.

3258 XW: What is the, like uh, I told you the Vancouver one

3259 AS: Uh-hm.

3260 XW: Maybe it's a long time ago. I really don't under-, don't remember, because  
3261 I always go with Paul to the lawyer office-

3262 AS: Uh-hm.

3263 XW: -um, for uh, this thing, some for the other thing, yeah.

3264 ET 02:48:50

3265 AS: So there could be more than one?

# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

3266 XW: Yeah, but for recently just this-

3267 AS: Recently.

3268 XW: -yeah.

3269 AS: Okay, fair enough. So you're gonna protect Paul?

3270 XW: I'm not protect him. Uh, you just want to know if Paul do some-

3271 AS: Yeah, some criminal stuff.

3272 XW: I don't think so, because-

3273 AS: You don't think so, but you're not very definite about that. Maybe, maybe

3274 he does some stuff.

3275 XW: So if people go to like uh, Silver Investment, exchange money-

3276 AS: Uh-hm.

3277 XW: -the people get ... crime? The-

3278 AS: I don't know. It depends. I don't know. What I do know though, is like you

3279 explained it earlier, that when uh, what money laundering is.

3280 XW: Yeah.

3281 AS: Right? So if you're-

3282 XW: ... um, for, I know Paul have a lot of uh, rich friend-

3283 AS: Uh-hm.

3284 XW: -from China.

3285 AS: Uh-hm.

3286 ET 02:50:09

3287 XW: They just do the business, and he, for a couple of years that he, there they

3288 know local guys uh, deal with the local guys.

3289 AS: Uh-hm.

3290 XW: Yeah.

3291 AS: But he's lending money to gamblers.

*Flay*

# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

3292 XW: Yeah, some people go to gamble-

3293 AS: Yeah.

3294 XW: -I think, yeah.

3295 AS: He's lending money to gamblers and he's charging them interest.

3296 XW: Yeah.

3297 AS: He's charging them more than fourteen percent.

3298 XW: I don't think so.

3299 AS: You don't think so, but I-

3300 XW: ...

3301 AS: -think, I think you, I think you know, you just, you're not telling me.

3302 XW: I'm uh, like uh, for one other um, one other house uh, and my name is just

3303 one percent, and that's-

3304 AS: Okay, that's fine.

3305 XW: -yeah.

3306 AS: I'm not, I'm not talking about that house then.

3307 XW: Yeah.

3308 ET 02:50:58

3309 AS: But for other people, why else would people uh, why else would people

3310 threaten Paul?

3311 XW: Uh-

3312 AS: What, what, if you're doing legitimate business-

3313 XW: Oh ...

3314 AS: -why are they threatening Paul?

3315 XW: Uh, only one time ... that way you know who we get, they have um, some,

3316 I'm, I'm not sure we talk about same person who threaten Paul, right.

3317 AS: Uh-hm.

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# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

PROJECT "EPIRATE"

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DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

- 3318 XW: Yeah. We just guess, Paul and me just guess.
- 3319 AS: Uh-hm.
- 3320 XW: Maybe they have uh, uh, some disagreement.
- 3321 AS: What kind of disagreement?
- 3322 XW: Well, ... is like uh, mmm, I, I just uh, think of the uh, be-, before they are  
3323 really good friend, but maybe some for the business they have uh, yeah,  
3324 disagreement.
- 3325 AS: Uh-hm. Did Paul uh, take money from him?
- 3326 XW: No.
- 3327 AS: Did he take money from Paul?
- 3328 XW: No. No, money in-, involved.
- 3329 AS: So what's the disagreement about?
- 3330 XW: It, just uh, uh, (sighs) um, for he think uh, Paul right now uh, because uh,  
3331 before and many, many years ago-
- 3332 AS: Uh-hm.
- 3333 XW: -p-, uh-, Paul uh, lend ... some money-
- 3334 AS: Uh-hm.
- 3335 XW: -to him.
- 3336 AS: Uh-hm.
- 3337 ET 02:52:34
- 3338 XW: And uh, right now probably he ask for some money for the, for they, they,  
3339 they think of Paul still can't give or lend some money to him to get his own  
3340 business-
- 3341 AS: Uh-hm.
- 3342 XW: -and maybe Paul refused.
- 3343 AS: Okay.

# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

- 3344 XW: Yeah.
- 3345 AS: So he threatened Paul maybe?
- 3346 XW: Maybe, yeah.
- 3347 AS: Who is this guy?
- 3348 XW: Um, if we talk the same uh, I think uh, I think is uh, uh, is Peter.
- 3349 AS: Peter what?
- 3350 XW: Peter, I don't know, the last name is uh, the uh, he speak uh, Cantonese.
- 3351 AS: So from Hong Kong?
- 3352 XW: Uh, the South city
- 3353 AS: Okay, like gongzhou?
- 3354 XW: Yeah, yeah.
- 3355 AS: Okay, Peter?
- 3356 ET 02:53:26
- 3357 XW: I don't have last name.
- 3358 AS: An old guy? Young guy?
- 3359 XW: He's um, the same age as Paul.
- 3360 AS: About in his forties? Fifties?
- 3361 XW: Yeah, but I think uh, the last time I see this guy, they solved their own  
3362 problem.
- 3363 AS: Oh, okay.
- 3364 XW: Yeah.
- 3365 AS: So there's no problem now.
- 3366 XW: Yeah, they have uh, dinner together.
- 3367 AS: Oh.
- 3368 XW: Yeah, I don't think he ...-

# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

- 3369 AS: Did Paul lend him money?
- 3370 XW: No, not, not like, money.
- 3371 AS: But they just, they just-
- 3372 XW: Yeah they did.
- 3373 AS: -so that's no problem now.
- 3374 XW: Yeah.
- 3375 AS: Oh, okay. So now you guys aren't as scared anymore? Not, you're not  
3376 worried about anything?
- 3377 XW: No, because I don't know if, if the police they, the same person
- 3378 AS: Yeah.
- 3379 XW: ... they, like I saw.
- 3380 AS: Yeah.
- 3381 XW: Yeah, if, if it was the same person.
- 3382 AS: Yeah ...
- 3383 XW: And that way-
- 3384 AS: ...
- 3385 XW: -... they solved the problem.
- 3386 AS: Yeah ...
- 3387 XW: They have a dinner together and I think it went fine.
- 3388 ET 02:54:13
- 3389 AS: Okay.
- 3390 XW: But if not, the other person, then I don't know.
- 3391 AS: Yeah.
- 3392 XW: Yeah.
- 3393 AS: Okay. Okay. Alright. Is there anything else you wanna tell me?

# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

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Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

3394 XW: Um, no ...

3395 AS: Oh.

3396 XW: Like before ... like, uh, before, if everyone knows Silver Investment

3397 AS: Yeah, yeah.

3398 XW: ... what uh, relationship.

3399 AS: Yeah.

3400 XW: Just uh, you know, they just uh, exchange money.

3401 AS: Yeah.

3402 XW: And sometimes they, if they said just uh, uh, if you get half of it in China

3403 you, you can have uh, RMB.

3404 AS: Uh-hm.

3405 XW: You can give to us. That's it. Yeah, but ... we really don't know, I really

3406 don't know their, where is, where the money they give us is coming from.

3407 AS: Yeah.

3408 XW: I really don't know about this.

3409 AS: So you give them RMB?

3410 XW: Yeah.

3411 AS: And they give you Canadian money?

3412 XW: Uh, yeah.

3413 ET 02:55:29

3414 AS: Is that what you're talking about or if you give them RMB, and then they

3415 send it to China?

3416 XW: Um, they don't send it to China. They, they give us uh, Canadian dollars.

3417 AS: Okay.

3418 XW: Um, yeah.

3419 AS: So your uh, interaction with them, is, you give them RMB?

# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

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Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

3420 XW: Yeah.

3421 AS: And then they give you Canadian dollars?

3422 XW: Yeah, and uh, lots of RMB in not ours, because uh, he, he said, they said  
3423 that they need a help they want to some RMB's and you know we don't  
3424 have enough RMB's, uh, Paul borrow the money from their rich friend.

3425 AS: Okay.

3426 XW: Yeah.

3427 AS: But then it's cash, RMB is in cash?

3428 XW: Uh, no not cash. The, from the bank to the bank.

3429 AS: So then how did they get the RMB to Silver?

3430 XW: They give um, as a bank account.

3431 AS: From China?

3432 XW: Yeah, in China, yeah.

3433 ET 02:56:30

3434 AS: So, China bank account RMB-

3435 XW: Yeah.

3436 AS: -comes to Silver-

3437 XW: Yeah.

3438 AS: -in Canada-

3439 XW: Yeah.

3440 AS: -and then Silver gives you, or whoever-

3441 XW: Yeah.

3442 AS: -Canadian.

3443 XW: Yeah.

3444 AS: That's the-

# TRANSCRIPT STATEMENT

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Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

3445 XW: Yeah.

3446 AS: -that's the order?

3447 XW: Yeah.

3448 AS: Okay. And you're saying that, you just said to me that, but when they give  
3449 you Canadian you don't know how they give it to you. You don't know  
3450 where it comes from.

3451 XW: I don't know they just give us

3452 AS: Yeah..

3453 XW: ...

3454 AS: Wouldn't it come from them exchanging money?

3455 XW: Yeah.

3456 AS: Yeah.

3457 XW: Yeah, I uh, well, well, what is-

3458 AS: Well, like they, they take RMB-

3459 XW: Yeah..

3460 AS: -and they change to Canadian.

3461 ET 02:57:21

3462 XW: I don't know how they exchange it because I ask Paul before and Paul  
3463 said he don't know either.

3464 AS: Yeah.

3465 XW: Yeah.

3466 AS: And is there something wrong with that?

3467 XW: Something wrong?

3468 AS: Yeah. Is there anything ish-, any issues with that, do you think, any  
3469 problems with that?

# TRANSCRIPT STATEMENT

**WEI, Xiao Qi**

PROJECT "EPIRATE"

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DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

- 
- 3470 XW: Uh, I, I don't think it is a prob-, a problem because I think that is uh, ... um,  
3471 I think it is uh, legal because they open, they, how-
- 3472 AS: Yeah.
- 3473 XW: -people getting-
- 3474 AS: Yeah.
- 3475 XW: -...
- 3476 AS: Yeah.
- 3477 XW: Therefore, what I understand ...
- 3478 AS: You said that, yeah, okay. Um, okay, that's fine. Uh, do you have any  
3479 questions at all?
- 3480 ET 02:58:09
- 3481 XW: Maybe just uh, why I get arrest?
- 3482 AS: Uh, well, you were arrested because of um, the money laundering-
- 3483 XW: Yeah.
- 3484 AS: -uh, um, offence.
- 3485 XW: Yeah, but the money is not mine and uh, I, and even the RMB is not mine.  
3486 It's not, I give to the, like uh, Silver Investment.
- 3487 AS: Yeah.
- 3488 XW: Yeah. And uh, I, and I also don't know the Silver Investment or where they  
3489 get the money. They ... just the give out they don't tell me where they get  
3490 the money.
- 3491 AS: Have you brought money to Silver Investments before?
- 3492 XW: Borrow.
- 3493 AS: You only borrow? Have you brought? No, have you given money to Silver  
3494 Investments?
- 3495 XW: No.

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# TRANSCRIPT STATEMENT

**WEI**, Xiao Qi

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

3496 AS: You've never given money?  
3497 XW: No.  
3498 AS: Have you ever taken money from Silver Investments?  
3499 XW: Well, uh, after we give them RMB-  
3500 AS: Yeah.  
3501 XW: -they will give us uh-  
3502 AS: Whose? But is it your RMB from China that you give to them?  
3503 XW: Uh, no, not all my.  
3504 AS: Okay.  
3505 XW: Yeah.  
3506 AS: So you receive Canadian cash from Silver Investments. Where do you  
3507 take it?  
3508 XW: Where?  
3509 AS: Yeah.  
3510 XW: Where, where I take it?  
3511 ET 02:59:13  
3512 AS: Yeah, where do I take the Canadian cash?  
3513 XW: Uh-  
3514 AS: You've gotten some.  
3515 XW: -yeah.  
3516 AS: Yeah, you picked it up from Silver Investment.  
3517 XW: Yeah.  
3518 AS: Where do you take it?  
3519 XW: I just put it in the safe.  
3520 AS: Oh, so all that money is in the safe?

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# TRANSCRIPT STATEMENT

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Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

3521 XW: Yeah.

3522 AS: Okay ... Is there money anywhere else, other than in the safe? Do you  
3523 have other safes?

3524 XW: No.

3525 AS: Other properties?

3526 XW: No.

3527 AS: Does Paul have other properties with other safes?

3528 XW: No, only this one.

3529 AS: Only this one. All the money is there?

3530 XW: Yeah.

3531 ET 02:59:45

3532 AS: And in bank accounts.

3533 XW: Bank, be-, because, you know (clears throat), sometimes Silver  
3534 Investment ask me help them. They need the RMB-

3535 AS: Hmm.

3536 XW: -and uh, Paul has friend right. Yeah. He just uh, and that they trust Paul  
3537 and that they also need uh, Canadian dollars here so, they transfer money  
3538 from China bank account into investor bank account, uh, bank account.

3539 AS: Uh-hm.

3540 XW: And uh, Paul help the big boss, the other big boss take out the Canadian  
3541 dollar, dol-, dollar-

3542 XW: -um, just give them directly.

3543 AS: The big bosses are in Canada or in, or in uh, China?

3544 XW: Um, they both uh, they are Chinese, yeah.

3545 AS: Oh.

3546 XW: And they spend uh, maybe half a year here-

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# TRANSCRIPT STATEMENT

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Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

3547 AS: Okay.

3548 XW: -half a year in China.

3549 AS: And when they get the money here, what do they do with it?

3550 XW: Uh, I don't know. Maybe some gamble and the, the other I, I don't know.

3551 AS: But it's their money to gamble, it's not Paul's money. It's not your money,  
3552 right?

3553 XW: Um, no. Some of mine, but, but not that much.

3554 AS: Oh.

3555 ET 03:00:56

3556 XW: Yeah, because he does trust Paul if they need us, Paul, uh, do you have  
3557 uh, any friend that can transfer money.

3558 AS: Hmm.

3559 XW: More safe, yeah.

3560 AS: Yeah, okay. Okay, thank you, Apple. I'm just gonna talk to my colleague  
3561 and then uh, I'll come right back.

3562 XW: Yeah.

3563 AS: If you, hmm?

3564 XW: Question?

3565 AS: Yeah.

3566 XW: Am I might uh, only one get arrested

3567 AS: I can't tell you that.

3568 XW: (Chuckles)

3569 AS: (Chuckles) I'm sorry. I can't tell you that. Oh (sighs). I'll be back.

3570 XW: Okay. You'll be back?

3571 AS: I'll be back.

3572 XW: ...

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# TRANSCRIPT STATEMENT

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Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

---

3573 AS: Yeah, yeah, ... I'll be back. Or, I might be back, I don't know.  
3574 XW: (Chuckles) Okay.  
3575 ET 03:01:42 (Door sounds)  
3576 (Intermittent movement and rustling throughout)  
3577 (Intermittent indiscernible conversation)  
3578 (Background conversation – unknown persons)  
3579 (No conversation)  
3580 ET 03:15:01  
3581 AS: Are you ready?  
3582 UM: ... yeah. Oh, I'll get that ... the cell ...  
3583 AS: Okay, is there anyone out in the waiting area?  
3584 UM: No.  
3585 AS: ... go hang with her?  
3586 UM: Yes.  
3587 AS: Okay. Alright.  
3588 UM: ... she ... in her cell ... right.  
3589 AS: Okay April, or, Apple.  
3590 XW: Yeah.  
3591 AS: Okay, Apple, yeah.  
3592 XW: No, I ...  
3593 AS: Okay, nice talking to you, take care. All the best to you, okay-  
3594 ET 03:15:23 (Door sounds)  
3595 AS: ... thank you.  
3596 (Background conversation – unknown persons)  
3597 (Indiscernible conversation)

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# TRANSCRIPT STATEMENT

**WEI, Xiao Qi**

PROJECT "EPIRATE"

LOCATION Richmond RCMP Detachment, 11411 No. 5 Road, Richmond, BC

DATE/TIME 2015-10-15 @ 20:12:03 PDT hrs.

Statement of Xiao Qi WEI taken by Sgt. Alvin SHUM and Winnie LU

3598 ET 03:15:49 (Door sounds)

3599 AS: Okay, so uh, the time, uh, the date is still uh, October 15<sup>th</sup>, uh, 2015. Time  
3600 is uh, 23:32 hours uh, Sgt. SHUM, we're gonna conclude this interview  
3601 now so, um, uh, we're gonna turn off the video. Uh, um, uh, Miss WEI has  
3602 been taken to cells:

3603 (Indiscernible conversation)

3604 ET 03:16:16 (End)

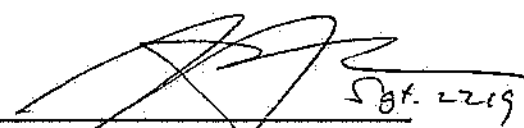
3605

3606

3607

3608 On December 21, 2015, Vancouver Police Department Sgt. 2219 Alvin Shum reviewed,  
3609 amended and certified the above transcript.

X



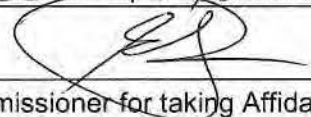
Alvin Shum  
Sergeant, Vancouver Police Department

3610



Form 5

This is Exhibit "47"  
referred to in the Affidavit  
of M. Chizowsky  
affirmed before me this 28  
day of FEBRUARY, 2020



A Commissioner for taking Affidavits  
Within British Columbia

**WARRANT TO SEARCH**  
**CANADA: Province of British Columbia**  
**Pursuant to section 487 of the *Criminal Code***

**TO:** The Police and Peace Officers in the Province of British Columbia:

**WHEREAS** it appears on the oath of Constable Anton SCHAMBERGER a Peace Officer of Vancouver Police, the City of Vancouver, in the Province of British Columbia,

**THAT** there are reasonable grounds for believing that the following offences have been committed, namely:

1. Laundering Proceeds of Crime, contrary to Section 462.31 of the ***Criminal Code***;
2. Possession of Property Obtained by Crime, contrary to Section 354 of the ***Criminal Code***;
3. Keeping Gaming or Betting House, contrary to Section 201(1) of the ***Criminal Code***;
4. Importing a Controlled Substance, contrary to Section 6(1) of the ***Controlled Drugs and Substances Act***;
5. Trafficking in a Controlled Substance, contrary to Section 5(1) of the ***Controlled Drugs and Substances Act***; and
6. Conspiracy to commit the above-noted offences contrary to Section 465(1)(c) of the ***Criminal Code***.

(the "Named Offences")

**AND THAT** there are reasonable grounds for believing that the following items will afford evidence of the Offences:

470



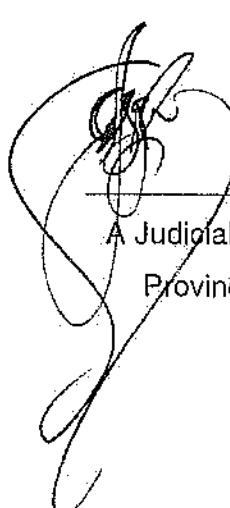
1. Currency;
2. Safes;
3. Keys or crypt tags that allow entry to locations;
4. Score sheets;
5. Boutique bags;
6. Documentation including electronically stored documents, including but not limited to, utility bills, rental receipts identifying persons with knowledge and control of Unit 1204 of 5177 Brighthouse Way, Richmond;
7. Correspondence and photographs stored electronically;
8. Computers, computer software and other electronic information storage devices, namely cellular phones, smart phones, tablets, hard drives and flash drives containing business and personal documents, correspondence and photographs or information that identifies persons with knowledge and control of the activities at Unit 1204 of 5177 Brighthouse Way, Richmond;
9. Casino gaming equipment including card tables, gaming chips, playing cards, baccarat paddles(s), dealer shoe(s);
10. Documentation including electronically stored documents related to the operation of casinos, including but not limited to, ledgers, score sheets, tracking of debts owed, monies played, buy-ins, player names, dealer names; casino schedule hours, casino employee payroll information and purchase receipts for gaming equipment/supplies;
11. Financial Documentation including electronically stored documents to demonstrate the acquisition/disposition/ transfer of assets and liabilities, including, but not limited to, credit card statements, banking records, tax records, loan and mortgage documents, land title documents, investment accounts, insurance documentation; and

- 12. Legal documentation, including electronically stored documents identifying any civil legal proceedings initiated by Paul King JIN and Xiaoqi Apple WEI.

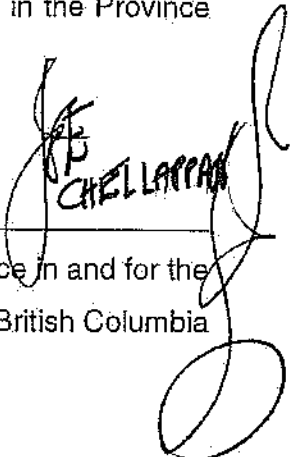
**AND THAT** there are reasonable grounds for believing that the said items or some part of them are in the residence of Paul King JIN and Xiaoqi Apple WEI at Unit 1204 of 5177 Brighouse Way, in the City of Richmond, in the Province of British Columbia.

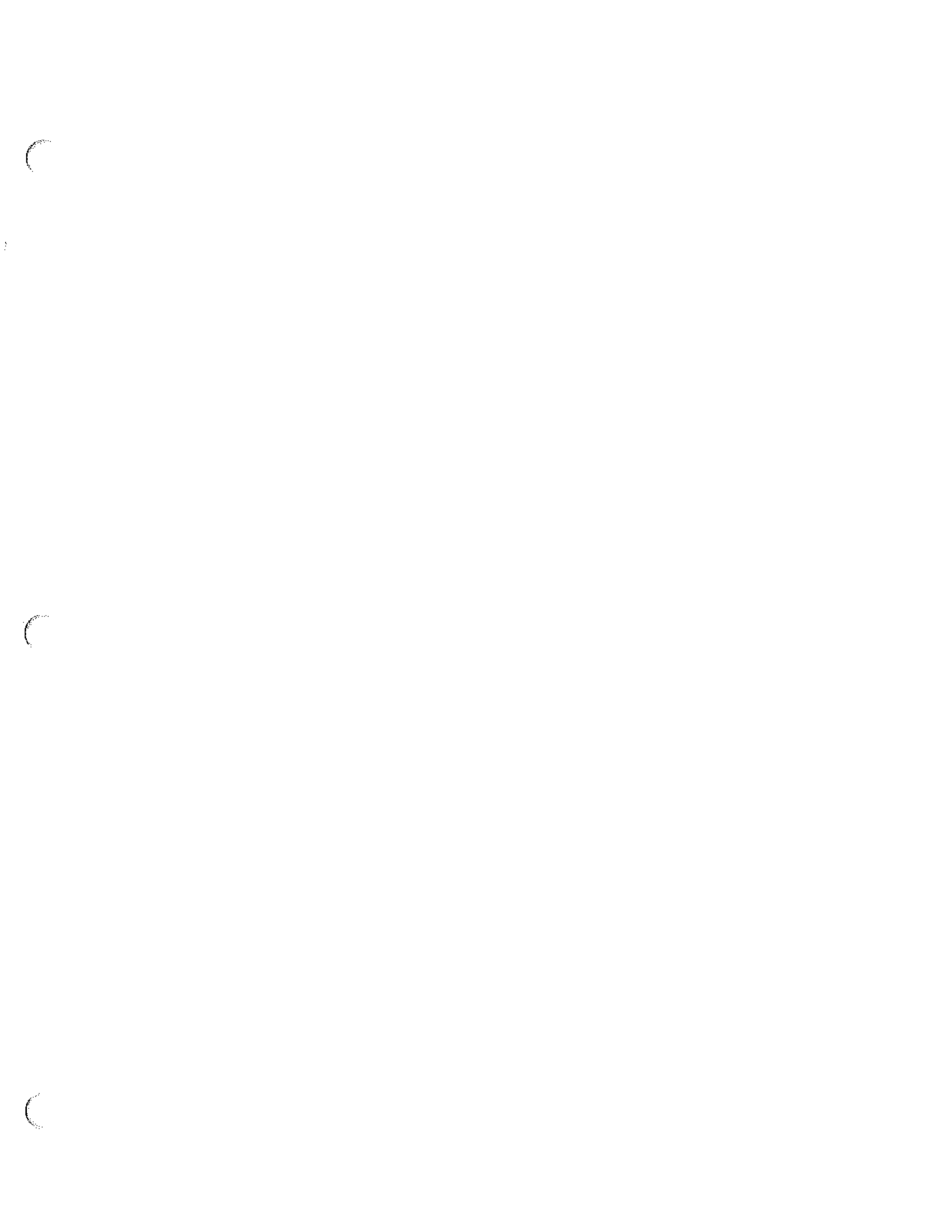
**THIS IS THEREFORE,** to authorize and require you to enter the said premises between the hours of **12:00 p.m.** and **8:59 p.m.** on the 16<sup>th</sup> day of October, 2015, and to search for the things and to bring them before me or some other justice, or submit a report in writing in respect of anything seized.

Dated this 16<sup>th</sup> day of October, 2015, at the City of Burnaby, in the Province of British Columbia.



**CHELLAPPAN**  
 A Judicial Justice in and for the  
 Province of British Columbia





# EXHIBIT FLOWCHART Site II

Prepared by: Cst N COTTON 8549

Project: EPIRATE

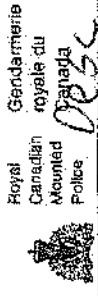
LOC Place      LOC BY      seized      Transfer      Transfer      Transfer

Royal Canadian Mounted Police  
Gendarmerie royale du Canada  
**Desu**

1	peridex prescription to Paul JIN	RM11 under right sink	CRAIG 48224 @ 1702	COTTON @ 1739	KEUMSTOLS 15-10-19 09:29		
2	Holt Renfrew "HR" bag	RM6	PUN41587 @ 1725	COTTON @ 1746	"		
3	Wire transfer Canada Trust	RM5 blue duffel bag	SHOKAL 45314 @ 1713	COTTON @ 1752	"	This is Exhibit "48" referred to in the Affidavit of <u>H. Chirbauskas</u> affirmed before me this <u>26</u> day of <u>February</u> 2020 A Commissioner for Taking Affidavits Within British Columbia	
4	Documents & records Scotiabank	RM9 on top plastic bin	CRAIG 48224 R 1718	COTTON @ 1820	"		
5	Documents & records promissory note 1.2 million	RM9 on top plastic bin	CRAIG 48224 @ 1719	COTTON @ 1823	"		
6	Documents & records CUO LAW/COLA etc	RM9 on top plastic bin	CRAIG 48224 @ 1723	COTTON @ 1825	"		

1204-5177 Briarhouse Way  
Richmond BC

781



Royal Canadian Mounted Police  
Gendarmerie royale du Canada  
RCMP

**EXHIBIT FLOWCHART** Site II

Prepared by: Cst Nicholas Cottign SS498  
Project: EPIRATE  
Transfer Transfer Transfer

	Loc Place	Loc By	Seized	Transfer	Transfer	Transfer
7	RM 9 on top plastic bin	CRAIG 48224 @ 1731	COTTON @ 1831	..	..	..
8	RM 9 on top plastic bin	CRAIG 48224 @ 1725	COTTON @ 1834	..	..	..
9	RM 9 Floor of Closet	CRAIG 48224 @ 1733	COTTON @ 1836	..	..	..
10	RM 9 Floor of Closet	CRAIG 48224 @ 1751	COTTON @ 1839	..	..	..
11	RM 10 center shelf	CRAIG 48224 @ 1800	COTTON @ 1850	..	..	..

**EXHIBIT FLOWCHART** Site 11

Royal Canadian Mounted Police / Gendarmerie royale du Canada  
 Desj

	Loc	Place	Loc By	Seized	Transfer	Transfer
12	Mac Book SN: C02053V2 - -DR5G	RM3 Kitchen bar	SHOKAL 45314 @ 1745	COTTON @ 1901	Transfer	Transfer
13	Macbook air in box SN: C02N58TEG 3&C	RM3 Kitchen counter	SHOKAL 45314 @ 1745	COTTON @ 1906	Transfer	Transfer
14	Leaky bag of documents	RM3 Cabinets bottom right	PUN 41587 @ 1818	COTTON @ 1916	Transfer	Transfer
15	Optimum health care bag F documents	RM3 Cabinet bottom right	PON 41587 @ 1818	COTTON @ 1921	Transfer	Transfer
16	Financial document possibly casino related	RM3 Cabinet bottom left	SHOKAL 45314 @ 1752	COTTON @ 1923	Transfer	Transfer
17	Misc documents in bath + body works bag	RM3 Cabinet left 2nd shelf up	PUN 41587 @ 1810	COTTON @ 1928	Transfer	Transfer

**EXHIBIT FLOWCHART**

Site 11

Prepared by:  
Project: EPIRATE

Loc	Place	Loc By	Seized	Transfer	Transfer
✓ 18	Box of does chips/receipts	RM3 cabinet, right 2nd lvl up	PON 41587 @ 1759	COTTON @ 1983	Transfer
✓ 19	Documents old flipcellphone	RM4 top of filing cabinet	CRITCHLEY 49261 @ 1710	COTTON @ 1947	Transfer
✓ 20	Documents keys	RM4 top drawer filing cabinet	CRITCHLEY 49261 @ 1710	COTTON @ 1948	Transfer
✓ 21	Misc documents	RM4 top 2nd drawer filing cabinet	CRITCHLEY 49261 @ 1719	COTTON @ 1950	Transfer
✓ 22	Misc documents Casio pix camera	RM4 3rd drawer filing cabinet	CRITCHLEY 49261 @ 1734	COTTON @ 1952	Transfer
✓ 23	Misc documents promissory notes	RM4 4th/bottom drawer filing cabinet	CRITCHLEY 49261 @ 1751	COTTON @ 1955	Transfer



**EXHIBIT FLOWCHART**

Site 11

Prepared by:  
Project: EPIRATE

	Loc Place	Loc By	Seized	Transfer	Transfer
24	Misc documents RM 4 desk left drawer	CRITCHLEY 49261 @ 1831	COTTON @ 1989	Transfer	Transfer
25	Misc documents RM 4 desk drawer right	CRITCHLEY 49261 @ 1844	COTTON @ 2002	Transfer	Transfer
26	Notebook score sheet	LJU 45974 @ 1725	COTTON @ 2010	Transfer	Transfer
27	Notebook score sheet	LJU 45974 @ 1720	COTTON @ 2012	Transfer	Transfer
28	QIC financial docs	LJU 45974 @ 1707	COTTON @ 2014	Transfer	Transfer
29	BMO financial docs	LJU 45974 @ 1745	COTTON @ 2017	Transfer	Transfer

**EXHIBIT FLOWCHART**

Save 11

Prepared by:  
Project: EPIRATE

	Loc Place	Loc By	seed	Transfer	Transfer	Transfer
30	TD Line of Credit statement	RM7 closet briefcase	LTD 45974 @ 1755	COTTON 2022		Transfer
31	POC Blue Label Whiskey	RM 3/4 under counter overhang	SHOKAL 45314 @ 2026	COTTON @ 2026		Transfer
32	POC 50 year old Chinese liquor	RM 3/4 under counter overhang	SHOKAL 45314 @ 2026	COTTON @ 2026		
33	POC Hennessy Paradis cognac	RM 3/4 under counter overhang	SHOKAL 45314 @ 2026	COTTON @ 2026		
34	POC: Hermes Paris tea pot	RM 3 kitchen counter	SHOKAL 45314 @ 2026	COTTON @ 2026		

09/25

CP

1

2

3

This is Exhibit "49"  
referred to in the Affidavit  
of M. Chizawsky  
affirmed before me this 18  
day of FEBRUARY, 2020



\_\_\_\_\_  
A Commissioner for taking Affidavits  
Within British Columbia

**INDEPENDENT LEGAL ADVICE & WAIVER OF LIABILITY**  
**BY XIAOQI WEI (the "Lender") of 8100 Fairbrook Cr, in the City of Richmond**  
**in the Province of British Columbia V7N 1Z1.**

I, XIAOQI WEI, the Lender, by written Promissory Note dated for reference the 22<sup>nd</sup> day of May, 2015 agreed to lend 1719 00 to CHUANSHENG LIU (the "Borrower")

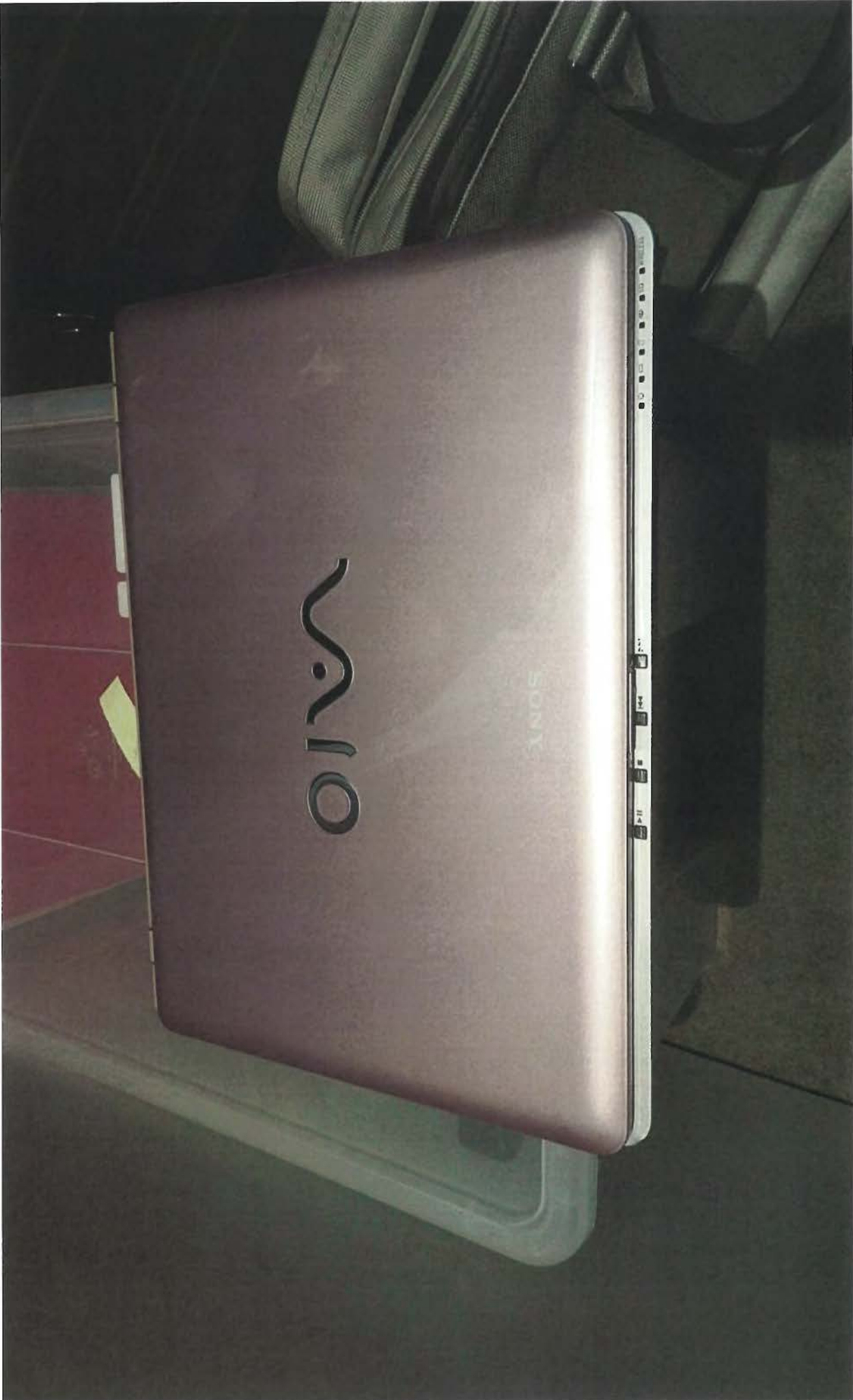
I, the undersigned, herein acknowledge that Guo Law Corporation that Guo Law Corporation has not been advised by Ms. Hong Guo as counsel for the Borrower or the Lender. Ms. Hong Guo has advised me that I should seek independent legal advice to represent me in this transaction.

I expressly waive my right to seek independent legal advice for this particular transaction.

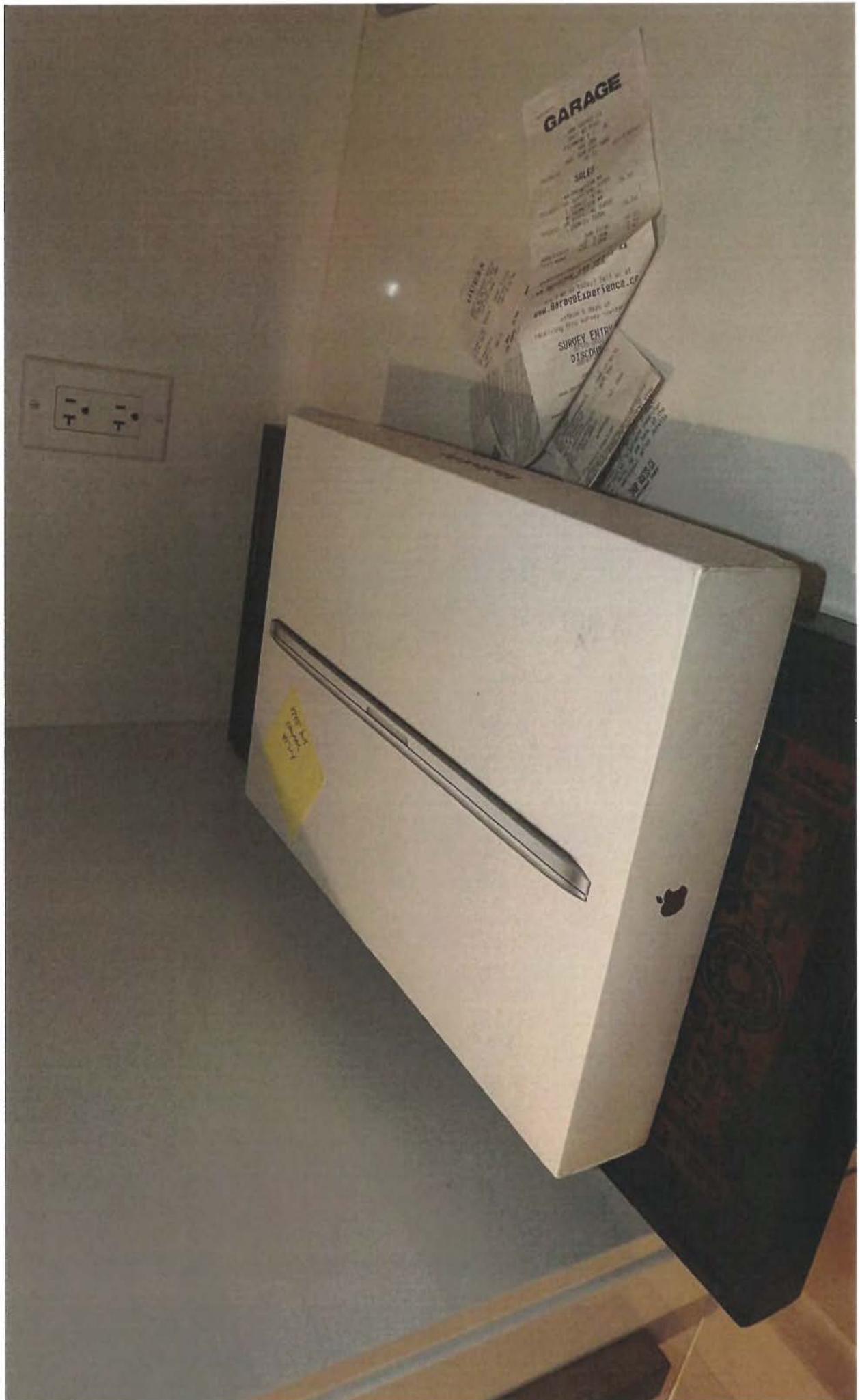
I will also release and indemnify Guo Law Corporation from any legal liability, obligations and consequences relating to the above Promissory Note which directly or indirectly result from my failure to retain independent legal advice.

Dated the \_\_\_\_ day of May, 2015.

1719  
CHUANSHENG LIU  
RM 9







**GARAGE**

www.BarcodeExperience.ca

**SURVEY ENTRY DISCUSSION**





Pin located  
1759 used  
invention books  
4 part books  
w/ receipts

ITEM: 18 ROOM: 3 SITE: K  
DATE: 5/10/16 TIME: 1759  
LOCATED BY: FUN41587  
DESCRIPTION:  
Box of financial documents  
chip receipts  
SEIZED BY: CST N. COTTON @: 1933







JOHNNIE WALKER.  
**Blue Label**<sup>™</sup>  
BLENDED SCOTCH WHISKY

A BLEND OF OUR RAREST WHISKIES

*Johnnie Walker & Sons*



ITEM: 81 ROOM: 314 SITE: K

DATE: 15/10/16 TIME: 2026

LOCATED BY: GHOKE 45314



中国驰名商标  
China's Famous Trademark



AGED 50 YEARS

【酱香型白酒】

SOY SAUCE FLAVOR LIQUOR

◎ 净含量: 500ml 酒精度: 53%vol  
四川省古蔺郎酒有限公司  
Sichuan Gulin Langjiu Distillery Co., Ltd.

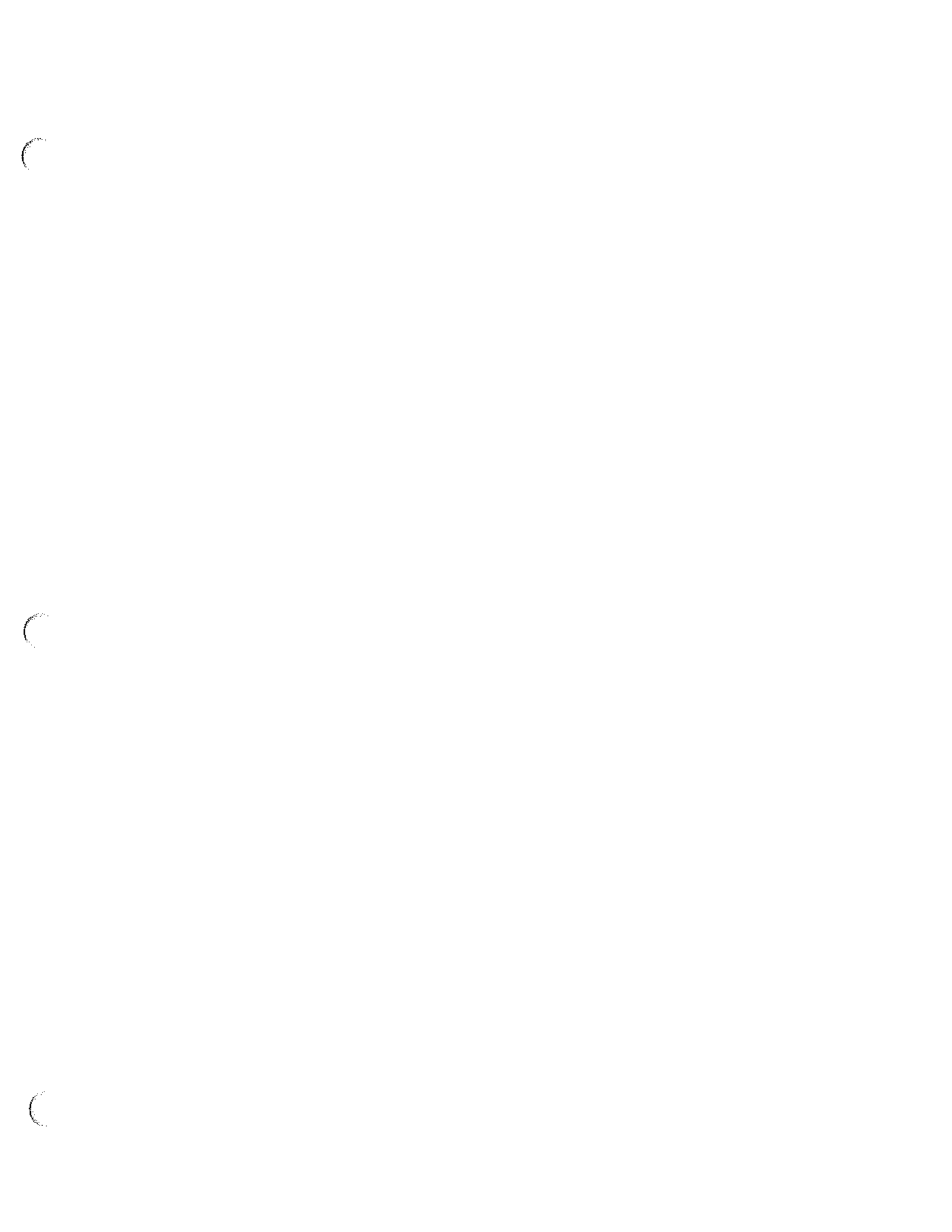
ITEM: 22 ROOM: 314 SITE: K  
DATE: 15/10/2026 TIME: 2026  
LOCATED BY: G. K. H. 5974  
DESCRIPTION: 100% Soy sauce and Chinese  
SEIZED BY: CST N. COTTON @: 2026



 **Hennessy**  
**PARADIS**  
RARE COGNAC

ITEM: 33 ROOM: 314 SITE: K  
DATE: 15/11/16 TIME: 20 26  
LOCATED BY: 570KAL45314  
DESCRIPTION: Doc: Hennessy Paradis  
Cognac  
SEIZED BY: CST N. COTTON @: 2026

SP7





# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

MC – Cpl. M. CHIZAWSKY

PJ - Paul King JIN

1 ET 00:00:00

2 MC: (Door sounds)

3 ET 00:00:37

4 MC: My name is Corporal Mel Chizawsky with the RCMP Federal Serious  
5 Organized Crime Financial Integrity Unit. I'm at Richmond Detachment  
6 right now in an interview room number one – (Tape glitches, audio  
7 interrupted) zero seven seven. I am awaiting the arrival of Mr. Paul King  
8 JIN who was arrested earlier this afternoon on multiple criminal charges.  
9 So todays date is uh, February 24<sup>th</sup> year 2016, and I will see where Mr.  
10 JIN is right now.

This is Exhibit "50"  
referred to in the Affidavit  
of M. Chizawsky  
affirmed before me this 28  
day of FEBRUARY, 2016

11 ET 00:01:24 (Door Sounds)

12 ET 00:01:46 (Inaudible background conversation)

13 ET 00:02:00 (Door Sounds)

14 MC: Seat right there Mr.JIN

  
A Commissioner for taking Affidavits

15 PJ: Yeah

Within British Columbia

16 MC: Just a, just a reminder uh Mr. JIN that uh, we are in a RCMP detachment  
17 that is audio and video recording. If you look over your right hand shoulder  
18 you'll see the um, two cameras and of course everything we say can be  
19 picked up by microphones, and the purpose of that is to ensure that  
20 (coughs) whenever we interview people that what we ask questions and  
21 answers that they are accurately recorded so that sometime in the future  
22 somebody can review it, including yourself, say I did say that or I did not  
23 say that. So earlier this afternoon you were arrested on multiple charges  
24 as a result of a long term investigation by the RCMP Federal Serious  
25 Organized Crime Financial Integrity Unit, long name but basically we are  
26 the police officers responsible for insuring the financial integrity uh



# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

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DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

27 processes in the Province of BC and in particular Canada. So, if there is  
28 anybody that is willing to undermine the um, the economy of British  
29 Columbia in any way shape or form uh, then we are tasked with  
30 investigating those people to see if what they are doing as a business  
31 persp- uh, is illegal or legal. So, as a result in April of this year, or of 2015  
32 we commenced an investigation into your activities uh, as a business  
33 person. Because we phf- we have received information that uh, um, you  
34 were involved in um, loaning money, getting paybacks, and um, on the  
35 outside we'll be taking a look a-at your activities, it looks like it might,  
36 something be worth investigating. So, um, before we continue, because  
37 you had an interaction with other police officers both at the arrest scene  
38 and here in the detachment I have to give you a bit of a cautionary warning  
39 because I don't know what they told you or how they said it to you but it is  
40 something I have to read to you. It's um, Mr. JIN you are detained with  
41 respect to um, multiple counts here, one is being in possession of the  
42 property of proceed of crime, laundering the proceeds of crime, keeping a  
43 gaming or betting house, uh, involved in betting pool selling or book  
44 banking, and also extortion. So those are very broad allegations uh, that  
45 you are under investigation for and over the period of time. So I am just  
46 reminding you that if you spoke to any police officer including myself with  
47 respect to this matter-

48 ET 00:04:42 (Beep sound in background)

49 MC: - to this matter who has offered to you any hope or advantage or  
50 suggested any fear of prejudice should you speak or refuse to speak with  
51 me or us any policeman at this time is my duty to warn you that no such  
52 offer or suggestion can be of any affect and must not includes you or make  
53 you feel compelled to say anything to us or me for any reason but anything  
54 you do say may be used in evidence. What that means is does somebody  
55 twist your arm to say I did something or I didn't do something and did  
56 somebody try to influence you to you know being her at this time to talk to  
57 me, and if nobody has exerted that type of influence on you and I-I think  
58 we are pretty good on that, I think that all the policeman that you have

# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

---

59 dealt with have been um, most like, uh, most professional with you and  
60 respected uh, everything, including at the arrest scene. And we have  
61 taken care of all your concerns with regards making sure that nanny  
62 knows um, where your um, where your wife is, and she has been  
63 contacted to basically you know take that trip here temporarily.

64 PJ: Yeah. Thank you, thank you, thank you.

65 MC: Now uh, with regards to um, this broad investigation starts off in essence,  
66 um, we know you are a business person, and, you own a company called  
67 Water Cube in general, that the generic name. And, that you have been  
68 involved in that business for, 2008, I think? So quite a long time. And,  
69 over the past let's say, five to ten years, uh, you have begun to loan  
70 money to different people, for a variety of reasons and some of those  
71 people have come forward uh, to the police and said that uh, that when  
72 they became late in payments or defaulted in their payment they were not  
73 happy with how you approached them or you had representatives of your  
74 firm approach them for repayment. Do you have any uh, thoughts on that  
75 process? Like you're, you're the business person, you loan money out-

76 PJ: Yeah.

77 MC: -for, for whatever reason.

78 PJ: Yeah.

79 MC: So, I come to you and I want to borrow money from you and uh, you take a  
80 look at me as a person and whether I can pay you back immediately or if I  
81 need a period of time, and then you make that decision turning to loan me  
82 the money. It's, that's not the issue, the issue is what happens when I go  
83 in default if I said I'll pay you back like, by next week and next week  
84 comes and then next week, and next week, and next week, and I keep  
85 putting you off, what methodologies do you use to insure you do get paid  
86 because I did borrow money from you and you want to get paid uh, of  
87 course with some interest.

# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

- 
- 88 PJ: I don't have any problem with my ...(indiscernible)...I don't have any  
89 problem with my customer. (Laughs)
- 90 MC: Now as part of a business person can you describe to me, ah, what type of  
91 business that you are involved in and um, how you are able to size up a  
92 person for their ability to pay or not pay you in the future, like, what do you  
93 use as a, as a business person to asses me as a potential risk for a.) non-  
94 payments or better yet, I'll pay you next week because I am only borrowing  
95 you um, borrowing this money for a short period of time.
- 96 PJ: No, I-I told you I don't have any problem with my customers no because I  
97 business person you know that's it right? I borrow money from the people,  
98 they give it to me, I borrow- (Laughs) ... make profit, I no have problem.
- 99 MC: Okay. So you borrow money-
- 100 PJ: Yeah.
- 101 MC: -from other people-
- 102 PJ: Yeah.
- 103 MC: - and then re-loan it out-
- 104 PJ: Yeah.
- 105 MC: - to another person-
- 106 PJ: Yeah.
- 107 MC: At a higher interest rate?
- 108 PJ: No.
- 109 MC: Or how does that work?
- 110 PJ: I don't ... higher than bank. Yeah (Laughs) Higher than bank.
- 111 MC: Higher than the bank.
- 112 PJ: Yeah.
- 113 MC: So let's say the bank would give me a loan at three percent.

# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

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DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

---

114 PJ: Yeah.

115 MC: But because you want to make a bit of a profit-

116 PJ: Yeah.

117 MC: You know, let's say ten percent.

118 PJ: Yes, sure, probably. Yearly ten percent (chuckles), not much right?

119 MC: Um,hmm.

120 PJ: Twenty percent not much. Yeah, yeah, nothing.

121 MC: So wo- when you think of those, those, numbers uh, ten percent or twenty  
122 percent, uh, when you are dealing with a particular customer they real- in  
123 your experience do they-

124 PJ: Yeah.

125 MC: - like say no that's too high or I can't afford that or what's their?

126 PJ: No ... no have problem, nah. You know you file... my file and you saying  
127 they put a the house (indiscernible)... you know right? Being the ...

128 MC: Yeah well I saw those um-

129 PJ: Yeah.

130 MC: - we, I call them-

131 PJ: Yeah.

132 MC: I call them promissory notes-

133 PJ: Yeah.

134 MC: Or, or lean notes-

135 PJ: Yeah.

136 MC: But, ba- but basically they are signed by-

137 PJ: Yeah.

138 MC: -somebody who is borrowing money-

# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

---

- 139 PJ: Yeah.
- 140 MC: -from you.
- 141 PJ: Yeah, yeah.
- 142 MC: -and then, um, that is basically the piece of paper you say, uh when you  
143 when they go in default-
- 144 PJ: Yeah,
- 145 MC: - you owe me the money because here you signed me this piece of paper,  
146 you borrowed it-
- 147 PJ: Yeah. That they why I fill out otherwise follow your house  
148 ..(indiscernible)... thing right.
- 149 MC: Yep.
- 150 PJ: I don't get it. I do, no rush. But, I- I don't know why you don't (chuckles) we  
151 will, I will, all the time we will not try to ...(indiscernible)... do you know?  
152 ...my like I don't have problems ... have problem.
- 153 MC: You don't have a problem with your customers?
- 154 PJ: Yeah, if the only problem with the court. I did already...
- 155 MC: Oh okay that's, that's interesting-
- 156 PJ: Yeah.
- 157 MC: So if I turn out to be a problem customer-
- 158 PJ: Yeah.
- 159 MC: because I can't afford to pay you back or, oh my god there is no way I can  
160 afford the interest rates then do you have the promissory note?
- 161 PJ: Yeah, go to court.
- 162 MC: You go to court?
- 163 PJ: Yeah go to court mostly, right. Like the court.

# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

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Interview of Paul King JIN by Cpl. M. CHIZAWSKY

- 
- 164 MC: And you go to civil court and-
- 165 PJ: Civil court.
- 166 MC: -you fight your right to get you're-
- 167 PJ: Yeah.
- 168 MC: -money back.
- 169 PJ: Yeah.
- 170 MC: And what what's your success rate that way?
- 171 PJ: Uh, ninety, like a ninety percent a success.
- 172 MC: Ninety percent, and the courts have sided with you on the promissory  
173 notes?
- 174 PJ: Yeah.
- 175 MC: And the fact that you did loan the person some money.
- 176 PJ: Yeah.
- 177 MC: And that they did not repay you a within the timeframe that you gave them.
- 178 PJ: Yeah, yeah.
- 179 MC: And as a result they've had to-
- 180 PJ: Or, yeah, or-
- 181 MC: forfeit some property?
- 182 PJ: Yeah, most uh, most I get a the money back. Yeah, Only the interest I  
183 don't get, that's okay, yeah (chuckles).
- 184 MC: Okay.
- 185 PJ: ... yeah.
- 186 MC: So you only got the interest only? Or-
- 187 PJ: No, no I get the the how much money-

# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

---

188 MC: The, the amount borrowed?  
189 PJ: Yeah, yeah.  
190 MC: Plus some interest?  
191 PJ: Yeah some part of the interest.  
192 MC: Now so you have been, ah, and how long have you been li- living in  
193 Richmond itself? Like I got you starting around 2008 at the Water Cube  
194 Health Club. Um.  
195 PJ: Um, I'm, I'm sorry?  
196 MC: At the top of the Radisson Hotel.  
197 PJ: Yeah.  
198 MC: You were um, part of the directors of that company or you formed that  
199 company.  
200 PJ: Yeah.  
201 MC: Yeah, when the spa was on top of the Radisson.  
202 PJ: Yeah, yeah yeah.  
203 MC: And then from the Radisson you moved everything over to your current  
204 location? Or did you have both locations at the same time?  
205 PJ: No, I both location ... I have both, you know I have been in the main, I  
206 started visiting in ninety five you know Toronto, ... I have a lot of  
207 businesses you know I working hard for my life, I have a gym-  
208 MC: Um, hmm  
209 PJ: - a gym, I have a restaurant, a Japan rest-restaurant.  
210 MC: A restaurant?  
211 PJ: Yeah.  
212 MC: In Toronto?



# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

---

213 PJ: In Toronto, Toronto. I have a lot of massage parlor in there too. You know.  
214 They know, you, you guys know me history right?

215 MC: Now see, the reason we have you here is that uh, maybe some of the  
216 techniques you used to get some of your money-

217 PJ: Yeah.

218 MC: -um, when we take a first look at it, it looks like oh my god, that might be  
219 illegal.

220 PJ: Yeah.

221 MC: Or, now we have to ask you more specific pointed questions "Were did  
222 you get that money from?" "How did you obtain it?" um, "What was the  
223 relationship between you and the other person?" and then if you give us  
224 those answers then we go, oh okay we are way off base, um, in our terms  
225 of our thinking. So, as a result of our conversation here I know you have  
226 been in business since 1995-

227 PJ: Yeah.

228 MC: -you might ... you own a multiple businesses, one being a restaurant, uh  
229 at least uh, a gym at least two gyms out here?

230 PJ: Yeah a gym and a Karaoke you know in Toronto ... before or right?

231 MC: Yeah.

232 PJ: I moved here only for a parlor...(indiscernible)... the blue Sea...

233 MC: Oh the Blue, I forgot about the Blue Sea (ph)

234 PJ: Blue Sea, and Cross Street I owner and I don't know what they call it, the  
235 call it what? They call it Sea Side Attic I am saying I owned that too place.

236 MC: I Island Sea Side?

237 PJ: Yeah.

238 MC: I - I do remember seeing something like-

## TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

---

239 PJ: I-I work hard. My life is very hard. I came here '89 and might be the um  
240 boxer.

241 MC: Now, something that the investigators noted that the um, (clears throat)  
242 when they did um, search your residence they did notice your, your boxing  
243 pictures and your medals-

244 PJ: Yeah.

245 MC: Um, what type of career did you have as a young person, ah in the boxing  
246 field?

247 PJ: Oh yeah.

248 MC: Like it looks like you were really successful.

249 PJ: Yeah, in China I tried in three times ch-champion present in '88 Olympic  
250 you know.

251 MC: You were an Olympic champion?

252 PJ: No, no, no, no a percent that a go to the (laughs)-

253 MC: Oh okay.

254 PJ: - that go to the 88', go to the thing. No I didn't, the chance, you know the  
255 chance for trials.

256 MC: Okay, so you- you're a boxing uh, oh, in the Chinese boxing system?

257 PJ: Yeah.

258 MC: And how high did you get up in? Did you get into Olympic trials or  
259 anything like that?

260 PJ: Yeah, Olympic trials. In China. China.

261 MC: What year was that?

262 PJ: Eighty. Eighty Eight.

263 MC: 88' is winter Olympics.

264 PJ: Nah, 88' is uh, Seoul, Seoul Olympics.

# TRANSCRIPT STATEMENT

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PROJECT "E-PIRATE"

FILE # 2015-2543

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Interview of Paul King JIN by Cpl. M. CHIZAWSKY

---

265 MC: Oh Seoul Olympics.

266 PJ: ... (laughs)

267 MC: I know in 88' uh, the winter Olympics were in Calgary and um, the Seoul  
268 the summer Seoul Olympics were what year?

269 PJ: 88'

270 MC: 88' as well?

271 PJ: 88' there but they were in 92' right? Yeah 88'. Yeah.

272 MC: So you came over to Canada-

273 PJ: Yes.

274 MC: -in late 89'

275 PJ: 89' I present the Canadian Team, Quebec Team (laughs) you know.

276 MC: Were you a trainer for them?

277 PJ: Yeah.

278 MC: For the Canadian Team?

279 PJ: Yeah. I'm I'm been that time I young you now.

280 MC: Yeah.

281 PJ: And a boxer you know, yeah. In a team too.

282 MC: How long did you live in Quebec?

283 PJ: I think three, four years.

284 MC: Oh that's not bad.

285 PJ: Yeah, three, four years.

286 MC: And then uh, you met a young lady, and had kids?

287 PJ: Yeah I in Toronto that-

288 MC: In Toronto.

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- 
- 289 PJ: Yeah in Toronto I have kids... I started business in Toronto.
- 290 MC: And what business did you start in Toronto was that the restaurant? Or-
- 291 PJ: Yeah restaurant. Yeah and the, masaaage ... gym you know all together.
- 292 MC: So similar to what you have right now-
- 293 PJ: ... yeah, yeah.
- 294 MC: -sort of like a massage parlor, ... a gym, physical fitness facility.
- 295 PJ: Yeah. Around seven or eight place in Toronto.
- 296 MC: Yep.
- 297 PJ: The cop know, already know my name (laughs) there. Yeah.
- 298 MC: Do they know your name as a good person, or did they know your name
- 299 as-
- 300 PJ: I know I have been interviewed though.
- 301 MC: What's that?
- 302 PJ: I have been interviewed though, you know right?
- 303 MC: Um,hmm
- 304 PJ: Yeah, I have been interviewed ... yeah.
- 305 MC: Now uh, one of the things that was uh, brought to our attention that you
- 306 might have actually have trained some RCMP members, is that true? In
- 307 self-defence or something like that?
- 308 PJ: No, no, no.
- 309 MC: No that's some viscous rumor.
- 310 PJ: No, no no that happened in Toronto you know in Monteval.
- 311 MC: Yeah.
- 312 PJ: Yeah, in Montreal we have a lot of gym right?

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- 
- 313 MC: Yep.
- 314 PJ: Yeah, no that ...
- 315 MC: So the police officers-
- 316 PJ: Yeah.
- 317 MC: -come and train and work out with you and do all that?
- 318 PJ: Yeah, yeah, yeah, the gym the long time they, it's a why I come 88', 89'-
- 319 MC: Yep. 89', 90'
- 320 PJ: The would do it ... together no, you know, they call the, they call the, they
- 321 call what, they, you know the champion (indiscernible)...? You don't know
- 322 boxing...
- 323 MC: No I don't I know the base names but I don't know the smaller circuits.
- 324 PJ: Yeah basic name too. The diving guy, we all together we have grew up
- 325 you know-
- 326 MC: Okay.
- 327 PJ: You know all together in the gym right.
- 328 MC: Yep.
- 329 PJ: All ... boxing gym in Quebec in Montreal.
- 330 MC: Okay. So you established your very good lifestyle in Toronto with um, a
- 331 young person, I can't remember her name, but I know you had at least two
- 332 children right? Out there, in Toronto?
- 333 PJ: Yeah I ...
- 334 MC: Jessie (ph) and Snow (ph)
- 335 PJ: Jessie and Snow, yeah I had one another they come back from China-
- 336 MC: Um, hmm.
- 337 PJ: - Jade and Jay, I have four. I have four.

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338 MC: Okay. So you have four children?

339 PJ: Yeah.

340 MC: With another person.

341 PJ: Yeah, yeah.

342 MC: "Kay. What happened with that relationship, why didn't?

343 PJ: Yeah, it was okay.

344 MC: No, what happened? Like your married, you got four kids.

345 PJ: Yeah, I ..(indiscernible)..support ... and that... right?

346 MC: Yeah.

347 PJ: I worked hard from China too. You know (laughs) I am working the  
348 people... you know, that is why.

349 MC: Okay.

350 PJ: And, and you know ... the lawyer do need me say anything I don't care-

351 MC: Well see

352 PJ: Okay, I am ... hard

353 MC: You know I talk about all these criminal charges because all we are  
354 interested in you-

355 PJ: Yeah, yeah.

356 MC: Because I know you are a business person-

357 PJ: Yeah.

358 MC: -and what I don't want to do as a police officer is mistake what is a  
359 business transaction-

360 PJ: Yeah.

361 MC: and think it's an illegal or criminal transaction like I just got to know you-

362 PJ: Yeah.

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- 
- 363 MC: - and the way you conduct your business because I deal with a lot of  
364 business people and I did interview one private lender, and ah, he is a a  
365 guy in his late uh, sixties Italian-
- 366 PJ: Yeah.
- 367 MC: He has been a hard worker all his life-
- 368 PJ: Yeah, yeah.
- 369 MC: - and he has access to money through family money and his own money  
370 and he was doing private loans and some of those private loans ended up  
371 in people we know are involved in criminal occupations, they import and  
372 export drugs into and out of Canada, and so we are going oh my god he is  
373 supporting the criminal lifestyle of because he is allowing them access to  
374 money so he can live in a fancy house-
- 375 PJ: Yeah.
- 376 MC: -but when I went to interview him I discovered A: business person. He had  
377 everything on file, he opened up his filing cabinets there were the loan  
378 documents, there were the payment documents and then what happens  
379 should somebody go to default he got his law office, his lawyer, to then  
380 begin the access to recover his money.
- 381 PJ: Yeah.
- 382 MC: And. I saw that multiple times over throughout his entire files, I go you are  
383 an honest man-
- 384 PJ: Yeah.
- 385 MC: -and I left the wing, and I had to go back to my superiors and say this man  
386 who we thought was part of the problem um, loaning money is no longer  
387 the issue.
- 388 PJ: Yeah.
- 389 MC: He is honest.
- 390 PJ: Yeah.



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391 MC: He is forthright, like he is truthful-

392 PJ: Yeah.

393 MC: He showed us his records, and he told us who his law, his lawyer was or  
394 his law firm that he deals with when people go into default.

395 ET 00:20:17

396 PJ: Yeah.

397 MC: And the actions that happened as a result.

398 PJ: Yeah.

399 MC: And he has been successful in recovering all his money.

400 PJ: Yeah.

401 MC: Because just like you he ... he's got a promissory note-

402 PJ: Yeah.

403 MC: - uh, he registered his money as a second mortgage against his property  
404 and one day of course he went default.

405 PJ: Yeah.

406 MC: Well he had that piece of paper, and then the civil courts-

407 PJ: You know.

408 MC: -did the same like they did for you, they go the money back.

409 PJ: ... I build my credit you know (chuckles) you know I build my own credit of  
410 borrowed money from the big people you know right-

411 MC: Yeah.

412 PJ: They give, I borrow it.

413 MC: So you borrow from other people?

414 PJ: Yeah. From-

415 MC: And then-

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416 PJ: -from, from, from, money I borrow you know, sometimes they don't give  
417 me a house of give me interest for people you know, s-small. I build my  
418 own credit very important-

419 MC: Okay.

420 PJ: ... were you might call you know the thing right (chuckles) and you were in  
421 the casino... trust me you know, yeah?

422 MC: Yes.

423 PJ: You know like Asian we ... that why you know.

424 MC: Um,hmm

425 PJ: Yeah I don't have a ... problem-

426 MC: So-

427 PJ: In the China a law, no in China in my calling the law right?

428 MC: Um, hmm.

429 PJ: In borrow money get in trip everything you know, law. The law is okay,  
430 right.

431 MC: Yep. So what you what you do to Macau is

432 PJ: Yeah.

433 MC: Is okay?

434

435 PJ: Yeah

436 MC: Its allowed. And you know what here in Canada it is also allowed.

437 PJ: Yeah, I think it no problem you know.

438 MC: So like if I had money and I want to loan it out to somebody at an interest  
439 rate, I can do that, just like you have. Ah except you are a lot more  
440 successful and I am just a policeman, so from that perspective you are  
441 very successful.

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---

442 PJ: Yeah, did they give me the credit so like twenty- so like a two million three  
443 million Canadian dollar right-

444 MC: Um, hmm

445 PJ: -the come do down money like twenty million you know (chuckles) they  
446 give me the credit right and with my credit, the money, keeps longer.

447 MC: And then you just loan your credit to somebody else and then they in turn  
448 give you um, monthly payments, uh with interest like a regular bank loan-

449 PJ: You right, yeah you right.

450 MC: And uh, at the end of the period for most of the time they've already paid  
451 up um, their obligations for that time.

452 PJ: Because for a me I keep my credit so I... (indiscernible)... right. So many,  
453 right.

454 MC: Okay.

455 PJ: Yeah, ...

456 MC: So you have uh, you have a credit history in Macau?

457 PJ: Yeah.

458 MC: How about China or Hong Kong?

459 PJ: Yeah, like oh, or around there right?

460 MC: Just around there.

461 PJ: ...yeah, long, long...

462 MC: China, Hong Kong ...

463 PJ: I go there fly all the time, right. You know, Yeah that's why.

464 MC: And so have you established business relationships with partners, with  
465 people?

466 PJ: You know in the last week I tour right, some people need the money. I  
467 even do fly there like ... make a call ... you see my phone right.

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468 MC: Um,hmm.

469 PJ: You know I have got like a credit from the casino... right?

470 MC: Okay.

471 PJ: Do you one million dollars, do you, no.

472 MC: How do the Canadian casinos compare to let's say Hong Kong, or Macau?

473 PJ: A here you don't give credit, you is here is why we have to borrow the  
474 money to the customer, you know.

475 MC: Okay. So-

476 PJ: So all my cash money other way...

477 MC: You know I did read a report that did mention that type of concept but I  
478 wasn't quite familiar with it because I have only dealt with Canadian  
479 casinos.

480 PJ: Yeah.

481 MC: Um, but. So what you are saying is that a Macau and elsewhere-

482 PJ: Or Las Vegas.

483 MC: Or Las Vegas?

484 PJ: My name is money. I call the (laughs) they give money right. Credit you  
485 know, I collect million, two million they deal right away.

486 MC: Yep.

487 PJ: Because I buy the phone or I sign it or something you know-

488 MC: So they know you by name?

489 PJ: Yeah.

490 MC: And they know your credit history, meaning you are going to pay them  
491 back-

492 PJ: Yeah, yeah.

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---

493 MC: So they are very confident in Las Vegas-

494 PJ: Confident, yeah.

495 MC: that when you show up-

496 PJ: Yeah, yeah. I like king...

497 MC: - you are, you are, you are what we call it a preferred customer,

498 PJ: Yeah (laughs)

499 MC: You are, you are going to be treated very well.

500 PJ: Yeah, yeah.

501 MC: And uh, which casino do you like to go to in Las Vegas?

502 PJ: Oh many casinos before right? You know, Caesar's you know ... and

503 some we ... yeah

504 MC: How can-

505 PJ: ... because I can no go to the States any more, right. You know before I

506 have been charge with aggravated assault right.

507 MC: Yeah.

508 PJ: I can no go there anymore.

509 MC: Have you started the process to get a pardon or anything?

510 PJ: Yeah. ...

511 MC: Have you started that process?

512 PJ: Yeah, uh, my wife and my lawyer did, yeah.

513 MC: Yeah, okay. And eventually you will be back allowed in Las Vegas, or-

514 PJ: But I ... by the phone ... they did they kind of did very .. the credit-

515 MC: Yeah

516 PJ: The name.

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517 MC: Yeah.

518 PJ: You know your name you know-

519 MC: So-

520 PJ: - by my name I put (indiscernible)... they trust me ten million dollars no  
521 problem you know, the name ...

522 MC: So um, just so that I understand the concept here, if you phone up, let's  
523 say Caesar's Palace in Las Vegas and you have a let's say a two million  
524 dollar line of credit in US dollars-

525 PJ: Yeah, yeah

526 MC: Do you send your friends down there and they can play on your dollar on  
527 your credit?

528 PJ: Yeah, yeah, your right, yeah yeah.

529 MC: Okay. Now at the end you send five friends down there and they have a  
530 rip roaring good time-

531 PJ: Yeah.

532 MC: - and they should. Um, do you collect from your friends?

533 PJ: Yeah, I collect from my friends.

534 MC: So what they spend your money they have to pay it back.

535 PJ: Yeah, the pay it back.

536 MC: That's, that's just a that is the rule-

537 PJ: Yeah rule-

538 MC: Um, that's um, that you live by.

539 PJ: Yeah-

540 MC: Okay,

541 PJ: Yeah, ... collect from me they don't collect from...

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542 MC: Yeah the casino is not going to go after you know the five guys that you  
543 sent down there.

544 PJ: Yeah, no.

545 MC: Its. You're, you're gonna say you, you, you, and you and you, you spent  
546 my money you had a good time but it's time for payback, uh how you  
547 gonna do it. So if you do send five Canadians down there who are your  
548 good friends and they do have a good time and they come back and they  
549 report back to you, fantastic time Paul, could not have had a much better  
550 ah one week vacation uh, thank you very much. How do they repay you?

551 PJ: They repay me by the, the some money, right.

552 MC: Yeah.

553 PJ: ... from China you know. Or they sell houses or something... no.

554 MC: Yeah. Oh okay. So let's think about the Canadian side of life. Um, I am  
555 the Canadian who went down there and I am a good friend of yours and I  
556 had a rip-roaring good time and I spent fifty thousand dollars because I'm  
557 cheap and I come back and I now owe you fifty thousand dollars do I owe,  
558 owe you any interest on top of this? Like I spent fifty grand of your money  
559 and now I-

560 PJ: No is... I might call you last week ... no interest. Because there is, they  
561 give me the profit already. If customer lose money-

562 MC: Um, hmm

563 PJ: ...the casino will give the profits don't like C-Canada, nah. Canada no  
564 profit.

565 MC: No Canada won't give you that profit-

566 PJ: Yeah profit, so we all no interest.

567 MC: Okay so down there is you borrow a two million dollars you make a profit  
568 of what? Five percent? Ten percent?

569 PJ: Yeah, sometime



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570 MC: Something like that?  
571 PJ: Yeah maybe more-  
572 MC: Do they negotiate with you on that aspect?  
573 PJ: Sometime casino deal with that. Maybe sometime fifteen percent, twenty  
574 percent.  
575 MC: So if you get the higher numbers does that mean your-  
576 PJ: Yeah.  
577 MC: -you're, you're in a higher credit?  
578 PJ: Yeah, credit yeah.  
579 MC: Um and a lower number means that you're not quite sure about you yet.  
580 PJ: Yeah, yeah.  
581 MC: So the higher percentage of return for a profit -  
582 PJ: Yeah.  
583 MC: Um, you're really a good customer.  
584 PJ: Yeah. That's ten percent, twenty percent, even twenty two percent, that  
585 just depends you know.  
586 MC: Yeah, and that's strait profit right back to you because you spent two  
587 million dollars.  
588 PJ: Yeah. Maybe... I just pay them one and eight-  
589 MC: One point eight back.  
590 PJ: Yeah, yeah otherwise ... don't get any customers no say you know.  
591 ET 00:28:00  
592 END PRODUCTION S.SMITH  
593 START PRODUCTION S.BLAIR

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594 MC: Okay. Well that's yeah, see you know the Canadian casino's they're not  
595 allowed to do that by law.

596 PJ: No, no, no.

597 MC: It's uh I guess it's something that somebody thought of saying no we can't  
598 do that-

599 PJ: Yeah, no.

600 MC: -'cause I don't know maybe there was fear-

601 PJ: Yeah.

602 MC: -that something might go wrong.

603 PJ: Yeah.

604 MC: But in general uh if I go to Macau or let's say you know Las Vegas-

605 PJ: Yeah.

606 MC: -and I have lots of money-

607 PJ: Yeah.

608 MC: -and-and I establish a line of credit like you did-

609 PJ: Yeah, yeah.

610 MC: -uh if I-if I spend that line of credit I'll-I'll basically give them a twenty  
611 percent reprieve-

612 PJ: Yeah.

613 MC: -saying okay you can-instead of giving me two million it's one point eight.

614 PJ: Yeah.

615 MC: And they shake your hand, you go away and you know you're going to be  
616 coming back second time soon.

617 PJ: Yeah, yeah.

618 ET 00:28:36

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619 MC: Okay. Now um with regards to the Water Cube and uh we interviewed a  
620 young lady by the name of Yuan Yuan JIA, JIA Yuan Yuan.  
621 PJ: Yeah.  
622 MC: Who is she to you?  
623 PJ: She?  
624 MC: Yeah, what's her relationship to you? She's not your sister is she?  
625 PJ: No, no, no, no.  
626 MC: No?  
627 PJ: That's my niece.  
628 MC: Niece, okay.  
629 PJ: Yeah.  
630 MC: Now back on October 15<sup>th</sup> we searched her apartment or her condo suite  
631 on Jones Road.  
632 PJ: Yeah..  
633 MC: Yeah, and your mom and dad were there.  
634 PJ: Yeah ...  
635 MC: How are they doing?  
636 PJ: ...  
637 MC: Your dad's eighty something and your-your mom's about the same age.  
638 PJ: Yeah..  
639 MC: How are they feeling right now?  
640 PJ: They're very shocked you know (laughs) ...  
641 MC: Well yeah.  
642 PJ: Very scared, very scared.

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643 MC: So yeah your dad and mom are very proud of what you-  
644 PJ: Yeah.  
645 MC: -have accomplished in life right.  
646 PJ: Yeah.  
647 MC: Yeah, very proud.  
648 PJ: ... been in Canada a long time ... you know my life right.  
649 MC: Yeah.  
650 PJ: I worked hard for my life.  
651 MC: Yeah.  
652 PJ: You know my family, my ... I work hard, real hard.  
653 MC: Yeah.  
654 PJ: I'm lucky, I met a lot of rich people.  
655 MC: Mm hm.  
656 PJ: ... right ...  
657 MC: Mm hm.  
658 PJ: I met a lot of rich people, that's how I ... the-the thing right I start.  
659 MC: So once.  
660 ET 00:30:07  
661 PJ: ... big money right.  
662 MC: Mm hm.  
663 PJ: Yeah, yeah.  
664 MC: Okay, but your mom and dad they're doing okay um they're -- are they  
665 living comfortably right now at-still at apartment 210?

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---

666 PJ: They-they just-they just worry (laughs) you know sometimes don't sleep  
667 well.

668 MC: They should sleep well.

669 PJ: Yeah.

670 MC: Because we're not coming back.

671 PJ: Yeah no ...

672 MC: Yeah just-just tell them we're not coming back, there's no reason for us to  
673 come back anymore.

674 PJ: No you ... right this is... (indiscernible)... his money, his money under...

675 ET 00:30:46

676 MC: Yeah.

677 PJ: ... you know we have big family, big very big family ... in Toronto, in China  
678 right.

679 MC: Yeah.

680 PJ: not a visitor, you know a lot of my family member all been in the people...  
681 money ... ten million dollar for US dollar... you know.

682 MC: Well with respect to the money that was found at uh Jones Road uh it was  
683 disproportionate to uh-

684 PJ: Yeah.

685 MC: -your mom and dad. Meaning that they seem to have a lot more money  
686 uh than we're used to, do you understand what we're saying?

687 PJ: I don't mention that place... you know my lawyer ...

688 MC: Yeah okay, so I'm just saying.

689 PJ: ... money I tell you right.

690 MC: Yeah.

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691 PJ: But I don't want to ...

692 MC: Globally I'm just saying-

693 PJ: Yeah loaning, yeah loan money.

694 MC: -just a big picture-

695 PJ: Yeah, yeah.

696 MC: -is that uh when we take a look at-

697 PJ: Yeah.

698 MC: -uh what we found there go we go whoa surprise, it surprised us.

699 PJ: Yeah.

700 MC: Like we were not expecting that.

701 PJ: Yeah.

702 MC: Um so as a result I'm just telling you that our investigation is ongoing-

703 PJ: Yeah.

704 MC: -as a result of what we found there.

705 PJ: Yeah.

706 MC: And uh we have to you know make some decisions as to where we're

707 gonna go-

708 PJ: Yeah.

709 MC: -uh with the money that was seized from uh your mom and dad's place.

710 PJ: Yeah.

711 MC: Um we were hoping to speak to your dad-

712 PJ: Yeah.

713 MC: -uh so he could say this is my money.

714 PJ: Yeah.

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715 MC: Uh because of a, b, c and d you know-

716 PJ: Yeah.

717 MC: -what-whatever you want-

718 PJ: Yeah.

719 MC: -but unfortunately you know he-he did the right thing he spoke to a-a  
720 lawyer-

721 PJ: Yeah.

722 MC: -and uh got-got the right advice-

723 PJ: Yeah.

724 MC: -and um that's okay. Like we're-we're okay with that.

725 PJ: He, my-my-my parents are very honest.

726 MC: Yeah.

727 PJ: ...

728 MC: ... your mom was very upset-

729 ET 00:32:19

730 PJ: Yeah.

731 MC: -about what was happening, the whole bit so..

732 PJ: Yeah she ...

733 MC: And the policemen there could see that uh-

734 PJ: Yeah.

735 MC: -they were upset.

736 PJ: Yeah.

737 MC: It's like it's not something that they're used to.

738 PJ: Yeah. First time, first time for my life.



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739 MC: First time in your life?  
740 PJ: Yeah you know search my house, ... my house right.  
741 MC: Yeah.  
742 PJ: Because in China I'm important too right ... I'm ... with all people right.  
743 MC: Mm.  
744 PJ: The ... people right right now... my career's okay there. All of my ... my  
745 China classmates very high level right.  
746 MC: Okay.  
747 PJ: Higher level ... the police officer is a high level, very high right the-the  
748 prime minister is high enough... (indiscernible)....  
749 MC: Do you have any connections with uh any high level officials there that are  
750 your classmates?  
751 PJ: Classmates yeah, a lot, too many.  
752 MC: No okay but maybe what I'm thinking, I'm thinking the class of twenty  
753 because that's the traditional school size here in uh B.C. is about twenty to  
754 twenty five students so when you say classmates how many people are  
755 we talking about?  
756 ET 00:33:31  
757 PJ: Classmates in the China ... (indiscernible)... at the university right. All my  
758 involve like-like a thousand people right.  
759 MC: Oh okay.  
760 PJ: A thousand, like a big ...  
761 MC: Yeah.  
762 PJ: In China a lot.  
763 MC: Okay. Now uh speaking of China right now.  
764 PJ: Yeah.

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765 MC: Um you're successful there.

766 PJ: Yeah.

767 MC: Uh what type of businesses are you involved in in China, yeah?

768 PJ: I just uh-I just ...at that time, I was so young, right just-just a student and a  
769 boxer.

770 MC: So you're a student boxer.

771 PJ: Yeah ... Chin-China team.

772 MC: Okay.

773 PJ: ... that's it but when I grew up, the people(laughs) ...

774 MC: So-so back in China do you have any businesses out there-

775 PJ: Yeah I have-

776 MC: -generating income for you?

777 PJ: -yeah ... own the business. ... you know.

778 MC: What-what style or what type of business?

779 PJ: I have the motel in there... (indiscernible) ..two, right before right ... I have  
780 the-I have the mining company, you know mining in there you uh, you  
781 know.

782 MC: A mining company?

783 ET 00:34:48

784 PJ: Yeah maybe you ...

785 MC: What's the name of the mining company so we can see that you're a  
786 director?

787 PJ: Yeah, yeah mining ...

788 MC: No but what's the name of the mining company?

826

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789 PJ: Yeah (Chinese Name)(around 1:57:19) something like that, with my partner  
790 not me.

791 MC: Yeah but your-your part ... but the mine-the mine-but the mine is  
792 successful-

793 PJ: Yeah.

794 MC: -then you as well the owners would also benefit from the mine, right?

795 PJ: Yeah, this is ... 2000..2007 first time we went there..

796 MC: Okay. Uh what type of mine is it?

797 PJ: But right now I don't want to ... right, ...

798 MC: Okay so you ...

799 PJ: ... my-my-my-my lawyer told me don't talk anything, I know. But the  
800 money, the ...

801 MC: Well we have to-

802 PJ: ...

803 MC: -one of the things like we're trying to determine here-

804 PJ: Yeah.

805 MC: -is like you're a successful-

806 PJ: Yeah,

807 MC: -business person, there's no doubt in my mind-

808 PJ: Yeah.

809 MC: -that you are successful.

810 PJ: Yeah.

811 MC: And you have earned your money legitimately in a lot of ways.

812 ET 00:35:49

813 PJ: Yeah, yeah.

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814 MC: It's-what happens is when you uh take money from other sources that  
815 come from other people that might not have earned their money through  
816 legitimate business.

817 PJ: Yeah ... my lawyer have a record right.

818 MC: Yeah.

819 PJ: I have a record.

820 MC: Yeah.

821 PJ: ...with the money in China.

822 MC: Yeah.

823 PJ: Right.

824 MC: Okay.

825 PJ: You can phone ...I just pay them, they pay me.

826 MC: Yeah.

827 PJ: That's it they transfer ... I never involve any drug thing ...

828 MC: I-I didn't even talk about the drugs because I-

829 PJ: I don't ...

830 MC: -the entire time that-

831 PJ: Yeah.

832 MC: -I've had you under investigation-

833 PJ: Yeah.

834 MC: -I have never seen the drug angle with you.

835 PJ: Yeah otherwise you have some-something right.

836 ET 00:36:33

837 MC: Oh yeah the search warrant said controlled drugs and all that-

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838 PJ: Yeah.

839 MC: -but that's because of other people that-that you're connected with.

840 PJ: Yeah.

841 MC: Because what happens is-

842 PJ: Yeah.

843 MC: -we have include all the charges-

844 PJ: Yeah.

845 MC: -that we're looking at.

846 PJ: Okay, okay.

847 MC: So with regards to the controlled drugs no I didn't see that angle on your  
848 side. Um the other investigators saw other people who are friends with  
849 you-

850 PJ: ...

851 MC: -that are involved in that side of life which is like sort of side of life that uh-  
852 uh gets people in trouble.

853 PJ: Yeah.

854 MC: Because that's how they earn their money and unfortunately because of  
855 what they're doing-

856 PJ: Yeah.

857 MC: -all of a sudden you're involved-

858 PJ: Yeah.

859 MC: -because you're friends.

860 PJ: Yeah.

861 MC: Um and as a result of being friends with them uh we now put you under  
862 the microscope of oh how's he-how is Paul getting his money, uh why is



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863 he giving it to them and-and all that. So that's why we're, we are where  
864 we are today is because other people's actions-

865 ET 00:37:28

866 PJ: Yeah.

867 MC: -brought you in and then all of a sudden you become the prime focus  
868 because A you're successful.

869 PJ: Yeah.

870 MC: You uh, you have access to lots of money, you loan it out and you get  
871 money back.

872 PJ: Yeah.

873 MC: And uh so that's why we're here.

874 PJ: Yeah.

875 MC: And since we're fin-since we're a financial integrity team for our province-

876 PJ: Yeah.

877 MC: -we have to make sure that you're not undermining the economy-

878 PJ: Yeah.

879 MC: -by ensuring that uh every money-all the money that you collect that the  
880 government gets it's taxes let's say.

881 PJ: Yeah.

882 MC: Because that pays for the hospital bills-

883 PJ: Yeah.

884 MC: -for all the hospitals, for all the doctors and nurses.

885 PJ: Yeah.

886 MC: So that when we get sick we have somebody to take care of us and make  
887 sure that we get better.

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888 ET 00:38:06

889 PJ: Yeah.

890 MC: Um when we allow people to earn money and not pay their uh appropriate  
891 portion to the government that's what happens is the police have to get  
892 involved saying you know you're making money, come on, you know  
893 report it and get the appropriate amount of tax on it and continue to thrive.

894 PJ: Yeah.

895 MC: And that's what we want to see you do is-

896 PJ: Yeah.

897 MC: -continue to thrive. Jimmy PATTISON-

898 PJ: Yeah.

899 MC: -classic example of a young man-

900 PJ: Yeah.

901 MC: -who started off with no money and look where he is today.

902 PJ: Yeah.

903 MC: Successful, successful business person..

904 PJ: Yeah.

905 MC: Multiple business ventures all over the world, in B.C.-

906 PJ: Yeah.

907 MC: -uh and he pays his corporate taxes, he pays employees well-

908 PJ: Yeah.

909 MC: -he treats everyone uh well like as a part of his family and they are  
910 because you know he owns all these companies.

911 PJ: Yeah.



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912 MC: Uh and um he thrives because they thrive. And I see a little bit of that in-  
913 in your life-

914 PJ: Yeah.

915 ET 00:39:03

916 MC: -that when your company is successful up the people around you are also  
917 living uh healthy lifestyles because you know you're-you're the guy feeding  
918 them to ensure that they are successful.

919 PJ: Thank you ... I will try my best.

920 MC: Yeah, you work hard.

921 PJ: Yeah.

922 MC: There's no question that uh you work hard.

923 PJ: Yeah.

924 MC: Like I've s-I've interviewed and have uh had investigations on people-

925 PJ: Yeah.

926 MC: -who have uh a fraction of your money and they're the laziest people in the  
927 world.

928 PJ: Yeah.

929 MC: They don't treat their friends with respect, they don't treat their family with  
930 respect.

931 PJ: Yeah.

932 MC: They treat their, I'm going to call them their employees-

933 PJ: Yeah.

934 MC: -like dirt.

935 PJ: Yeah.

936 MC: And they think they're king of the hill and but they're king hill of nothing.

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937 PJ: Yeah.

938 MC: So you I see family oriented.

939 PJ: Yeah.

940 MC: You care about uh your wife and your children. Your ex-wife, your  
941 children.

942 ET 00:39:53

943 PJ: Yeah.

944 MC: 'Cause you're still in contact with them.

945 PJ: Yeah.

946 MC: Um your ensuring that uh your mom and dad-

947 PJ: Yeah.

948 MC: -uh are taken care of and they're living a really good uh healthy lifestyle or  
949 life right now.

950 PJ: Yeah.

951 MC: Uh they're not under stress.

952 PJ: Yeah.

953 MC: Um from the society, because they're old-

954 PJ: Yeah.

955 MC: -so they're-they have nice comfortable apartment.

956 PJ: Yeah.

957 MC: Uh their needs are being taken care of. Um your mother in law uh Yumin  
958 ZHANG is it? ZHANG Yumin?

959 PJ: Yeah.

960 MC: Your-your mother in law?

961 PJ: Yeah.

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962 MC: 'Kay she's uh my age.  
963 PJ: Yeah, yeah.  
964 MC: Uh she's being taken care of.  
965 PJ: Yeah.  
966 ET 00:40:32  
967 MC: 'Cause she's a visitor to Canada.  
968 PJ: Yeah.  
969 MC: And um so I see all these little things adding up to like you're a family man  
970 and a business man who cares about people around him.  
971 PJ: Thank you, yeah. That's uh my life right, ... my credit, a lot of people trust  
972 me you know.  
973 MC: And that's what I'm hearing from you.  
974 PJ: Yeah.  
975 MC: And that's what I hear from other people.  
976 PJ: Thank you, thank you.  
977 MC: It is um.  
978 PJ: Thank you.  
979 MC: Well you have uh the ability-you have a reputation-  
980 PJ: Yeah.  
981 MC: -that says I am who I am, trust me for my word and I'll take care of you.  
982 PJ: Yeah.  
983 MC: Now with respect to uh some of your other business ventures, we-we  
984 know what your you know with the Water Cube and all that, that's-that's all  
985 above board-  
986 PJ: Yeah.

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987 MC: -uh with regards to you know your-how you earn your money. Um the  
988 other side that uh because these other guys are involved in the drug trade-

989 PJ: Yeah.

990 MC: -brought you in, we focussed a little bit on you-

991 PJ: Yeah.

992 MC: -and now you take us to uh Number 4 and Dyke Road in South Richmond.  
993 That big house there and you don't have to say anything at this point but  
994 we see you attending that place regularly uh with-with friends and then of  
995 course we executed a search warrant on it in-in mid-October and uh we  
996 seize uh computer records, like the videos, and we examine those videos  
997 and we see you there. And it doesn't give us a positive impression uh of  
998 you being there, we know what was happening there and then when we  
999 search your house, your apartments, 1204 and 1107 we find indications to  
1000 us that uh that is another way that uh you were also making money and  
1001 I'll-I'll let you sort of think about that. And uh we-we have all the  
1002 documents, I have my accountants on board uh they're-they're going  
1003 through the names, the debits and the credits and the payback and the-  
1004 and all that. So um that's the reason why the gambling allegation is there,  
1005 keeping a common betting house is because what we have in front of us  
1006 leads us to believe that um you know you were part of that uh structure  
1007 that leads us to believe that that is one way you were making your money.  
1008 You have uh you know the uh the massage parlor, gym, uh ... which is all  
1009 above board you know you have by-law inspectors going in all the time  
1010 and doing the checks and permits being issued by the city and you're in  
1011 compliance with uh I think about ninety nine percent of those uh-uh  
1012 checks. But when it comes to the uh the casino side of life um that's when  
1013 we sort of like, we see a little bit of oh-oh, we-we weren't expecting this um  
1014 when we take a look at your history. And so now we sit here and I have to  
1015 ask you um if you want to talk about that?

1016 ET 00:43:51



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1017 PJ: No, don't talk ...

1018 MC: So, but that-that's, we have to ask that question-

1019 PJ: Yeah, yeah.

1020 MC: -and you know you don't, and it's up to you whether you want to respond

1021 uh to me-

1022 PJ: Yeah thank you.

1023 MC: -... or not.

1024 PJ: Thank you very much ...

1025 ET 00:44:10

1026 MC: So we've already discussed the promissory notes, this is just an example

1027 of one of them.

1028 PJ: Yeah, yeah. One thing ... charged me... people.. address .

1029 MC: Oh promissory notes they all have addresses and-and all that.

1030 PJ: No, no, no ... another charge ...I threat people?, threaten people to pay

1031 me my money back?, I don't know who-who ...

1032 MC: Oh you mean like the-the people that have al-alleged that you extorted

1033 them?

1034 PJ: Yeah.

1035 MC: Oh (clears throat) what happens is uh-

1036 PJ: Yeah.

1037 MC: -depending on how you talk to a person-

1038 PJ: Yeah.

1039 MC: -and how you deliver a message to a person-

1040 PJ: Yeah.

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1041 MC: -uh will either convince a person that you are uh having undue influence  
1042 on their ability to make a proper decision at that time. Um there's been a  
1043 report where people have shown up and put red paint on the front of a  
1044 house saying pay back.

1045 PJ: Oh no no... it wasn't me on the house ...

1046 (Talking over each other)

1047 PJ: ... you get it wrong...very very wrong .... is wrong. Any people know me  
1048 you know-

1049 MC: Yeah, and see that.

1050 PJ: I will do anything.

1051 MC: Yeah.

1052 PJ: This is why I don't ... small money you know, I just do bus-business  
1053 people.

1054 MC: That is ... money.

1055 PJ: Yeah because otherwise I don't know ... the loan shark right.

1056 MC: Yeah.

1057 PJ: A lot of people ... the casino right.

1058 MC: Yeah.

1059 PJ: A lot-a lot of group of people right.

1060 MC: Well I know there's other groups of people-

1061 PJ: Yeah.

1062 MC: -doing uh what ...

1063 PJ: Yeah ...

1064 MC: People call it loan sharking but it is-

1065 PJ: Yeah.

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1066 MC: -it's other people loaning money-

1067 PJ: Yeah.

1068 MC: -to gamblers.

1069 PJ: Yeah, ...

1070 MC: And then they-they pay back the people ...

1071 PJ: By the way I know ...

1072 MC: Yeah.

1073 PJ: ...

1074 MC: ... to right.

1075 PJ: Otherwise later you will ...

1076 MC: Yeah.

1077 PJ: Yeah.

1078 MC: So that's when we think about that-

1079 PJ: Yeah.

1080 MC: -and we got other people saying oh man I didn't want to pay that money  
1081 back and.

1082 PJ: ...

1083 MC: Yeah.

1084 PJ: ... I'm smart here, I put the house, loan, you know, loan the house, you  
1085 don't ...

1086 MC: Yeah.

1087 PJ: ... in China, not only here in China too.

1088 MC: You've done it in China people borrow money-

1089 PJ: Yeah.



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1090 MC: -and they haven't paid you back?

1091 PJ: Yeah.

1092 MC: And.

1093 PJ: ...

1094 MC: And because-and because they singed a-a-

1095 PJ: Yeah.

1096 MC: -a promissory note-

1097 PJ: Yeah.

1098 MC: -you say you know what-

1099 PJ: Yeah.

1100 MC: Here's your name-

1101 PJ: Yeah.

1102 ET 00:46:31

1103 MC: -here's the amount that you borrowed and here's the date that we signed

1104 this-

1105 PJ: Yeah.

1106 MC: -and please pay me back.

1107 PJ: You know how many people ...(indiscernible)... for a year.

1108 MC: Yeah.

1109 PJ: I don't do anything, they come I go China they come talk to me right now.

1110 MC: Yeah.

1111 PJ: Because the house... already there.

1112 MC: Yeah.

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1113 PJ: ... you know they can talk to me, you know. Some people some people...  
1114 they don't have that, they go to do something ...

1115 MC: Okay so you-you're smarter than ...

1116 PJ: Yeah, I'm ... they're not smart, they take the money they don't do anything  
1117 right, yeah, they don't. They don't know ...they are wrong...

1118 MC: Okay. Now with regards to that gam-we're-I'm just going to call it the  
1119 gambling den.

1120 PJ: Yeah.

1121 MC: Because that's exactly what it was. People went there to play baccarat-

1122 PJ: Yeah.

1123 MC: -they had a fun time.

1124 PJ: Yeah.

1125 MC: Um we interviewed some of the gamblers-

1126 PJ: Yeah.

1127 MC: -and they told us yeah they went there to gamble and uh they told us, you  
1128 know they told us the mechanism for repayments.

1129 ET 00:47:37

1130 PJ: Yeah.

1131 MC: And we said okay and a lot of people said when they um borrowed, or  
1132 sorry when they lost some money um they went to the Water Cube and  
1133 dropped of their repayment. Because they borrowed money from you.

1134 PJ: (Laughs) Yeah, yeah.

1135 MC: But they borrowed money from you-

1136 PJ: Yeah.

1137 MC: -and they repaid you.

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1138 PJ: ... wasn't from me they borrowed money, ... casino borrow money from  
1139 me.

1140 MC: Well they-they said they re-they repaid you at the casino, or sorry.

1141 PJ: Like Number 3 Road ...?

1142 MC: Uh yeah Number 3 Road.

1143 PJ: Yeah 3 Road right? They play ... right.

1144 MC: On number, on number – let's-let's come back a bit. This was the-the  
1145 gambling house at Number 4 Road and Dyke.

1146 PJ: ...

1147 MC: Okay and I'm just saying-I'm just saying to you uh Paul that uh they said  
1148 that when they lost the money uh-

1149 PJ: They pay me.

1150 MC: -they pay the Water Cube. They didn't, that's what they said. That's what  
1151 they said okay, so we're-we're just going to leave it a face value.

1152 PJ: Yeah ... only I only loan them the money.

1153 MC: Yeah.

1154 ET 00:48:48

1155 PJ: ... right, yeah. ... the money ... camera in the casino too right.

1156 MC: Yeah.

1157 PJ: Sometime ... people they borrow money from me.

1158 MC: Yeah.

1159 PJ: ... yeah. I don't do nothing I don't hide anything (laughs) you know what I  
1160 mean. ...

1161 MC: Yeah those cameras were for A for your protection-

1162 PJ: Yeah.

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1163 MC: -and for the dealers protection.  
1164 PJ: Yeah.  
1165 MC: And for the customers protection because you don't want a-a dealer  
1166 cheating, you don't want a uh ...  
1167 PJ: No ... in the casino, your casino, your ...-  
1168 MC: A government.  
1169 PJ: -government casino.  
1170 MC: Well the government casino ..., let's call it River Rock.  
1171 PJ: In River Rock.  
1172 MC: Because that's where-  
1173 PJ: Yeah, yeah.  
1174 MC: ...  
1175 PJ: Yeah, yeah ...  
1176 MC: Okay that's where they have the cameras.  
1177 PJ: Yeah, you-you know, you camera you-you search ... all the time some  
1178 people ask for money, I give some money.  
1179 MC: Yeah.  
1180 ET 00:49:35  
1181 PJ: Right, they borrow.  
1182 MC: They borrow?  
1183 PJ: Yeah, they win they give me back, they lose they have to give me back  
1184 too, you know.  
1185 MC: Is that why the BC lotto commission and sort of like put you off limits-  
1186 PJ: Yeah.

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1187 MC: -at the casinos because you know you loan people money and they don't  
1188 like the way-

1189 PJ: Yeah. ... economy too right (laughs) ...

1190 MC: Mm hm.

1191 PJ: Because they don't have money how can they play there right? You know  
1192 that right.

1193 MC: Yeah.

1194 PJ: You know.

1195 MC: Okay.

1196 PJ: Yeah I don't know how to ... the economy ...

1197 MC: You're-you're helping support the economy-

1198 PJ: Yeah.

1199 MC: -because you're loaning money to a person who's attending a government  
1200 casino-

1201 PJ: Yeah.

1202 MC: -and win, lose or draw it doesn't matter-

1203 PJ: Yeah.

1204 MC: -you know that that customer's going to pay you back.

1205 PJ: Yeah.

1206 ET 00:50:20

1207 MC : And then he can pay you back here in Canada.

1208 PJ: Yeah.

1209 MC: Or he can pay you back in China.

1210 PJ: In China, China, yeah.

1211 MC: So he pays you back in uh RMB in China-



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1212 PJ: Yeah.

1213 MC: -or he Canadian dollars here.

1214 PJ: Yeah, yeah.

1215 MC: Do you have any Americans that come north to uh?

1216 PJ: No ... we all in China here right.

1217 MC: Yeah.

1218 PJ: Yeah all China.

1219 MC: Okay.

1220 PJ: Yeah.

1221 MC: Okay so uh another business that uh cropped up during our investigation-

1222 PJ: Yeah.

1223 MC: -uh was a company called Silver (ph) International Investments Limited.

1224 PJ: ... the exchange company right.

1225 MC: They-they are an exchange company?

1226 PJ: Yeah for ... exchange company right.

1227 MC: So you deal with, who's your main contact at uh Silver International that

1228 you always deal with all the time to-to pay money?

1229 PJ: I don't know the English names.

1230 MC: Oh well just say the Chinese names.

1231 ET 00:51:10

1232 PJ: Chi-Chinese names ... the people right. I-I only know, only deal ... a few

1233 company right.

1234 MC: Yeah.

1235 PJ: You know ... for me too right. They all have ... company you know.

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1236 MC: Yeah.

1237 PJ: Yeah ... company right.

1238 MC: Now when you go there to pick up uh money from them.

1239 PJ: Yeah.

1240 MC: From Silver International uh they also have account uh accounting system  
1241 that they know that you borrowed money from them and then.

1242 PJ: I didn't borrow money, I didn't borrow money.

1243 MC: Okay so.

1244 PJ: I didn't borrow money from them.

1245 MC: Oh.

1246 PJ: I never borrow money from them.

1247 MC: Okay.

1248 PJ: I give them the money for China you know, they give the money here. I  
1249 didn't borrow money.

1250 MC: Oh okay so ...

1251 PJ: I didn't borrow money.

1252 MC: Let me get this straight (clears throat) just so I have it in my head.

1253 PJ: Yeah.

1254 MC: Um money in China-

1255 PJ: Yeah.

1256 MC: -is yours.

1257 PJ: Yeah.

1258 MC: And then instead of going to let's say the Bank of Nova Scotia-

1259 PJ: Yeah, yeah.



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1260 MC:            -(clears throat) and-or Calforex-

1261 ET 00:52:14

1262 PJ:            Yeah.

1263 MC:            Uh Silver International was doing the exact same thing-

1264 PJ:            Yeah.

1265 MC:            -and then you would uh, do you phone them up and say hey I'll be taking  
1266                   out a hundred thousand dollars-

1267 PJ:            Yeah.

1268 MC:            -Canadian from my Chinese account, can you convert it to me please from  
1269                   RMB into Canadian and then they do the math for you?

1270 PJ:            Yeah, yeah, yeah. Because they-they all received ... money. ... already  
1271                   you know.

1272 MC:            Mm hm.

1273 PJ:            ... after they give me the money you know.

1274 MC:            Yeah. So basically what you're doing is when-like what I'm hearing from  
1275                   you is you were just taking money from Silver International money that is  
1276                   already yours?

1277 PJ:            Yeah.

1278 MC:            Yeah.

1279 PJ:            Yeah ...

1280 MC:            So you're not borrowing from them?

1281 PJ:            No not borrowing.

1282 MC:            They're not loaning money to you?

1283 PJ:            No, no, no.

1284 MC:            Okay.

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1285 ET 00:52:54  
1286 PJ: ...  
1287 MC: That is all your money?  
1288 PJ: No, no ... you can see some of that ... money in China.  
1289 MC: Yeah.  
1290 PJ: Or I give the money some cheque-cheque.  
1291 MC: Mm hm.  
1292 PJ: Right, some cheque money you know-  
1293 MC: Yeah.  
1294 PJ: -the ... and they give me the cash you know from.  
1295 MC: Okay.  
1296 PJ: Right. ... get some money from that, yeah.  
1297 MC: Okay so that-that-that sort of explains uh-uh what we see through the  
1298 internal security cameras at Silver is uh that type of action happening.  
1299 PJ: Yeah.  
1300 MC: Um because we don't have audio or voices speaking um but we do have  
1301 uh money being picked up by yourself and then leaving.  
1302 PJ: Yeah.  
1303 MC: But that's your money that uh comes from your account-  
1304 PJ: Yeah.  
1305 MC: -... and all they did was covert it from RMB into-  
1306 PJ: Yeah.  
1307 MC: -Canadian dollars for you.  
1308 PJ: Yeah, yeah.

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1309 MC: And then you take that money and you do whatever you want with it?

1310 PJ: Yeah.

1311 ET 00:53:45

1312 MC: Okay. Now have you ever taken money there for them to deposit so they  
1313 can go back into RMB's or?

1314 PJ: No.

1315 MC: No?

1316 PJ: They don't-they don't do that.

1317 MC: They don't, okay.

1318 PJ: They don't do that thing; only I give them some RMB... money for-have  
1319 some loan there right, loaning me money they want the cheque ... the  
1320 cheque ... I give it to them, they give some cash.

1321 MC: Okay.

1322 PJ: But ... too right.

1323 MC: Yeah. Okay, no, no you're helping me understand how Silver was  
1324 operating as a-as a foreign exchange company. They are.

1325 PJ: Yeah, yeah.

1326 MC: Like there's no question that-that's exactly what they were doing uh for  
1327 anybody-

1328 PJ: Yeah.

1329 MC: -that uh wanted.

1330 PJ: Not only me, they do a lot of ...

1331 MC: Oh yeah they-they have lots of customers.

1332 PJ: Yeah, a lot of places... and only do that right.

1333 MC: Yeah.

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1334 PJ: ... sometime just ... money.

1335 MC: Yeah, and uh no I don't have an issue with uh with Silver International  
1336 and-

1337 PJ: Yeah.

1338 MC: -the money exchange business.

1339 PJ: Yeah.

1340 ET 00:54:48

1341 MC: But we-we just know again because of other people who you know-

1342 PJ: Yeah.

1343 MC: -who are involved in other illegal activities they brought you in-

1344 PJ: Yeah.

1345 MC: -and this is what happens in all our investigations-

1346 PJ: Yeah.

1347 MC: -is we have somebody over here doing something bad like-

1348 PJ: Yeah.

1349 MC: -and we'll call it drug-you know selling drugs at-at a good a profit-

1350 PJ: Yeah.

1351 MC: -and then they take their money and they somehow get their other friends-

1352 PJ: Yeah.

1353 MC: -involved who are unknowingly involved in the trade. And then as a police  
1354 investigation we have this person, we have this person and this person  
1355 and this person and all of a sudden what starts off as one small  
1356 investigation now there's a huge table-

1357 PJ: Yeah.

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1358 MC: -um is everybody here involved and how are they involved and do they  
1359 know they're involved? So that's my job as a police investigator is to try to  
1360 figure out who and what are people doing and that's why you're here.

1361 PJ: Yeah ... I just exchange... you know and you have my phone right.

1362 ET 00:55:46

1363 MC: Yeah.

1364 PJ: You have-you search my house, get my phone.

1365 MC: Mm hm.

1366 PJ: You can see my phone I have to pay the... my money.

1367 MC: Yeah.

1368 PJ: Yeah, all ...

1369 MC: Yeah and we've talked to a customer that was there to pick up some  
1370 money-

1371 PJ: Yeah.

1372 MC: -and she told us that uh she deposited the money into an account in  
1373 China-

1374 PJ: Yeah.

1375 MC: -and uh she received the phone call that it's ready for pickup.

1376 PJ: Yeah.

1377 MC: And she was there to pick it up.

1378 PJ: Yeah.

1379 MC: And so we-we looked into it and sure enough yeah she was telling us the  
1380 truth.

1381 PJ: Yeah.

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1382 MC: There was-there was nothing she wasn't hiding the fact that-that she was  
1383 there to pick up ten thousand dollars-

1384 PJ: Yeah.

1385 MC: -uh for herself and it came from her Chinese-or it was deposited into a  
1386 Chinese account.

1387 PJ: Yeah.

1388 ET 00:56:25

1389 MC: And we went oh yeah there it is, there it is, she told us, there's, okay. Ah  
1390 she's telling us the truth.

1391 PJ: Yeah. ... we do-we do the same.

1392 MC: Yeah. And-and what I'm hearing from you is-is something similar is  
1393 happening.

1394 PJ: Same thing-

1395 MC: Yeah.

1396 PJ: -same thing.

1397 MC: Good.

1398 PJ: Maybe just a little bigger.

1399 MC: Yeah but you're-you deal with larger amounts-

1400 PJ: Yeah larger amounts.

1401 MC: -and she was dealing in-in smaller amounts.

1402 PJ: Yeah, yeah.

1403 MC: So, but the process is basically the same.

1404 PJ: Yeah.

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1405 MC: Is that uh there has to be money in China for uh the people at Silver to go  
1406 yeah there's money, (flying sound) here's the chunk of money to our  
1407 customer.

1408 PJ: Yeah, yeah.

1409 MC: Whoever that person is.

1410 PJ: Yeah. Well thank you sir. The bank saying...the bank people, I don't  
1411 know, you know, but they do it right.

1412 MC: Yeah. The banks will do the same thing.

1413 ET 00:57:07

1414 PJ: Yeah bank ...

1415 MC: Now if you think about like uh uh any Canadian bank-

1416 PJ: Yeah.

1417 MC: -if you say you have money in China they say well yeah that's okay but  
1418 you don't have money in your Canadian account.

1419 PJ: Yeah.

1420 MC: And uh we can't give you a hundred thousand dollars when in your  
1421 account there's only five thousand dollars, uh so what Silver will do it they  
1422 will take a look at the Chinese account and they'll go oh yeah he does  
1423 have a hundred thousand Canadian in his Chinese account (flying sound)  
1424 there you go Mr. PAUL, and off you go.

1425 PJ: Yeah.

1426 MC: So they know you as a customer and uh whereas the Canadian banks  
1427 can't do the same thing.

1428 PJ: No, no ... too-too much working right.

1429 MC: Yeah too many, lots of rules and regulations.

1430 PJ: Yeah, yeah.

852



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1431 MC: Okay. I-I'm just going to go talk to my um, some of the other investigators  
1432 to make sure I've covered off everything here.

1433 PJ: Yeah.

1434 MC: And uh you know what I'll be right back. Just have yourself a seat, do you  
1435 want any water or anything?

1436 PJ: No, thank you, thank you. Tomorrow I get bail?... or today my lawyer  
1437 coming?

1438 MC: Bail, you're going to be released.

1439 PJ: ...thank you

1440 MC: There it is.

1441 PJ: ... my lawyer ...

1442 MC: No, no. We-we, we're not that mean.

1443 PJ: Yeah (laughs) Thank you so much.

1444 MC: We have job to do but we're not mean.

1445 PJ: Yeah okay, thank you so much.

1446 MC: See you I a bit.

1447 PJ: Yeah.

1448 ET 00:58:35 MC leaves room.

1449 (Intercom heard)

1450 ET 01:05:35 MC returns.

1451 MC: Sorry Paul, I just spoke to some of my colleagues and um-

1452 PJ: Yeah.

1453 MC: -they're very pleased as to how this interview has gone-

1454 PJ: Yeah.

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1455 MC: -in terms of you know you being very honest and forthright about you know  
1456 you as a person and your business dealings. Now some of the questions  
1457 that they had uh for me, uh I'm going to, I'm just gonna throw them out to  
1458 you.

1459 PJ: No problem, yeah.

1460 MC: Is uh Mr. Steve CHAN, how well do you know him?

1461 PJ: Steve CHAN, Steve CHAN.

1462 MC: We call him Steve CHAN, lives on Lansdowne.

1463 PJ: Steve CHAN. Steve.

1464 MC: I'm just trying to think of his uh Chinese name and I for the life of me I can't  
1465 think of it at this point in time.

1466 PJ: CHAN?

1467 MC: Yeah.

1468 ET 01:06:28

1469 PJ: Lansdowne Mall?

1470 MC: Or Lan-he lives on Lansdowne Road.

1471 PJ: Lansdowne Road?

1472 MC: Yeah.

1473 PJ: Steve CHAN ...

1474 MC: We searched his place as well.

1475 PJ: Steve CHAN.

1476 MC: Yeah.

1477 PJ: Chinese Steve CHAN.

1478 MC: I only have his Canadian name. His Canadian name is Steve, you'll  
1479 probably know him by his Chinese name.

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1480 PJ: ... we only deal with Silver something... they have one lady, one guy, I  
1481 know the two only.

1482 MC: So you know the lady and the guy that work at Silver?

1483 PJ: Yeah, yeah.

1484 MC: Yeah.

1485 PJ: ...

1486 MC: So we know the lady as Summer-

1487 PJ: Yeah.

1488 MC: -that's her Canadian name.

1489 PJ: Yeah.

1490 MC: And her Chinese name is-

1491 PJ: Yeah.

1492 MC: -excuse me if I mispronounce it.

1493 PJ: Yeah.

1494 MC: Cai, C-A-I uh Juan X-U-A-N QIN, Q-I-N.

1495 PJ: Yeah some-something like that.

1496 MC: Yeah. She-she's the short cute little one.

1497 PJ: Yeah short, yeah, yeah.

1498 MC: She's about I think your wife's age or if not a little bit younger.

1499 PJ: Yeah, yeah.

1500 MC: Yeah, younger.

1501 PJ: Yeah.

1502 MC: And then her husband is uh Zian Zhu, Z-H-U.

1503 PJ: Yeah ... tall guy, have glass, yeah.

# TRANSCRIPT

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1504 MC: Yeah, the older one.

1505 PJ: I only do deal with them two.

1506 MC: Okay.

1507 PJ: Stevie Chan I don't know who the guy is

1508 MC: Okay so you're not quite, maybe if I knew his Chinese name it might uh

1509 right a bell.

1510 PJ: You have a picture? I don't hide anything you know I'm ... I want help you

1511 guys, don't worry about that.

1512 MC: Let me take a look.

1513 PJ: ... you know you need anything... you need help, I will. ...

1514 MC: Yeah.

1515 PJ: ...(indiscernible)...

1516 MC: Um.

1517 PJ: I will help you guys you know.

1518 ET 01:08:02

1519 MC: The English name is Hoi Pang CHAND (ph).

1520 PJ: Hoi Pang CHAND?

1521 MC: Yeah Hoi. And I'll just uh, same age as you, just a young guy.

1522 PJ: Hoi Pang CHAN, maybe picture is better, I know...

1523 MC: Yeah.

1524 PJ: ... so nice you know I don't want to commit.. bad people, drop something

1525 you know.

1526 MC: 'Kay what I'm going to do is the-the best picture I got that's sort of large-

1527 PJ: Yeah.

1528 MC: -that uh you can take a look at-

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1529 PJ: Yeah take a look.

1530 MC: -because I-I got a color one here but it's about the size of a postage-a  
1531 postage stamp and I'm not happy with that one.

1532 PJ: Yeah.

1533 MC: So we'll take a look at a passport photo that we have obtained.

1534 PJ: Yeah.

1535 MC: And it's document ID 6223.

1536 PJ: Yeah.

1537 MC: Uh as part of our file and do you recognize that man?

1538 PJ: Oh yeah, this guy yeah.

1539 MC: Okay, and who is he to you?

1540 PJ: Uh I don't do anything with him you know. I ... the guy ... Vancouver he-  
1541 he come ... casino with another guy, with-with the people I know right.

1542 MC: Okay.

1543 PJ: This guy is a tall guy?

1544 ET 01:29:19

1545 MC: Yeah.

1546 PJ: ... yeah maybe he, I think maybe he not that good guy.

1547 MC: Yeah. So he's a Water Cube customer?

1548 PJ: Yeah customer, yeah, yeah. ...

1549 MC: And he's always hanging out with other people?

1550 PJ: Yeah people, yeah.

1551 MC: Okay.

1552 PJ: ... yeah.

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1553 MC: Okay.

1554 PJ: Yeah this guy, yeah.

1555 MC: Now um so when you're dealing with Silver it's either uh the old man or the  
1556 young girl?

1557 PJ: Yeah only the two, yeah.

1558 MC: Those-those two?

1559 PJ: Yeah.

1560 MC: And you don't deal with the other girls?

1561 PJ: No, no, no.

1562 MC: They-they uh I don't remember their names, Wen Wen or Wenzie and um  
1563 ...

1564 PJ: These were the one employees there right-

1565 MC: Yeah.

1566 PJ: -some time ago that just help with my money.

1567 MC: Yeah. Now um our surveillance teams have you going from um Silver to  
1568 Jones Road-

1569 PJ: Yeah.

1570 MC: -and then shortly leaving Jones Road uh with small boutique bags that we  
1571 know contain cash and then you would hand off the cash to a-a customer  
1572 who would then go to the casino to-

1573 PJ: Yeah.

1574 MC: -spend it any way he wants.

1575 PJ: Yeah.

1576 MC: Is-is that your sort of like methodology for uh distributing your money?  
1577 Like-like I don't know how else to say it?

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1578 PJ: Yeah ... hard to say ... right.

1579 MC: Yeah so you get money from Silver-

1580 PJ: Yeah.

1581 MC: -and you take it to Jones Road and then you break it down into smaller  
1582 amounts for customers because that's what they're going to borrow from  
1583 you. And then you take the-the money in-in small bags because it's  
1584 convenient, and you then give it to the customer who's borrowing from you  
1585 because you-you know that person, it's not like you're giving it to stranger.

1586 PJ: No, no, no, all the time I know the people.

1587 MC: And these people then they use the money for whatever reason.

1588 PJ: Yeah.

1589 MC: Gambling is one reason, uh paying off debts is another reason. For  
1590 whatever reason-

1591 PJ: Yeah.

1592 MC: -you loan them the money and then-

1593 PJ: Yeah.

1594 MC: -it's their responsibility to pay it back.

1595 PJ: Yeah.

1596 MC: Okay.

1597 ET 01:11:19

1598 PJ: Yeah.

1599 MC: Yeah that's simple.

1600 PJ: Yeah.

1601 MC: Yeah, that's-that's not an issue.

1602 PJ: Yeah.



# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

---

1603 MC: Um, yeah you know what surprised us on search day?

1604 PJ: Yeah.

1605 MC: Uh the-the place you're living in right now-

1606 PJ: Yeah.

1607 MC: -surprised us. 'Cause we weren't expecting it as police investigators.

1608 PJ: Yeah.

1609 MC: We're expecting a uh a townhome uh type facility.

1610 PJ: Yeah.

1611 MC: And we walk in and we see-

1612 PJ: Yeah.

1613 MC: -uh two baccarat tables-

1614 PJ: Yeah.

1615 MC: -and then we see the uh the monitor systems the-that you would find in  
1616 any casino uh Canadian casino or even Las Vegas and we go whoa.

1617 PJ: Yeah.

1618 MC: So unfortunately um it leaves us to believe that something was going to  
1619 happen there and uh we've-we've spoken to people who installed the  
1620 cameras and uh they said they were there to install the cameras, we go  
1621 okay well we get that part and uh while they were there somebody else  
1622 brought the tables and uh so that leads us to believe that that was going to  
1623 be an-another underground casino. So again, it's up to you.

1624 PJ: (Laughs) ...

1625 MC: But nothing happened.

1626 PJ: ... you see the camera nothing happened right.

1627 MC: Yeah.

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---

1628 PJ: But maybe, but maybe I can help you in future right because ... you know  
1629 I'm innocent too right ...I know nothing...(indiscernible)... I'm innocent  
1630 right.

1631 MC: You know what anyone who's ... I will tell you this Paul-

1632 PJ: Yeah ...

1633 MC: -anybody, can I say something?

1634 PJ: Yeah, yeah.

1635 MC: Anybody who comes into a police station is innocent.

1636 PJ: Yeah.

1637 MC: They are.

1638 PJ: Yeah.

1639 MC: Like a lot of people believe that if you get arrested and you come to the  
1640 police station-

1641 PJ: Yeah.

1642 MC: -that you're guilty. Oh absolutely the exact opposite.

1643 PJ: Yeah.

1644 MC: The burden of proof is on me and my investigative team-

1645 PJ: Yeah.

1646 MC: -to say through the evidence that this is what we've learned.

1647 PJ: Yeah.

1648 MC: Not police theories-

1649 PJ: Yeah.

1650 ET 01:13:13

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1651 MC: -not conjecture, not guessing, not that gut feeling it's the evidence has to  
1652 lead us to believe that something was happening there and that somebody  
1653 was responsible for those things happening.

1654 PJ: Yeah.

1655 MC: You can sit there and say nothing? But I thank you for being honest with  
1656 me because it basically you've given me a better understanding of-of-of  
1657 what we were looking at and you put us into a clearer mindset of okay we  
1658 can now take a lot of the issues that we had as guesses-

1659 PJ: Yeah.

1660 MC: -off the table.

1661 PJ: Yeah.

1662 MC: We now know what Silver is, Silver is a money exchange business, we  
1663 always knew it was a money exchange business and yeah, okay, no  
1664 problem. That's not an issue anymore.

1665 PJ: Yeah.

1666 MC: Now um with that-

1667 PJ: ... (indiscernible)...

1668 MC: -now with the place that you're living in right now-

1669 PJ: Yeah.

1670 MC: Uh now you were living at 12, uh 1107-

1671 PJ: Yeah.

1672 MC: -uh 1204 you also rented out.

1673 PJ: Yeah.

1674 MC: And 102 was started to be bought, well we-we know your wife started to  
1675 buy it, like she put two hundred and eighty thousand dollars down on it and  
1676 uh when it came down to close on the deal it was your mother in law that  
1677 came up with the line of credit-

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1678 ET 01:14:26

1679 PJ: Yeah.

1680 MC: -and she had to come up with uh, well she got a million and a half  
1681 advanced from her line of credit to buy the place.

1682 PJ: Yeah.

1683 MC: You know plus you had to come up with another one point two million  
1684 dollars Canadian to close that deal – do you know anything about that?

1685 PJ: Uh ...

1686 MC: Okay.

1687 PJ: You know because all the time my wife does it right.

1688 MC: That-that's your wife's responsibility?

1689 PJ: ... (indiscernible)..

1690 MC: That's her-that's her mom right?

1691 PJ: Yeah.

1692 MC: So between, what happens between well your wife and her mom, that's  
1693 like mother daughter stuff.

1694 PJ: Yeah.

1695 MC: Yeah.

1696 PJ: ... and another thing you know ... if something happened you know I tell  
1697 ... why I was innocent too right.

1698 MC: Mm hm.

1699 PJ: I lose my money too ... you never know.

1700 MC: Yeah.

1701 PJ: So-so ... something you know you want me help, I'll help you later you  
1702 know ... right.

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1703 ET 01:15:22

1704 MC: So I'm just writing a little note, it's your mother in law and your wife that are  
1705 responsible for that whole property purchase thing that happened there?

1706 PJ: Yeah.

1707 MC: Okay. Now with respect to uh we found a uh a red Porche 911 Turbo S  
1708 sitting in the garage that wasn't registered to you, it was registered to  
1709 somebody else.

1710 PJ: ... (indiscernible)

1711 MC: That-that red Porsche, what the hell is that?

1712 PJ: ... what you call that, mechanic to fix it something.

1713 MC: But whose car is that?

1714 PJ: Peter, my friend car, yeah. Peter, his car, not ours.

1715 MC: Okay so Peter owns that car-

1716 PJ: Yeah.

1717 MC: -and it was-had mechanical issues?

1718 PJ: Yeah, yeah. ... just help with something.

1719 MC: So they're, you're saying that you had no direct involvement in the buying  
1720 of that car from Los Angeles or California I'm gonna say?

1721 PJ: No, no.

1722 MC: And then having it shipped up north and all of a sudden ending up in your  
1723 garage?

1724 PJ: No, no.

1725 MC: Okay.

1726 PJ: I don't need to be involved with that... too-too busy right.

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1727 MC: Yeah. So one thing that we noticed is that uh a lot of the cars that you  
1728 drive around-

1729 PJ: Yeah.

1730 MC: -are not in your name. Like the vehicle that you're driving today, who  
1731 owns that vehicle?

1732 PJ: Yeah, I-I pay the down payment.

1733 MC: Oh you paid the down payment of the vehicle?

1734 PJ: Yeah.

1735 MC: Well why is it in somebody else's name, that's something that sort of  
1736 screams.

1737 PJ: Yeah because you know ... you know myself in danger too right, you know  
1738 that. So I-I don't want to get in trouble you know.

1739 MC: Mm hm.

1740 PJ: Myself sometime in danger ... know me I'm a loan shark I have money you  
1741 know, you know right.

1742 MC: Mm hm.

1743 PJ: You know hide or something you know, ...hide... me you know, right. I  
1744 move around and you know ...

1745 MC: Well I'm just saying move around is sort of a loose term.

1746 PJ: Yeah.

1747 MC: You've actually owned some very nice properties in the-in the recent past  
1748 like Fairbrook Crescent or Fairbrook, yeah Fairbrook Crescent.

1749 PJ: Yeah.

1750 MC: That was a nice home. What happened there? Like you-you guys were  
1751 living there or got it in 2013.

1752 PJ: Yeah.

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1753 MC: And then uh just recently you sold it.

1754 PJ: Yeah because myself in danger I tell you.

1755 ET 01:17:47

1756 MC: Oh I know you're saying in danger but from who? Like is it because  
1757 people are your competitors?

1758 PJ: Yeah, yeah ... you know ... you-you know you guys told me that too right.

1759 MC: Yeah.

1760 PJ: You know hear something you know, I hope you were wrong ...

1761 MC: Okay.

1762 PJ: ...that why I change the car all the time..

1763 MC: So you moved from Fairbrook Crescent to your current location-

1764 PJ: Yeah.

1765 MC: -for better security?

1766 PJ: Yeah, better security.

1767 MC: 'Kay. Now when it comes to uh-uh let's see what do we got here, your  
1768 wife, when you're in China doing business-

1769 PJ: Yeah.

1770 MC: -uh and negotiating with other people for uh for the business that you're in,  
1771 your wife has been seen coming and going to Silver International picking  
1772 up money.

1773 PJ: My-my wife go there?

1774 MC: Yeah, yeah.

1775 PJ: Maybe she-she help me, I don't know.

1776 MC: Yeah.

1777 PJ: Because most uh you know, you know.



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1778 MC: Okay.

1779 PJ: I ... my wife just pick her kids right ... two child you know.

1780 MC: Yeah.

1781 ET 01:18:53

1782 PJ: Maybe I'm not here right-

1783 MC: Okay.

1784 PJ: She help for me that day ...

1785 MC: Is-is that?

1786 PJ: ... you-you can, you can ... she doesn't know my business.

1787 MC: Okay.

1788 PJ: She ...

1789 MC: But she does have-she has ability to pay for um on paper uh for these  
1790 properties. Like she-she rented out uh 1107 and 1204.

1791 PJ: Yeah.

1792 MC: We're talking about nine thousand dollars a month just for rent alone, if I-  
1793 my math is correct.

1794 PJ: Nine thousand dollar.

1795 MC: And how much were your-like um when you first uh were renting out 1107  
1796 was the rent about three thousand a month?

1797 PJ: Three thousand, yeah.

1798 MC: Yeah and then the um 1204 was about the same?

1799 PJ: Yeah.

1800 MC: Okay, let's say six grand a month.

1801 PJ: Yeah, yeah.

1802 MC: 'Cause it's a nice round number...

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- 1803 PJ: Yeah three thousand, yeah.
- 1804 MC: So uh Apple negotiated those two leases and then how come you guys left  
1805 those, like no we searched them like we-like we're not going to hide that  
1806 fact that we searched those two residences but you-you went from 1107  
1807 down to 102, what happened there?
- 1808 ET 01:19:54
- 1809 PJ: Yeah we just ... right.
- 1810 MC: 'Kay.
- 1811 PJ: ... the house because Chinese culture ...unlucky.. (laughs).
- 1812 MC: Oh you felt unlucky because of all this.
- 1813 PJ: Yeah, yeah that's ...
- 1814 MC: So you said oh this is bad luck.
- 1815 PJ: Yeah.
- 1816 MC: So we're just gonna all live in one place?
- 1817 PJ: Yeah, yeah.
- 1818 MC: Okay, and Apple, I'm going to call her Apple-
- 1819 PJ: Yeah.
- 1820 MC: -because I have a hard time pronouncing Chinese names.
- 1821 PJ: Yeah, yeah.
- 1822 MC: Apple, what-what does she do, like she's a-she's a stay at home mom  
1823 raising your kids.
- 1824 PJ: Yeah she just.
- 1825 MC: And.
- 1826 PJ: Helpful wife, takes care of the child.
- 1827 MC: Okay. Okay.

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1828 PJ: Yeah.

1829 MC: Taking, and uh you have two children?

1830 PJ: Two children, yeah.

1831 MC: Two children, and they're ages are what, three and one or?

1832 ET 01:20:39

1833 PJ: Yeah.

1834 MC: Or is it four and one?

1835 PJ: Yeah, yeah. Yeah four, yeah something like that.

1836 MC: Yeah it's very.

1837 PJ: Three and a half and-and three, and one and a half.

1838 MC: Yeah.

1839 PJ: Something like that, yeah.

1840 MC: So two young children, uh stay at home mom.

1841 PJ: Yeah.

1842 MC: Perfect. Uh and it's only a guess but because you are very successful in  
1843 what-doing what you're doing you have the ability to afford uh the monthly  
1844 mortgage payments uh on these properties that you rent, right?

1845 PJ: Which one ...

1846 MC: Well let-let's say uh let's say Fairbrook Crescent, uh you lived there for a-a  
1847 few years-

1848 PJ: Yeah.

1849 MC: -and the monthly mortgage was I think about four thousand bucks a month  
1850 give or take, just the payments.

1851 PJ: Yeah.

1852 MC: Yeah.

# TRANSCRIPT STATEMENT

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---

1853 PJ: I ... I real working hard sometime-

1854 MC: Yeah.

1855 PJ: -I borrow money from somebody else.

1856 MC: Yeah.

1857 PJ: You know ... my money. I have borrowed money from somebody once  
1858 otherwise they put a lien on my house too.

1859 ET 01:21:50

1860 CM: Yeah.

1861 PJ: You know that?

1862 CM: Yeah.

1863 PJ: Because I borrow from them,

1864 CM: Yeah.

1865 PJ: ... they have security lien on my house.

1866 CM: Mm hm.

1867 PJ: ... I borrow from somebody.

1868 CM: Yeah.

1869 PJ: ... lien on my house, I get a lawyer interest you know.

1870 CM: Oh.

1871 PJ: You know you ...

1872 CM: Yeah.

1873 PJ: ... (indiscernible)... the queen, make my profit too.

1874 CM: Yeah.

1875 PJ: You know. Because I want to be good, do good business you know.

1876 CM: And you are actually a very astute business person.

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1877 PJ: Yeah you want to be help I want to help you ... you know, a lot thing, right.  
1878 In the-in the community I want to... help either you know.

1879 CM: That's right.

1880 PJ: ... good honor, something that I don't like that either. ...problem, you the  
1881 casino same too right.

1882 CM: Right.

1883 PJ: Many casino small casino open.

1884 CM: Yeah.

1885 PJ: You know. I'm innocent too. You know that's the same thing.

1886 CM: Yeah. Okay.

1887 PJ: Maybe you don't ...

1888 CM: I'm gon-I'm gonna ask you the-

1889 PJ: Yeah.

1890 CM: -four million dollar question.

1891 PJ: Yeah.

1892 CM: Your safe in your house-

1893 PJ: Yeah.

1894 CM: -that money.

1895 PJ: You, I-I don't want to mention about that no, but... for that.

1896 CM: Okay. That's-a lot of people take a look at uh that photograph that we took  
1897 when we opened up that safe-

1898 PJ: Yeah.

1899 CM: -door and go holy shit (laughs) like whoa.

1900 PJ: Yeah.

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1901 CM: Like um talk, let's-let's-let's put the facts on the table. Government  
1902 employees-

1903 PJ: Yeah.

1904 CM: -we, you can check any website, you know how much we make per year.

1905 PJ: Yeah, yeah.

1906 CM: And we open up that safe and we go one year, two year, three year, four  
1907 year, five year, ten years salary, one year, two. And then we take a look  
1908 at, well we-we equated in terms of salary dollars how-how long we have to  
1909 work to obtain that amount-

1910 PJ: Yeah.

1911 CM: -in cash.

1912 PJ: Yeah.

1913 CM: If we didn't spend it on wives, girlfriends-

1914 PJ: Yeah.

1915 CM: -children, houses and boy toys and all that other fun stuff. Um so from our  
1916 perspective we go wow, it's just the wow factor was when we opened up  
1917 that safe we went, you know our-our eyes went wide, we're expecting to  
1918 find you know a little bit of money-

1919 PJ: Yeah.

1920 CM: -maybe, maybe, maybe a rifle or a shotgun or something like that.

1921 PJ: Yeah.

1922 CM: Uh but when we opened up that door we went, it's like everyone's eyes  
1923 went, they just couldn't believe uh the amount of cash that you had on  
1924 hand. So again that's the four million dollar question is how the heck does  
1925 uh Paul obtain the cash in that safe and manage to stay sane or safe with  
1926 himself and his family? Because you know it's there.

1927 PJ: Yeah.

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1928 CM: And you hope that nobody else knows it's there.  
1929 PJ: Yeah.  
1930 CM: And you hope nobody comes to the front door looking for that safe-  
1931 PJ: Yeah, yeah.  
1932 CM: -uh and then uh like how-how did you keep yourself comfortable like  
1933 internally how did you keep yourself comfortable knowing that you had that  
1934 there and it's part of you know your wealth, how did you do it?  
1935 ET 01:25:11  
1936 PJ: Yeah I think I know that time you know ... a very short time right because  
1937 someone write me cheques, you see the-you see here someone's writing  
1938 me cheques.  
1939 CM: Yeah.  
1940 PJ: ... deposit some cheque right-  
1941 CM: Mm hm.  
1942 PJ: - ... I give to Silver to exchange the cash.  
1943 CM: Okay.  
1944 PJ: ... you can see the, receipt of the cheque, who give me the cheque maybe  
1945 you guys know ... right.  
1946 CM: Oh no we-we've seen those.  
1947 PJ: Yeah.  
1948 CM: Yeah.  
1949 PJ: They give me the cheque, they give me ... one meeting, two meeting right  
1950 ...give the, you know.  
1951 CM: Mm hm.  
1952 PJ: Yeah and the phone too right ... full of cash.



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1953 CM: Okay.

1954 PJ: Yeah. And ... the casino right. It doesn't mean ... have borrow from them  
1955 too.

1956 CM: Mm hm.

1957 PJ: ... (indiscernable)..

1958 CM: Okay. Because of what we know uh Paul with respect to uh Number 4  
1959 Road, and we know it was a gambling casino.

1960 PJ: Yeah.

1961 ET 01:26:22

1962 CM: No, no questions, baccarat was a favorite game.

1963 PJ: Yeah.

1964 CM: Um, we know that uh we-that the place you're currently living in was going  
1965 to be a future gaming uh place and so this is where the quandary of me  
1966 comes in the-the mix of good guy versus bad guy type concept is I know  
1967 you're a good person, I know you're a fantastic uh family man-

1968 PJ: Yeah.

1969 CM: -and I know you make money uh through a variety of means, variety of  
1970 business associations and ordeals let's say. The gambling is-is the one  
1971 that uh is the one that sort of hits us in the face a few times, I guess  
1972 slapped in the face with the Number 4 Road, oh I see Paul there. I find the  
1973 paperwork associated to Number 4 Road there and now we search a  
1974 place that he's currently living in, that well had all the-had all the hallmarks  
1975 of being a future -- it wasn't a gambling casino it just what it was was a  
1976 place that had two gambling tables or two baccarat tables and some  
1977 cameras. That in itself is not illegal. That's perfectly, you can-you can do  
1978 whatever you want with your house, uh so but it-it just tells me that uh  
1979 somehow that that is one of the mechanisms that how you make your-

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1980 some of your money, not all of it but some of it. And uh that's sort of like  
1981 where I-

1982 PJ: ... (indiscernible)

1983 CM: -that's where I get twisted on the inside.

1984 PJ: No, yeah. Sometime I... the small casino I don't know right, I'm innocent  
1985 too, I lose my money too.

1986 CM: Yeah.

1987 PJ: You know that I lose my money, you know that. You-you said to me  
1988 already right ... I lose my money too.

1989 ET 01:28:00

1990 CM: Mm hm.

1991 PJ: I hate that too.

1992 CM: Okay.

1993 PJ: I hate that, the ... you know.

1994 CM: Yeah.

1995 PJ: It's small casino I lose my money.

1996 CM: Yeah.

1997 PJ: That's why I ... help you...

1998 CM: I understand that.

1999 PJ: You-you understand?

2000 CM: Well what I also have to sort of say to you is that are you-are you involved  
2001 in any other underground casinos right now?

2002 PJ: No I don't know anything.

2003 CM: Yeah.

2004 PJ: I lose my money too.

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2005 CM: You've lost your money?

2006 PJ: Yeah lost money, I will help you guys ... I don't ... you know you try to  
2007 charge me I don't, you know the money I know I cannot get it back you  
2008 know, right. I don't know what to say you know, I just get a lawyer to figure  
2009 that. ...

2010 CM: That's why we pay lawyers.

2011 PJ: I hate that thing... happen you know.

2012 CM: Yeah.

2013 ET 01:28:47

2014 PJ: I hate ... you know.

2015 CM: Yeah the other, like just from me to you-

2016 PJ: Yeah.

2017 CM: -the-the whole underground casino thing-

2018 PJ: Yeah.

2019 CM: -uh we know it's happening-

2020 PJ: Yeah.

2021 CM: -and-and it's-it's-it's actually a thriving economy.

2022 PJ: Yeah.

2023 CM: It is actually a thriving economy.

2024 PJ: ... (indiscernible)..

2025 CM: In-in itself it is very successful.

2026 PJ: Yeah.

2027 CM: Uh because what happens is we have uh basically people with lots of  
2028 money-

2029 PJ: Yeah.

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2030 CM: -let's say we'll call them Chinese people.

2031 PJ: Yeah.

2032 CM: Who fly over to Vancouver-

2033 PJ: Yeah.

2034 CM: -the could go to River Rock Casino-

2035 PJ: Yeah.

2036 ET 01:29:15

2037 CM: And what-what does the River Rock Casino first-first thing you do? They  
2038 want to know who you are?

2039 PJ: Yeah.

2040 CM: They want, they-they want to know where your money came from.

2041 PJ: Yeah.

2042 CM: Uh there's gam-there's like limits on a table, what do you mean I can only  
2043 bet up to five thousand dollars at a time.

2044 PJ: Yeah, yeah.

2045 CM: I want a hundred thousand, that's-that's me.

2046 PJ: Yeah.

2047 CM: Uh so they have limits.

2048 PJ: Yeah.

2049 CM: And then a whole bunch of other measures that make people who want to  
2050 gamble-

2051 PJ: Yeah.

2052 CM: -uncomfortable. Like there's lots of people who gamble in the River Rock  
2053 Casino, Starlight-

2054 PJ: Yeah.

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JIN, Paul King

PROJECT "E-PIRATE"

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2055 CM: -and all that and they're very comfortable in that environment. These are  
2056 only dealings in like hundreds and thousands of dollars.

2057 PJ: Yeah.

2058 CM: But the people from China, it's not a-it's not like say a five hundred dollar  
2059 or five dollar bet like you know you think of-think of a cop, me, policeman-

2060 PJ: Yeah.

2061 CM: -going up to let's say a poker table.

2062 PJ: Yeah.

2063 CM: And I throw down my one dollar or five dollar chip.

2064 PJ: Yeah.

2065 CM: Well your customers are not going to play for five bucks. It will be like five  
2066 thousand bucks.

2067 PJ: Yeah.

2068 CM: Or could be fifty thousand because they really are striking it rich or they  
2069 really got that lucky factor and with the baccarat too. It's like-

2070 PJ: Yeah.

2071 ET 01:30:21

2072 CM: -they play because they like it-

2073 PJ: Yeah.

2074 CM: -and they're and if they're on a roll they're gonna walk away with a-with a  
2075 pocket full of money for themselves.

2076 PJ: Yeah.

2077 CM: And if they don't we know they're gonna return because they like the  
2078 game.

2079 PJ: Yeah, yeah. They don't play Number 3 casino they go to Las Vegas.

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2080 CM: Yeah.

2081 PJ: They go to around the world.

2082 CM: If they don't go to River Rock and if they don't go to Las Vegas-

2083 PJ: Yeah, they go ... or you know.

2084 CM: ... (indiscernible)...

2085 PJ: ... they go all over world right.

2086 ET 01:30:52.

2087 CM: Yeah.

2088 PJ: ... come to Canada to play you know ... come here not to play Number 3

2089 right.

2090 CM: Okay.

2091 PJ: You know ...

2092 CM: So the (sigh) so the question I-

2093 PJ: Yeah.

2094 CM: -for you is when they phone you up and say I want-I want to come to

2095 Vancouver because they know you.

2096 PJ: Yeah.

2097 CM: And uh like do they make their own travel arrangements or because

2098 they're so rich they somebody that does it for them?

2099 PJ: Yeah, yeah.

2100 CM: I call it the secretary.

2101 PJ: Yeah, yeah.

2102 CM: She says okay uh Mel you want to go from uh let's say Shanghai to

2103 Vancouver.

2104 PJ: Yeah.

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2105 CM: Okay uh your plane leaves at seven fifteen and arrives whenever. And  
2106 arrives whenever.

2107 PJ: Yeah.

2108 CM: And ...

2109 PJ: ... services all over world.

2110 CM: Yeah.

2111 PJ: Yeah.

2112 CM: Do you know the names of those services that sort of focus in on making  
2113 sure that people who come from China arrive here and are metted and  
2114 greeted and wine and dined and-and then end up in the casino industry?

2115 ET 01:31:45

2116 PJ: Yeah.

2117 CM: Like either at River Rock or some-

2118 PJ: Yeah.

2119 CM: -thing or maybe even the underground ones?

2120 PJ: Yeah, yeah.

2121 CM: Do you know the names of any of those companies that do that stuff?

2122 PJ: The company, ... that's a very easy ... to have right.

2123 CM: Yeah.

2124 PJ: Yeah. ... they come to ... that's why sometime they come here, you know.

2125 CM: Yeah.

2126 PJ: Yeah.

2127 CM: Okay.

2128 PJ: So you-you guys you don't like the underground casino right?

2129 CM: Well first of all it's-it's um it's not a government sanctioned casino-



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2130 PJ: Yeah.

2131 CM: -so it's unlicensed.

2132 PJ: Yeah.

2133 CM: Um and the global view of casinos is-

2134 PJ: Yeah.

2135 CM: -we know that in general for the person who's not rich that is one way to  
2136 go broke.

2137 PJ: Yeah.

2138 ET 01:32:40

2139 CM: But the person who has the ability to earn and make money and in large-in  
2140 large sums of it-

2141 PJ: Yeah.

2142 CM: -and they can gamble it away without any thinking-without thinking about  
2143 it-

2144 PJ: Yeah.

2145 CM: -that's um, that's part of their, that's who-that's who they are.

2146 PJ: Yeah.

2147 CM: Gambling is part of their excitement and joy that they receive out of life.

2148 PJ: Yeah.

2149 CM: So I don't have an issue with that.

2150 PJ: Yeah.

2151 CM: But the government uh when they take a look at the casino industry-

2152 PJ: Yeah.

2153 CM: -what they want is they want a portion of the profits from the casino.

2154 PJ: Yeah.

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2155 CM: So if that casino makes ten million dollars in one year-

2156 PJ: Yeah.

2157 CM: -the government of BC or, yeah the government of BC will say well we  
2158 want one percent of that.

2159 PJ: Yeah.

2160 CM: For social programs, health programs-

2161 PJ: Yeah, yeah.

2162 CM: -and all that.

2163 ET 01:33:19

2164 PJ: Yeah.

2165 CM: And uh the-the casino can keep the rest of the money for whatever they  
2166 want to do, advertising or paying-

2167 PJ: Yeah.

2168 CM: -into whatever they want. Uh so when the same concept happens with uh  
2169 an underground casino-

2170 PJ: Yeah.

2171 CM: -they make the same ten million dollars, the government doesn't get their  
2172 percentage for healthcare and social ...

2173 PJ: Right, right, yeah.

2174 CM: So that's what-that's generally that's the real crux of the matter is-

2175 PJ: Yeah.

2176 CM: -the government doesn't get their fair share or what they consider to be  
2177 their share of the profits-

2178 PJ: Yeah.

2179 CM: -so they can refund it back into uh society.

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2180 PJ: Yeah.

2181 CM: Whereas the owners of that casino what they do ... ten million dollars, let's  
2182 see if we can up it by ten or twenty percent for next year.

2183 PJ: Yeah.

2184 CM: Um the uh River Rocks and Starlights they will take that same figure-

2185 PJ: Yeah.

2186 CM: -and they will say okay we made ten million in profit this year, let's see if  
2187 we can attract customers to increase our profit level for next year.

2188 ET 01:34:12

2189 PJ: Yeah.

2190 CM: Or what do we have to do to increase that profit level?

2191 PJ: Yeah.

2192 CM: And then that percentage then will go back to the government.

2193 PJ: Yeah, I don't know.

2194 CM: So really that's that.

2195 PJ: For me I'm on your side.

2196 CM: Yeah.

2197 PJ: I don't like the underground casino.

2198 CM: Yeah.

2199 PJ: I'm-I'm innocent ... no I don't agree.

2200 CM: So you understand why the government says?

2201 PJ: Yeah.

2202 CM: Okay.

2203 PJ: ... you know I'm on your side you know I don't like the ... the-the  
2204 underground casino ... right.

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2205 CM: Okay.

2206 PJ: I'm on your side, I can help you guys you know, if you need any help. I,  
2207 you just think ... same like innocent customer.

2208 CM: So I-I hear what you're saying Paul-

2209 PJ: Yeah.

2210 CM: -and uh and I honestly believe you believe that uh you're telling me the  
2211 truth-

2212 ET 01:35:08

2213 PJ: Yeah.

2214 CM: -in regards to that. But what happens is when I take a look at the  
2215 paperwork I-I took from your house-

2216 PJ: Mm hm, yeah.

2217 CM: -that tells me an entirely different story.

2218 PJ: Mm.

2219 CM: And that's paperwork, I can't change what the numbers are telling me.

2220 PJ: Right.

2221 CM: I can't-I can't change that.

2222 PJ: Yeah.

2223 CM: And I look at that and like I got my accountants and I got my forensic  
2224 accountants-

2225 PJ: Yeah, yeah.

2226 CM: -and they got their calculators and spreadsheets out-

2227 PJ: Mm hm.

2228 CM: -they're doing-they're doing their job.

2229 PJ: Yeah.



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2230 CM: And they're talking to me every week and they're giving me updates on the  
2231 progress of their-their analysis.

2232 PJ: Yeah, yeah, yeah.

2233 CM: And they're telling me that uh you know you were involved uh at that  
2234 casino at Number 4 Road, that's-that's what the numbers are saying.

2235 PJ: Mm hm.

2236 ET 01:35:47

2237 CM: And there were other people involved and the numbers are saying that as  
2238 well.

2239 PJ: Mm.

2240 CM: Other people were ... you know you obviously had to have dealers, you  
2241 had to have uh on site security and parking. Parking is always an issue so  
2242 you always have to have a parking attendant, somebody to take care of  
2243 the cars. Uh guests who arrive are-are not who - I can't.

2244 PJ: You-you-you, yeah.

2245 CM: So when we take a look at the global paperwork thing-

2246 PJ: Yeah, yeah.

2247 CM: -that we think we see, I see you as being one of the people involved. And  
2248 that is something I have to deal with and um.

2249 PJ: And other customer you don't see, you know so, you know ... sometime  
2250 you.

2251 CM: If you were a customer Paul-

2252 PJ: Yeah.

2253 CM: -I would see a lot less paperwork, but I see too much.

2254 PJ: Yeah.

2255 CM: I see a manager, I see an owner.

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2256 PJ: Yeah.

2257 CM: Um we took a look at your computers and there's a business plan there on  
2258 how to run a baccarat gaming house.

2259 PJ: Mm.

2260 CM: Uh both in Chinese and-and we have translated English and the model  
2261 that's in Chinese is exactly what we saw at Number 4 and Dyke is that it is  
2262 a perfect example of how to run a-a gaming house. You described the  
2263 profits, you describe uh you know who's responsible for what and how  
2264 money is to be exchanged in China and Canada. Like perfect, to me it's a  
2265 really nice business plan because when I read it in English I go okay yes,  
2266 yes, yes, yes. Should I invest, not invest? The numbers are saying good,  
2267 if I knew you uh a lot better-

2268 ET 01:37:26

2269 PJ: Mm hm.

2270 CM: -if I knew you since I was high school I would probably be one of your  
2271 investors, just based on that business plan. Uh because the uh, the  
2272 wording's correct, the-the structure's correct, the expectations of an  
2273 investor are realistic.

2274 PJ: Mm hm.

2275 CM: They're not unrealistic. Um you're not trying to scam anybody with that  
2276 business plan so as a potential investor if I had the money I would say I'd  
2277 probably do it because I know over time I would get my money back.

2278 PJ: ... You-you-you research underground casino, underground casino no?  
2279 You know?

2280 CM: Yeah.

2281 PJ: You can know right, I mean how can you say...

2282 CM: If we get another underground, let's say we'll call it, let's-we'll call it over  
2283 here.



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- 2284 PJ: Yeah.
- 2285 CM: If we search over there-
- 2286 PJ: Yeah.
- 2287 CM: -and this happens to be another underground casino-
- 2288 ET 01:38:19
- 2289 PJ: Yeah.
- 2290 CM: -we're probably going to get very similar paperwork-
- 2291 PJ: Yeah.
- 2292 CM: -uh and we still have to figure out who's running the operation.
- 2293 PJ: Mm hm.
- 2294 CM: The customers we just give them the boot because they're customers.
- 2295 PJ: Mm hm.
- 2296 CM: Uh we really want to know who's operating those casinos.
- 2297 PJ: Yeah.
- 2298 CM: And why?
- 2299 PJ: Yeah.
- 2300 CM: The-the why part is probably because it makes money.
- 2301 PJ: Yeah.
- 2302 CM: And it makes a pretty good profit for people.
- 2303 PJ: Yeah.
- 2304 CM: Once they take care of their operating expenses and they pay for utilities
- 2305 and they pay for food-
- 2306 PJ: Yeah.
- 2307 CM: -and they take care of all the other things called expenses.



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2308 PJ: Yeah.

2309 CM: Uh whatever's left over is like profit that you can re-invest back into the  
2310 company or re-invest in real estate or let's say you like uh boy toys. You  
2311 want the biggest best bad ass snowmobile on the market, well now you  
2312 got the money you go get it.

2313 ET 01:39:09

2314 PJ: Yeah.

2315 CM: So.

2316 PJ: ... why you ... maybe you.. innocent too.

2317 CM; Yeah.

2318 PJ: You know why I'm innocent, I lose my money too.

2319 CM: Yeah,

2320 PJ: ... I don't lose my money. ... Number 3 or Starlight I don't lose my money,  
2321 I'm a gambler too. ... on your side. I-I want you guys close all casino, you  
2322 know. That ... issue, it's not-I can help you guys, I don't need anything  
2323 you know to help you guys.

2324 CM: Yeah.

2325 PJ: You know.

2326 CM: Well maybe after today uh-

2327 PJ: Yeah.

2328 CM: -we'll have a future conversation-

2329 PJ: Yeah, that's uh.

2330 CM; -uh that won't be inside a police station-

2331 PJ: Yeah.

2332 CM: -but it will be in a much more comfortable environment.

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- 2333 PJ: Yeah.
- 2334 CM: Um but right now we just have to focus in on our investigation-
- 2335 PJ: Yeah, yeah.
- 2336 CM: -and-and all that like.
- 2337 PJ: Yeah, yeah.
- 2338 CM: Because everything that we say here-
- 2339 ET 01:40:01
- 2340 PJ: Yeah.
- 2341 CM: -is a matter of uh it will be given to your lawyer.
- 2342 PJ: Yeah.
- 2343 CM: Or lawyers, sorry team of lawyers.
- 2344 PJ: Yeah.
- 2345 CM: And they will review all our words, my words and your words and how I
- 2346 asked the questions plus they'll also review the videotape.
- 2347 PJ: Yeah, yeah.
- 2348 CM: So they have a lot of work, a lot of work ahead of them.
- 2349 PJ: Oh yeah.
- 2350 CM: Uh just because of our-our-our interaction-
- 2351 PJ: Yeah.
- 2352 CM: -and uh you know at this point in time I don't think I have any further
- 2353 questions. Do you have any questions for me Paul?
- 2354 PJ: Thank you, thank you anyways, thank you so much.
- 2355 CM: Okay. So uh I'll talk to my superiors-
- 2356 PJ: Yeah.

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2357 CM: -and we'll start the, if they're satisfied with what's happening here we'll uh  
2358 we'll get you out of here.

2359 PJ: Yeah.

2360 CM: Is Apple able to pick you up?

2361 PJ: Yeah.

2362 CM: Okay.

2363 ET 01:40:38

2364 PJ: So where my car ...

2365 CM: Oh we left it there.

2366 PJ: You left it there right?

2367 CM: Yeah we left it there-

2368 PJ: Oh.

2369 CM: -there was no reason for us to tow it.

2370 PJ: Yeah okay.

2371 CM: But I'll double check on that because you-

2372 PJ: Yeah, please.

2373 CM: -never know and I'm away so people make decisions-

2374 PJ: Yeah, yeah, yeah. Please, yeah.

2375 CM: -that uh aren't really in our-

2376 PJ: Yeah.

2377 CM: -in our good books.

2378 PJ: Yeah.

2379 CM: But as-as far as I know the vehicle was left there. The keys should've  
2380 been given to uh your nanny.

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- 2381 PJ: Yeah.
- 2382 CM: Uh we were going to give them to the concierge to take them up to.
- 2383 PJ: Yeah, please.
- 2384 CM: And that was-like I said that's-that's a simple thing.
- 2385 PJ: Yeah, okay.
- 2386 CM: Okay, so.
- 2387 PJ: Okay thank you so much.
- 2388 ET 01:41:11 CM leaves room
- 2389 PJ: \*Foreign\*3:04:01
- 2390 ET 01:42:14 CM leaves.
- 2391 CM: Bouncing in, bouncing out. And you're just minutes away from uh being
- 2392 released.
- 2393 PJ: Okay.
- 2394 CM: Um a couple of questions that uh they-we need to ask is uh-
- 2395 PJ: ... (laughs)
- 2396 CM: -for you-you're a wealthy business person.
- 2397 PJ: Yeah.
- 2398 CM: What's your uh, your-your net income, like or what's your gross income
- 2399 that you can expect to earn any year, any given year, what's the target
- 2400 value that you want to earn?
- 2401 PJ: ...want earn want to earn.
- 2402 CM: No that you want to earn?
- 2403 PJ: ...
- 2404 CM: Yeah, because every, like you're a business person so you have targets
- 2405 that you want as part of your business you say okay this year um you

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2406 know after our gross revenue is let's say uh three million dollars for my  
2407 business. I want to increase that by ten percent for next year, how the hell  
2408 do I do that? And then you, no you-you put your, you put your plan into  
2409 action and then let's say you come out at three point one million dollars.

2410 PJ: No I really don't have that, plan... sometime you know (laughs).

2411 CM: Yeah.

2412 PJ: Yeah, it would be very hard.

2413 CM: So I know you work very hard-

2414 ET 01:43:25

2415 PJ: Oh yeah very hard.

2416 CM: -on average how much do you earn per year so I can walk away knowing  
2417 that yeah you are a success.

2418 PJ: No, no I ... plan because some time they don't give anything. I just give a  
2419 lot of money ... they don't give me it right away back. I tell you that right.

2420 CM: Yeah.

2421 PJ: Because my ... I waited for three year, four year to collect money.

2422 CM: Yeah.

2423 PJ: ...that way

2424 CM: Well that's sort of like a standard loan.

2425 PJ: Yeah and you know ...

2426 CM: You have a length of time and then sometimes the extend it like.

2427 PJ: ... pay me back ... pay back interest, that's a very hard ... right.

2428 CM: Okay. What about your wife, does she do any business, is she?

2429 PJ: She ...

2430 CM: So she doesn't earn any money at all?



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2431 PJ: Yeah she don't, she don't earn any. It's only me, I just ...

2432 CM: So you're-you're, we call it the breadwinner?

2433 PJ: Yeah.

2434 CM: You're the guy uh going out there uh in the community and-

2435 PJ: Yeah.

2436 CM: -and ensuring that you bring home profits from your business ventures.

2437 PJ: Yeah.

2438 ET 01:44:23

2439 CM: And then you're supporting your wife?

2440 PJ: Yeah.

2441 CM: And kids?

2442 PJ: Yeah.

2443 CM: Okay. (Sigh)

2444 PJ: So you know ... since you guys come to my house (laughs) ... too, you

2445 know that, you know that I pay my ...

2446 CM: Yeah.

2447 PJ: I have to pay borrow, the interest for that, you know. If I don't pay it I have

2448 big problem.

2449 CM: Yeah.

2450 PJ: You know, you know-

2451 CM: Yeah.

2452 PJ: -very hard, not easy, not easy.

2453 CM: It's not easy.

2454 PJ: No risky too right.

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2455 CM: Okay. So I can't-I can't write on a piece of paper that you're-

2456 PJ: No ...

2457 CM: -on average you're making about three million a year or five million a year

2458 on average?

2459 PJ: I cannot do that.

2460 CM: Because it-it fluctuates right?

2461 PJ: Yeah.

2462 CM: From year to year.

2463 PJ: You cannot do that.

2464 CM: Okay.

2465 ET 01:45:08

2466 PJ: You cannot do that.

2467 CM: Okay.

2468 PJ: ... right.

2469 CM: So.

2470 PJ: ...

2471 CM: So this year you could be in a net loss position because-

2472 PJ: Yeah.

2473 CM: -people aren't paying you back?

2474 PJ: Yeah.

2475 CM: As much as or as frequently as you like?

2476 PJ: Yeah, if I lucky they pay me back you know.

2477 CM: Yeah.



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2478 PJ: Yeah. ... anyways I don't bother... the community you know the people  
2479 who pay right.

2480 CM: Yeah.

2481 PJ: They want to borrow money, they don't borrow from me they borrow from  
2482 somebody.

2483 CM: From somebody else?

2484 PJ: Yeah, yeah.

2485 CM: And then the conditions might be worse for them

2486 PJ: Yeah, yeah.

2487 CM: Or.

2488 PJ: Yeah, something like that.

2489 CM: So from overall basically you are um a business person-

2490 PJ: Thank you.

2491 CM: -who has managed to make a name for himself-

2492 PJ: Yeah.

2493 CM: -to be honest and fair.

2494 PJ: Yeah.

2495 CM: And if people come to you uh they know that they're going to get uh fair  
2496 treatment uh from you uh at all times.

2497 PJ: Yeah.

2498 CM: Okay. That I can buy.

2499 PJ: Yeah. You will see ...

2500 CM: Yeah.

2501 PJ: ... I just talk to them

2502 CM: Yeah.

# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

---

2503 PJ: You're losing customer.  
2504 CM: Yeah.  
2505 PJ: You ... losing customer, customer will talk, right.  
2506 CM: Yeah.  
2507 PJ: He's a bad people you don't borrow from him you know they will talk.  
2508 CM: That's true. If-if you're, if you are a-  
2509 PJ: Yeah.  
2510 CM: -well I'm going to call it the tele-the television loan shark.  
2511 PJ: Yeah.  
2512 ET 01:46:31  
2513 CM: The one we see in the movies-  
2514 PJ: Yeah, yeah.  
2515 CM: -and on television.  
2516 PJ: Yeah, yeah.  
2517 CM: If you're that type of character-  
2518 PJ: Yeah.  
2519 CM: -you're not going to get returning customers.  
2520 PJ: No, no, no.  
2521 CM: Because why would you go see a person that's that mean-  
2522 PJ: Yeah.  
2523 CM: -and try to borrow money from that person.  
2524 PJ: Yeah.  
2525 CM: And then end up getting hurt.  
2526 PJ: Yeah.

# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

---

2527 CM: Well that, you know, I-I would avoid that person like a-

2528 PJ: Yeah.

2529 CM: -like-like as if I'm burning my hand on a hot stove, I would never touch it.

2530 PJ: Yeah, you're right.

2531 CM: So but I would definitely deal with a person like yourself-

2532 PJ: Yeah.

2533 CM: -uh overtime knowing that uh depending on my situation uh I either can

2534 pay you back right away.

2535 PJ: Yeah.

2536 ET 01:47:03

2537 CM: -or I might need and I'll negotiate with you, I need more time and then

2538 here's my payment plan.

2539 PJ: Yeah ... for four year, you see the paper.

2540 CM: Yeah.

2541 PJ: He didn't pay me, I give him - you know ...

2542 CM: Yeah.

2543 PJ: Not the ... pay late or less, less, less interest ... you know.

2544 CM: And that's all negotiation.

2545 PJ: Yeah.

2546 CM: That's all part of negotiations-

2547 PJ: Yeah.

2548 CM: -that a business person when you're dealing loaning money.

2549 PJ: Yeah.

2550 CM: And that's-and that's done all the time.

# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

---

2551 PJ: You're right, yeah.  
2552 CM: Even with the banks.  
2553 PJ: Yeah.  
2554 CM: Um let's say, I'm going to give this as a classic example.  
2555 PJ: Yeah.  
2556 CM: I take out a loan for eight percent.  
2557 PJ: Yeah.  
2558 CM: Per annum.  
2559 ET 01:47:40  
2560 PJ: Yeah.  
2561 CM: And overtime I can't afford the eight percent.  
2562 PJ: Yeah.  
2563 CM: But I still borrowed money.  
2564 PJ: Yeah.  
2565 CM: So what I do is I start negotiating with them and they say okay you know  
2566 how about we uh give you a lesser rate of six percent-  
2567 PJ: You're right.  
2568 CM: -and now here's your new monthly payments.  
2569 PJ: Yeah.  
2570 CM: I go I can live with that.  
2571 PJ: Sure. ... too right. You know some ... you know.  
2572 CM: Yeah.  
2573 PJ: You know ... no, no, no I ... you know.  
2574 CM: Yeah.

# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

---

2575 PJ: Yeah.  
2576 CM: Okay.  
2577 PJ: I don't need to do that ...name, my name is very important.  
2578 CM: Your name is very important.  
2579 PJ: Yeah I don't need to do any.  
2580 CM: And you don't need anybody.  
2581 PJ: Either you will hear you know ...after investigation.. they have the house or  
2582 they have property and have the company I'll do it. If they don't have, you  
2583 know I don't do it.  
2584 CM: Yeah, so if they don't have assets-  
2585 PJ: Yeah.  
2586 CM: -I'm sorry sir but-  
2587 PJ: Yeah.  
2588 CM: -I can't deal with you.  
2589 PJ: Yeah I don't deal with you.  
2590 CM: Yeah.  
2591 PJ: You the \$10,000 thing, even...(indiscernible).. help you you know, no, no,  
2592 no.  
2593 CM: Okay.  
2594 PJ: ...indiscernible..  
2595 CM: Yeah.  
2596 PJ: Because maybe my name today... they talk right.  
2597 CM: Yeah.  
2598 PJ: Yeah they talk, yeah some-some people ...  
2599 CM: Okay.

# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

---

2600 PJ: ...I don't really what happening you know, one guy happened they owed  
2601 the money, they talk talk, I leave you alone, we go to court, fight in court  
2602 ...

2603 CM: Mm hm.

2604 PJ: Yeah, even they talk to police one time ...

2605 CM: Yeah sometimes they'll call us because they're-

2606 PJ: Yeah.

2607 CM: --they're mad.

2608 PJ: Yeah.

2609 CM: They're just plain old mad.

2610 PJ: ...call

2611 CM: And they will-they will make all sorts of allegations about your conduct-

2612 PJ: Yeah.

2613 ET 01:49:12

2614 PJ: Yeah.

2615 CM : And how they felt ... and you have to put-put yourself in their shoes.

2616 PJ: Yeah.

2617 CM: And some of those fears may be founded-

2618 PJ: Yeah.

2619 CM: -based on their past history.

2620 PJ: Yeah.

2621 CM; And some of them may be unfounded because of undue influence by  
2622 television or movies.

2623 PJ: Yeah.

# TRANSCRIPT STATEMENT

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

---

2624 CM: So you have a combination of-of their own personal experience with other  
2625 people-

2626 PJ: Yeah.

2627 CM: -and the movies and television and their friends saying oh, whatever  
2628 they're saying.

2629 PJ: Yeah.

2630 CM: And also they just they get overwhelmed with emotions so they-they end  
2631 up calling us and then we have to sort out the facts.

2632 PJ: Yeah you know I know the-I know the Canada the law-

2633 CM: Yeah.

2634 PJ: -I don't want to cross the thing you know.

2635 CM: Yeah.

2636 PJ: ... okay.

2637 CM: Good.

2638 PJ: Yeah waiting for three or four years ...

2639 CM: Okay, well let's get you out of here.

2640 PJ: Thank you so much for your time.

2641 (Movement heard)

2642 CM: ... just take you to the-

2643 PJ: Yeah.

2644 CM: -the desk and.

2645 ET 01:50:21 CM and PJ leave room.

2646 (End) ET 01:51:04

2647



**TRANSCRIPT  
STATEMENT**

**JIN**, Paul King

PROJECT "E-PIRATE"

FILE # 2015-2543

LOCATION Richmond RCMP Detachment 11411 No. 5 Rd Richmond, BC

DATE/TIME 2016-02-24 @ 13:22:00 PST hrs.

Interview of Paul King JIN by Cpl. M. CHIZAWSKY

2648 On April 15, 2016 at 13:15 hrs, Cpl M CHIZAWSKY reviewed and certified the above  
2649 transcript.

**X**

Corporal Mel Chizawsky #42307  
2016-04-15

2650.



E DIV (LMD) RCMP  
NARRATIVE TEXT HARDCOPY

GO# 1002 2015-2267

Narrative: DOG HANDLER REPORT - 1  
PDS REPORT

Author: 043225 HERGESHEIMER, DAVE  
Related date: Friday, 2015-Oct-23 at: 09:10  
Related event: GO 100220152267

POLICE DOG SERVICES Case Report  
RCMP GRC ICS C-227Be (2003-07)  
PRIME Template (2012-02)

Division [E ] Sub/Div. [LMD ] Section Police Dog Services (PDS)

Det. File No. [LM2015-2267 ]  
Sub. Det. File No. [2015-2543 ]  
PDS Case No. [ ]  
P.S. Dog's Name [BRONCO ]  
PSD No. [878 ]  
Dog Handler's Name [CPL D HERGESHEIMER ]  
Reg. No. [43225 ]

This is Exhibit "51"  
referred to in the Affidavit

ASSISTANCE TO  
Investigator [ ] of M. Chizawsky  
Detachment [FED OPS] affirmed before me this 28 ]  
Section/Unit [FSOC] day of FEBRUARY 2016 ]  
Collator Code [E ]



Nature of Event  
[TRAFFICKING , MONEY LAUNDERING ET AL. ]  
A Commissioner for taking Affidavits  
Within British Columbia ]

ASSISTANCE DETAILS

Date called [2015-10-22 ] Time called [1200]  
Date attended [2015-10-22 ] Time attended [1330]

Time employed [2 ] Hrs. [ ] Min.

Weapons involved? [ ]

Weather Conditions:

[ ]

Type of case and area(s) worked:

[ ] Airport [ ] Rural [X] Urban  
[ ] Aircraft [ ] Bush [ ] Bush  
[ ] Cargo [ ] Building [ ] Building

\*\*\* CONFIDENTIAL \*\*\*

903

	<b>E DIV (LMD) RCMP</b> <b>NARRATIVE TEXT HARDCOPY</b> GO# 1002 2015-2267
--	---

	<input type="checkbox"/> Baggages	<input type="checkbox"/> Grass	<input type="checkbox"/> Grass
	<input type="checkbox"/> Parcels	<input type="checkbox"/> Gravel	<input type="checkbox"/> Gravel
	<input type="checkbox"/> Terminal	<input type="checkbox"/> Pavement	<input type="checkbox"/> Pavement
	<input type="checkbox"/> Vehicle	<input type="checkbox"/> Vehicle	<input checked="" type="checkbox"/> Vehicle
		<input type="checkbox"/> Snow	<input type="checkbox"/> Snow
Other, specify:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
[		]	

**RESULTS**

	AIO	PVA	NTR	
Track	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIO - Achieved Intended Objective
Search	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PVA - Provided Valuable Assistance
Both	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NTR - No Tangible Result
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Dog not used     Cancelled     Backup

Dog's Performance  
[normal

**Remarks / Action Taken:**

[2015-10-22  
1200 hrs  
CPL HERGESHEIMER OF LOWER MAINLAND REGIONAL POLICE DOG SERVICES RECEIVED REQUEST FROM FSOC TO ASSIST WITH A NARCOTIC SEARCH OF FIVE (5) VEHICLES SEIZED DURING INVESTIGATION OF PROJECT E PIRATE.

1340 HRS  
CPL HERGESHEIMER ATTENDED FSOC OFFICES AT E DIV HQ AND MET WITH FSOC INVESTIGATORS.

1346 HRS  
CPL HERGESHEIMER WAS PROVIDED WITH SEARCH WARRANTS FOR FIVE (5) MOTOR VEHICLES. ALL FIVE SEARCH WARRANTS WERE READ AND THE BACK PAGES OF EACH WERE SIGNED AND DATED BY THE WRITER.

APPROX 1415 HRS  
CPL HERGESHEIMER ATTENDED THE REAR PARKING LOT OF E DIV HEADQUARTERS AND DEPLOYED POLICE SERVICE DOG (PSD) "BRONCO" TO SEARCH IN THE NARCOTICS PROFILE. PSD BRONCO IS FULLY TRAINED AND QUALIFIED TO SEARCH FOR NARCOTIC ODOURS OF MARIJUANA, HEROIN, COCAINE, CRACK COCAINE, MDMA, AND METH.

RESULTS OF VEHICLE SEARCHES AS FOLLOWS.

\*\*\* CONFIDENTIAL \*\*\*

904

E DIV (LMD) RCMP  
NARRATIVE TEXT HARDCOPY

GO# 1002 2015-2267

- BROWN 2010 BENTLEY BCL AJ366F.

INDICATION ON CARDBOARD LIQUOR BOX IN TRUNK.

- RED 2011 PORSCHE 911

INDICATIONS ON SMALL CONCEALED COMPARTMENTS ON BOTH INTERIOR DOOR HANDLES.

- WHITE TOYOTA SIENNA VAN BCL 603MMK

INDICATIONS ON FRONT PASSENGER DOOR POCKET AND CENTRE CONSOLE COMPARTMENT.

- WHITE 2013 CADILLAC ESCALADE TRUCK.

INDICATIONS ON CENTRE CONSOLE COMPARTMENT AND SMALL SHOPPING BAG ON REAR DRIVER'S SIDE FLOOR.

- 2010 BMW 750i BCL BF688S

INDICATIONS ON ALL 4 INTERIOR DOOR POCKETS.

WRITER ADVISED INVESTIGATORS RESPONSIBLE FOR EACH VEHICLE OF THE INDICATION LOCATIONS AT THE TIME THEY OCCURRED.

THIS ENDED CPL HERGESHEIMER'S INVOLVEMENT WITH THIS FILE.

CV AVAILABLE ON REQUEST.

CPL D HERGESHEIMER  
LOWER MAINLAND REGIONAL  
RCMPOLICE DOG SERVICES

]

OSR Scoring (May be scored here or on File Status folder 1632)

Trans.	Line No.	OSR Class.	Investigating Support Unit	Jurisdiction	Assistance to	
6	9		11	12	13	14
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]

\*\*\* CONFIDENTIAL \*\*\*

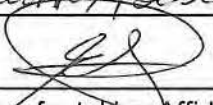
905







This is Exhibit "52"  
referred to in the Affidavit  
of M. Chizawsky  
affirmed before me this 08  
day of FEBRUARY, 2020



A Commissioner for taking Affidavits  
Within British Columbia

File Room

Fax: 604-660-4204

Apr 27 2016 01:57pm

P005/005

# WARRANT TO SEARCH

CERTIFIED TRUE COPY

CANADA: Province of British Columbia

- Pursuant to Section 487 of the *Criminal Code* - Form 5
- Pursuant to Section 21 of the *Offence Act of British Columbia* - Form 3
- Pursuant to Section 107 of the *Environmental Management Act*

APR 21 2016  
  
 Clerk of the Court

To the Peace Officers in the Province of British Columbia

To \_\_\_\_\_, an appointed or designated public officer

Whereas it appears on the oath/affirmation of Corporal Mel CHIZAWSKY, a Peace Officer of the Royal Canadian Mounted Police, of 14200 Green Timbers Way, Surrey, in the Province of British Columbia, that there are reasonable grounds for believing that an offence has been committed, namely,

OFFENCE DATE	PLACE	DESCRIPTION	SECTION / ACT
--------------	-------	-------------	---------------

1. October 15, 2015,	Richmond, British Columbia,	Laundering Proceeds of Crime, contrary to section 462.31 of the Criminal Code;	
----------------------	-----------------------------	--	--

2. October 15, 2015, at Richmond, British Columbia,	Possession of Property Obtained by Crime, contrary to section 354 of the Criminal Code		
---	--	--	--

and recovery of the following things, namely,

1. A Hewlett Packard Pavilion 23 computer, and, on that computer to search for:
  - electronic information related to the transfer of funds;
  - client lists;
  - correspondence and photographs and information that identifies that Silver International Investment Ltd. was involved in the business of currency exchange; and

2. Ledger records entitled "Daily Transaction" dated October 1, 2015 through October 14, 2015.

will afford evidence with respect to the commission of the above offence, and that the things or some part of them are in

Silver International Investment Ltd.

at N303-5811 Cooney Road, Richmond.

in the Province of British Columbia (the "premises")

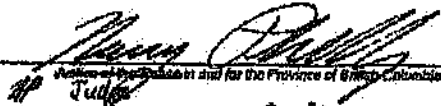
This is, therefore, to authorize and require you to enter the said premises between the hours of

9:00 a.m. on April 22, 2016 to 5:00 p.m. on April 22, 2016

and to search for the things and to bring them before me or some other justice, or submit a report in writing in respect of anything seized.

Dated April 21, 2016 at Burnaby British Columbia.

Information to obtain the warrant to search is filed at:  
 Court Registry: Vancouver Provincial Court  
 Address: 222 Main Street, Vancouver BC

  
 Judge  
 Name: N. N. Phillips



Project: EPIRATE

2015E-2543

This is Exhibit "53"  
referred to in the Affidavit  
of M. Chizowsky  
affirmed before me this 28  
day of FEBRUARY 2020



A Commissioner for taking Affidavits  
Within British Columbia



**Royal Canadian Mounted Police**  
Analytical Report – Silver International Investments Ltd.  
Financial Ledgers Analysis

*Prepared by*

***Elise K. L. TO***

*Investigative Financial Analyst*

**RCMP E-Division**  
**Federal Serious and Organized Crime**  
*Financial Integrity*  
*Mailstop #809 – 14200 Green Timbers Way*  
*Surrey, BC, Canada V3T 6P3*

## Silver International Investments Ltd. – Financial Ledgers Analysis

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**Silver International Investments Ltd. – Financial Ledgers Analysis**

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APPENDIX A – Electronic Spreadsheet Version of DOC 7362

APPENDIX B – Electronic Spreadsheet Version of DOC 2561

APPENDIX C – Electronic Spreadsheet Version of DOC 2562

APPENDIX D – Electronic Spreadsheet Version of DOC 2563

APPENDIX E – Electronic Spreadsheet Version of DOC 15611 and 1824

APPENDIX F – Electronic Dataset for Financial Analysis on Daily Transactions

## Silver International Investments Ltd. – Financial Ledgers Analysis

### 1. BACKGROUND OF ANALYTICAL REPORT

On April 7, 2016, S/Sgt John TAYLOR assigned CM Elise TO (“CM TO”) a role to analyse financial ledgers (“LEDGERS”) with respect to Silver International Investments Ltd. (“SILVER”). The LEDGERS were seized, processed, and translated as:

- a. DOC 7362 (Translated to DOC 15680)  
 Period: May 31, 2015 to June 30, 2015  
 Seized from Site 10D: 2375 Burquitlam Drive, Vancouver, BC
- b. DOC 2561\* (Translated to DOC 15626)  
 Period: July 1, 2015 to July 30, 2015
- c. DOC 2562\* (Translated to DOC 15627)  
 Period: July 31, 2015 to August 30, 2015
- d. DOC 2563\* (Translated to DOC 15628)  
 Period: August 31, 2015 to September 30, 2015
- e. DOC 15611 (Translated to 17578)  
 Period: September 30, 2015 to October 14, 2015  
 Seized from Site 19A: 303 – 5811 Cooney Road, Richmond, BC (office of SILVER)
- f. DOC 1824\* (Translated to DOC 13502)  
 Period: October 15, 2015

\*Seized from Site 10B: 303 – 5811 Cooney Road, Richmond, BC (office of SILVER)

These hand-written LEDGERS displayed daily monetary transactions including date, currencies, debit amounts, credit amounts, and comments. This Analytical Report (“REPORT”) will display the transactions and translations, daily money flow, summary of money credited and debited, observation of calculation adjustments and LEDGERS inconsistencies, as well as highly involved entities as found on the LEDGERS.

#### Explanation of Accounting Debit and Credit

A Debit is an accounting entry that either increases an asset, or decreases a liability.

A Credit is an accounting entry that either increases a liability, or decreases an asset.

Based on accounting concept, the LEDGERS could be interpreted that Debit entries were increasing / bringing money into the Account (i.e. Cash Account), while Credit entries were decreasing / taking money out of the Account (i.e. Cash Account).



## **Silver International Investments Ltd. – Financial Ledgers Analysis**

---

### **2. DIGITALIZATION OF FINANCIAL LEDGERS**

To facilitate the financial analysis of LEDGERS, CM TO copied the contents of DOCs 7362, 2561, 2562, 2563, 15611 and 1824 into Microsoft Excel spreadsheets replicating the original handwritings and legible Chinese characters. Please note that 1) crossed-out handwritings were not copied into the Excel spreadsheets, and 2) for circled handwriting, the { } bracket was used to enclose those writings.

On top of LEDGERS contents, CM TO add a column to mark the Doc ID, page number, and line number for each row referencing the source of information. This referencing column was placed on the far right of the spreadsheets under the format "Doc\_Page\_Line".

Please refer to the enclosed Appendices for copy of the digitalized ledgers:

**Appendix A**

Digitalization of DOC 7362 for June 2015

**Appendix B**

Digitalization of DOC 2561 for July 2015

**Appendix C**

Digitalization of DOC 2562 for August 2015

**Appendix D**

Digitalization of DOC 2563 for September 2015

**Appendix E**

Digitalization of DOC 15611 and 1824 for October 2015 (up to October 15<sup>th</sup>)

Any illegible handwriting were marked and explained at the end of each Appendix.

Notes on the Digitalized Ledgers

- On Doc 7362 page 3 lines 13 & 14, the word "改" was written over two Comment fields. Those two relative spreadsheet fields were merged to hold the single Chinese word
- On Doc 7362 page 6 lines 13 & 14: the initial "6.7" was written over two Comment fields. Those two relative spreadsheet fields were merged to hold the single writing
- On Doc 15611 page 8 lines 12 & 13: the name "John" was written over two Comment fields. Those two relative spreadsheet fields were merged to hold the single writing
- On Doc 15611 page 11 lines 21 & 22: the word "YK" was written over two Comment fields. Those two relative spreadsheet fields were merged to hold the single writing
- The preparation and audit of the Digitalized Ledgers were performed from April 7 to April 20, 2016 and May 12, 2016

## Silver International Investments Ltd. – Financial Ledgers Analysis

### 3. COMPILATION OF SPREADSHEET DATA FOR FINANCIAL ANALYSIS

A Database is a systematically organized or structured repository of indexed information that allows easy retrieval, updating, analysis, and output of data<sup>1</sup>. Between April 21, 2016 and May 16, 2016, CM TO compiled the 5 digitalized LEDGERS (Appendices A to E) into one spreadsheet and after reviewing, formatting, marking inconsistencies, as well as inserting and finalizing Chinese translations, the spreadsheet became available as a database ("DATABASE") for financial analysis, retrieval, sorting and charting.

Please refer to **APPENDIX F** for a copy of the DATABASE. The steps taken to create the DATABASE were summarized below:

1. Copied all the fields of digitalized LEDGERS (Appendices A to E) into one spreadsheet in date order.
2. Moved the "Doc\_Page\_Line" column to far left for easy reference.
3. Added a "Notes" column to the far right for inserting observations and comments.
4. Under the "Date" column, inserted the transaction dates on every line using the format of YYYY-MM-DD in consecutive sequence following last hand-written dates.
5. All fields were converted to black color.
6. All the figures were formatted to use the 1000 separator (,).
7. Page breaks manually inserted on the digitalized LEDGERS were removed.
8. If there were lines that had two or three number entries, separated them into separate lines:
  - Named the first line as Doc\_Page\_Line (a)
  - Named the second line as Doc\_Page\_Line (b)
  - Named the third line as Doc\_Page\_Line (c)...
  - Explained the changes in the "Notes" column
  - Highlighted the Doc\_Page\_Line fields in yellow
9. On the LEDGERS, there were one "Comment" column on the right of "Debit" and one on the right of "Credit". All the contents of both Comment columns were merged into one "Comment" column on the DATABASE and any initials / names (e.g. XB, TW, 四哥, 6.7, etc.) were re-located to a new column "Initial".
  - These "Initial" and "Comment" columns were grouped under the header "Based on Handwriting"
10. For the purpose of Chinese translation, the "Initial" column was copied and pasted into a new column named "All Initials", and "Comment" column was copied and pasted into a new column.
  - These "All Initial" and new "Comment" columns were grouped under the header "Translation"

<sup>1</sup> <http://www.businessdictionary.com/definition/database.html>

## Silver International Investments Ltd. – Financial Ledgers Analysis

- Chinese translations were inserted to the columns under "Translation" header to replace Chinese writings
  - All other initials (in English or numbers) remained on the "All Initial" column and reformatted (e.g. "T.W" became "TW", "Co" and "CO" all became "CO", "6.7" and "6,7" became "6.7", etc.)
11. Combined Debit and Credit figures into a "CAD" column unless they represented other currencies >> those were placed in the corresponding currency columns (further explained on next bullet point #13).
12. Created a new "Type" column to identify entry types including DR (Debit), CR (Credit), BAL (Balance):
- As observed on the LEDGERS, majority of numbers under the Debit column had the sign "+"; those under Credit column had the sign "-"; some were written without any sign
  - The repetitive pattern revealed that numbers with "+" sign were Debit transactions (addition to the balance); those with "-" sign were Credit transactions (subtraction from the balance); those without signs were balance entries (except a few figures missed to insert correct signs >> please refer to comments in the "Notes" column)
  - The "+" "-" signs were copied identically from the LEDGERS then the "Type" fields revealed DR and CR correspondingly
  - The balance entries (without "+" / "-" signs) were changed to light blue; entry type BAL was used
13. Created new columns "CAD", "USD", "CNY", "HKD", "VEN", "Peso", "HNL", "NTD" to hold the corresponding currency amounts.
- CNY (Chinese Yuan) and RMB (Renminbi) were interchangeable
  - There was no record of CNY transaction / balance from July 20, 2015 (Doc 2561 page 13) to August 2, 2015 (Doc 2562 page 2). The outstanding balance was carried over from July 19, 2015 as 20,800¥
  - All CNY and HKD balances were depleted on October 3, 2015 (Doc 15611 page 3)
  - HNL (possibly Honduran Lempira) was introduced to the LEDGERS on August 28, 2015 (Doc 2562 page 11)
  - NTD (New Taiwan Dollar) was introduced on October 13, 2015 (Doc 15611 page 10)
14. As mentioned in the Notes on Digitalized LEDGERS, some of the words were written over two Comment fields thus those spreadsheet fields were merged to hold the single words:
- Doc 7362 page 3 lines 13 & 14 for "虫"
  - Doc 7362 page 6 lines 13 & 14 for "6.7"
  - Doc 15611 page 8 lines 12 & 13 for "John"
  - Doc 15611 page 11 lines 21 & 22 for "YK"
- On the DATABASE, these merged Comment fields were unmerged to place the corresponding words in each field.
15. On DOC 7362 page 10, the handwriting "换" was referenced to lines 27 & 28. This Chinese "换" and "Exchange" translation were added to Comment fields for both lines 27 & 28.
16. Some entries were re-located according to the column categories (e.g. moved "=>" to "Comment" column, "76005" to "CAD" column, etc.); such corrections were explained on the "Notes" column.

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17. Doc 2562 page 6 line 12 only had a date August 16, 2015 without number entry. This line was removed from DATABASE thus 2015-08-16 was inserted to the next line 13.

Please refer to Section 6 for observations on the LEDGERS' inconsistencies.

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### 4. TRANSACTIONS BALANCES, SUMMARY AND CHART

#### 4.1 Daily Balances

While preparing the DATABASE between April 21, 2016 and May 16, 2016, CM TO added rows at the end of each transaction dates to calculate daily currency balances. The calculations started with the beginning balance (either from beginning of the day or from ending of previous day), added all Debit entries and subtracted all Credit entries to reach an ending day balance. If foreign currencies had no transaction during the day, their daily balances were carried over from previous days' balances.

The Daily Balance rows were bolded, highlighted in orange and marked "CALC" as entry type. CM TO compared the computed daily balances with handwritten outstanding balances (in blue) and stated comments on the "Notes" column. The analysis of daily balances revealed that bulks of the handwritten balances were accurately reported except the following errors or anomalies noted:

- a. June 2, 2015: outed by 5 (computed: 120,330 / handwritten: 120,335)
- b. June 8, 2015: outed by 20 (computed: 320,635 / handwritten: 320,655)
- c. June 16, 2015: Peso out by 2 (no transactions but balance was changed without explanation)
- d. June 28, 2015: if the -15000 entry (Doc 7362 page 18 line 25) was treated as a June 28, 2015 transaction, no handwritten balance was available to compare
- e. June 29, 2015: USD differed by 1 (no transaction for the day but the balance was changed without explanation)
- f. June 30, 2015: handwriting "(108350)" was not a figure for balancing (Doc 7362 page 19 line 32)
- g. July 2, 2015: differed by 10 (computed: 557,215 / handwritten: 557,205)
- h. July 4, 2015: computed balance matched handwritten balance 861,235 per Doc 2561 page 3 line 27; however, line 28 showed the word "实" (translated as "Actual") and gave a number 861,185 differed by 50
- i. July 6, 2015: USD 280 was crossed out and replaced by "0"; the balance was zeroed out without explanation
- j. July 6, 2015: computed balance matched handwritten balance 363,100 per Doc 2561 page 4 line 26; but the balance written on page 5 line 1 showed 363,120 differed by 20.
- k. July 8, 2015: on page 2561 page 6 line 4, the Currency field showed "UXD" but the figure "+341,765" was indeed a CAD Debit entry
- l. July 16, 2015: computed balance matched handwritten balance 506,220 on Doc 2561 page 10 line 31 (b) and page 11 page 1 (b); but the balance was also written as "506240 < = > 506220"
- m. July 27, 2015: Doc 2561 page 17 line 11 showed "USD 500" but this did not appeared to be Debit or Credit plus it mis-matched the USD balance. This entry was not included in USD balancing
- n. August 5, 2015: VEN balance was written as "415" by error; should be 4,115

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- o. October 1, 2015: balance on Doc 15611 page 2 written as “1413885” on line 1, “1413880” on line 8 differed by 5; computation gave a balance of 1,413,880

Please note that there was no October 15, 2015 ending balance to compare that day’s calculation.

### 4.2 Daily Summary and Chart

On May 16, 2016, CM TO created a Microsoft Excel Pivot<sup>2</sup> Table (“PIVOT”) on the DATABASE to summarize 1) daily Debit count and amount, 2) daily Credit count and amount, 3) cumulative total of Credit and Debit between June 1, 2015 and October 15, 2015 on Canadian transactions only.

The PIVOT was enclosed below:

Date	DR		CR		Total Count
	Count	Sum	Count	Sum	
2015-06-01	9	1,677,245	16	-1,904,630	25
2015-06-02	3	857,185	6	-984,525	9
2015-06-03	4	320,060	7	-417,050	11
2015-06-04	11	910,935	13	-920,020	24
2015-06-05	5	458,000	7	-446,745	12
2015-06-06	5	570,570	9	-520,060	14
2015-06-08	5	441,300	9	-196,690	14
2015-06-09	7	1,194,115	12	-1,041,980	19
2015-06-10	2	460,400	10	-596,770	12
2015-06-11	7	1,062,675	11	-954,725	18
2015-06-12	3	470,150	9	-645,360	12
2015-06-13	2	180,000	5	-320,605	7
2015-06-15	3	120,020	5	-219,310	8
2015-06-16	7	1,090,270	10	-566,670	17
2015-06-17	3	646,945	7	-884,525	10
2015-06-18	2	457,150	6	-284,695	8
2015-06-19	2	315,610	5	-453,665	7
2015-06-20	1	269,400	3	-53,130	4
2015-06-22	5	438,860	15	-447,150	20
2015-06-23			6	-447,665	6
2015-06-24	3	678,705	16	-524,020	19
2015-06-25	9	2,037,825	15	-1,665,590	24
2015-06-26	4	998,100	17	-827,385	21

<sup>2</sup> A Pivot table is a data summarization tool found in Microsoft Excel spreadsheets. Among other functions, a Pivot table can automatically sort, count, total or give the average of the data stored in one table or spreadsheet, displaying the results in a second table showing the summarized data.

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2015-06-27	6	570,200	3	-423,665	9
2015-06-28	1	26,600	6	-600,350	7
2015-06-29	2	790,500	8	-279,245	10
2015-06-30	6	285,570	15	-773,575	21
2015-07-01	1	204,400	5	-377,140	6
2015-07-02	8	860,220	9	-474,035	17
2015-07-03	8	1,172,070	11	-519,470	19
2015-07-04	4	1,151,040	14	-1,599,610	18
2015-07-06	4	627,520	14	-1,125,605	18
2015-07-07	3	816,700	10	-539,620	13
2015-07-08	4	1,153,055	15	-1,519,765	19
2015-07-09	4	1,182,040	18	-1,322,865	22
2015-07-10	3	889,855	9	-697,070	12
2015-07-11			7	-275,140	7
2015-07-13	2	300,920	2	-251,000	4
2015-07-14	6	1,215,985	9	-1,122,210	15
2015-07-15	6	1,368,890	13	-1,009,860	19
2015-07-16	5	1,274,915	18	-1,321,730	23
2015-07-17	2	600,080	7	-681,655	9
2015-07-18	2	363,050	8	-524,970	10
2015-07-19	3	172,020	4	-385,200	7
2015-07-20	3	851,875	13	-842,410	16
2015-07-21	3	570,020	6	-365,260	9
2015-07-22	6	1,110,170	15	-1,196,805	21
2015-07-23	13	2,593,990	25	-2,335,765	38
2015-07-24	3	1,139,295	9	-792,580	12
2015-07-25	5	702,660	9	-725,590	14
2015-07-27	3	629,450	8	-1,011,055	11
2015-07-28	6	2,054,545	16	-1,873,600	22
2015-07-29			9	-416,765	9
2015-07-30	6	934,450	9	-875,220	15
2015-07-31	6	371,140	5	-533,780	11
2015-08-01	6	1,110,305	7	-677,125	13
2015-08-02			1	-50,000	1
2015-08-04	1	4,220	5	-303,670	6
2015-08-05	4	190,520	4	-234,250	8
2015-08-06	1	135,000	3	-150,240	4
2015-08-07	6	945,615	3	-622,185	9
2015-08-08			4	-188,445	4
2015-08-10			9	-126,305	9
2015-08-11	1	700,000	6	-679,160	7



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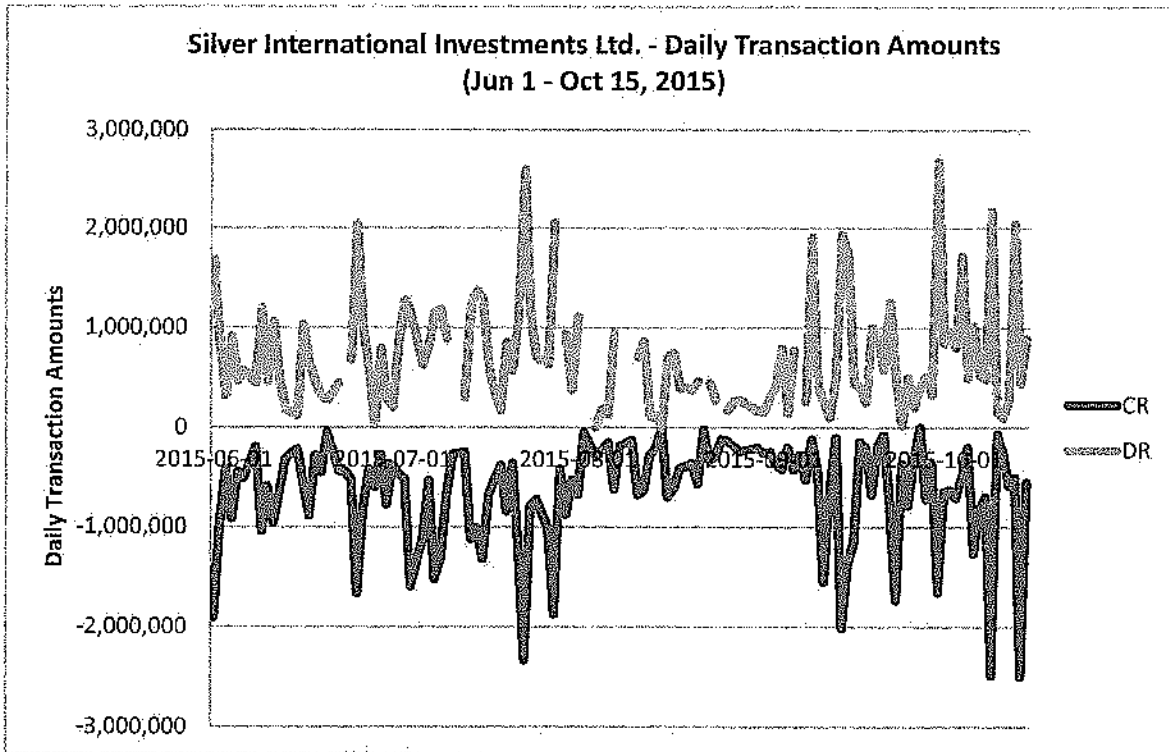
2015-08-12	4	861,865	11	-633,290	15
2015-08-13	1	106,500	3	-286,580	4
2015-08-14	2	115,000	4	-209,330	6
2015-08-15	1	3,760	2	-9,400	3
2015-08-16	1	700,000	5	-700,645	6
2015-08-17	5	749,085	8	-613,725	13
2015-08-18	4	392,560	6	-411,470	10
2015-08-19	3	399,070	5	-395,020	8
2015-08-20	4	371,020	4	-361,740	8
2015-08-21	7	459,460	10	-568,435	17
2015-08-22			1	-20,000	1
2015-08-23	1	447,050	4	-339,140	5
2015-08-24	6	273,520	12	-282,550	18
2015-08-25			4	-120,310	4
2015-08-26	1	164,500	4	-137,750	5
2015-08-27	2	268,245	5	-187,000	7
2015-08-28	3	274,750	6	-245,860	9
2015-08-31	3	167,020	5	-207,895	8
2015-09-01	1	157,500	5	-268,935	6
2015-09-02	2	288,880	2	-251,825	4
2015-09-03	4	415,050	6	-366,165	10
2015-09-04	6	792,460	7	-423,880	13
2015-09-05	2	144,135	4	-208,800	6
2015-09-06	4	777,150	9	-428,690	13
2015-09-07			4	-281,280	4
2015-09-08	3	257,000	10	-525,260	13
2015-09-09	3	1,907,000	6	-116,260	9
2015-09-10	5	421,020	7	-446,790	12
2015-09-11	5	255,600	2	-1,555,300	7
2015-09-12	3	103,015	4	-660,000	7
2015-09-13	1	500,000	3	-102,200	4
2015-09-14	7	1,938,080	9	-2,012,355	16
2015-09-15	2	1,724,130	9	-1,357,650	11
2015-09-16	4	444,760	11	-1,152,455	15
2015-09-17	5	410,255	5	-140,540	10
2015-09-18	2	250,730	5	-213,455	7
2015-09-19	2	1,005,150	5	-675,915	7
2015-09-20	3	911,535	7	-178,980	10
2015-09-21	7	581,120	8	-74,265	15
2015-09-22	6	1,252,225	9	-772,250	15
2015-09-23	3	488,800	12	-1,733,715	15

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2015-09-24	1	20,000	9	-370,580	10
2015-09-25	2	500,020	14	-782,020	16
2015-09-26	3	203,570	3	-318,945	6
2015-09-27	2	421,320	1	-500	3
2015-09-28	2	512,000	12	-720,865	14
2015-09-29	3	326,020	7	-368,975	10
2015-09-30	10	2,675,510	9	-1,652,775	19
2015-10-01	11	845,175	10	-648,765	21
2015-10-02	2	947,500	9	-631,405	11
2015-10-03	1	800,000	11	-710,355	12
2015-10-04	2	1,715,000	2	-500,250	4
2015-10-05	9	494,590	4	-204,100	13
2015-10-06	4	1,016,000	14	-1,260,745	18
2015-10-07	10	525,620	8	-817,195	18
2015-10-08	2	484,000	16	-701,790	18
2015-10-09	5	2,171,580	16	-2,483,530	21
2015-10-10	1	150,000	2	-66,450	3
2015-10-11	1	98,000	5	-254,075	6
2015-10-12	3	249,675	5	-589,745	8
2015-10-13	4	2,040,020	11	-505,265	15
2015-10-14	6	444,780	20	-2,494,090	26
2015-10-15	7	891,445	5	-556,250	12
<b>Grand Total</b>	<b>474</b>	<b>83,075,330</b>	<b>1031</b>	<b>-81,462,730</b>	<b>1505</b>

To gain a visual understanding of the business activities, CM TO used the above daily totals to draw a Microsoft Excel Chart representing the trend of transaction amounts (please refer below):

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The above table and chart displayed that SILVER had high business activities in late July 2015 and first half of October 2015, while business cool down in August 2015.

### 4.3 Annualization of Business Activities

There were 137 days between June 1 and October 15, 2015. Using the 4.5 months of data as sample business activities, CM TO annualized the Debit and Credit amounts to speculate annual transaction flow on a 365-day basis:

Annualized Debit amount: +221,332,084

Annualized Credit amount: -217,035,741

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### Notes on PIVOT re: Credit / Debit Daily Total

The table was created using the following steps:

- Highlight all the fields of Date, Initials, Comment, Currency, Type, CAN and all other currencies
- Click Insert > PivotTable
- On the report fields, select "CAN" only
- Row Labels: use "Date" field
- Column Labels: Use "Type" field and filtered to DR and CR
- $\Sigma$  Values: Use "Count" and "Sum" fields

To confirm accuracy of the PIVOT, CM TO verified the Credit and Debit daily totals by picking few random days per month on the original LEDGERS and manually calculated the daily totals. The comparison of daily totals confirmed that figures on PIVOT was accurate without any error.

### Notes on Excel Chart re: Credit / Debit Daily Total

The chart was created using the following steps:

- Copy the fields of Credit / Debit Daily Total PIVOT to a new spreadsheet
- Removed the Credit and Debit "Count" columns
- Highlight all the fields of "Date", "Credit" and "Debit" amounts
- Click Insert > Line Charts
- Highlight the Debit colored line; right-click Format Data Series > Line Color > Solid Line > change Color to green
- Highlight the Credit colored line; right-click Format Data Series > Line Color > Solid Line > change Color to red
- Click the Plot area and select the Chart Layout with Chart Title and Axis Title
- Over-type the Chart Title and Axis Title boxes to display the titles desired

## Silver International Investments Ltd. – Financial Ledgers Analysis

### 5. OBSERVATION OF CALCULATION ADJUSTMENTS

On the LEDGERS, numerous minor calculation adjustments were written as:

- “打多” / “多” (translated as “Deposit surplus”)
  - o Range from +5 to +10,045
- “打少” / “少” (translated as “Deficit in deposit” / “short”)
  - o Range from -5 to -6,150

On May 26, 2016, CM TO created a PIVOT on the DATABASE to summarize the Canadian dollar total deposit-surplus and deficit between June 1 and October 15, 2015.

Deposit Surplus Total: +20,400

Deposit Deficit Total\*\*: -21,205

\*\*Please note that on Doc 2561 page 7 line 16, a figure “+398260” was written with comment “打少” (translated as “shorted in deposit”). Since the comment contradicted the DR (+) entry, this figure was not included on the calculation of Deposit Deficit Total.

#### Notes on PIVOT re: Surplus / Deficit

The table was created using the following steps:

- Highlight all the fields of Date, Initials, Comment, Currency, Type, CAN and all other currencies
- Click Insert > PivotTable
- On the report fields, select “CAN” only
- Row Labels: Use “Type” field as the first selection, “Comment” field as the second selection
- $\Sigma$  Values: use “CAD” field and change Value Settings to Sum

## Silver International Investments Ltd. – Financial Ledgers Analysis

### 6. OBSERVATION OF LEDGER INCONSISTENCIES

Between April 21, 2016 and May 16, 2016, CM TO prepared the DATABASE and analyze the balancing transactions. A few writing inconsistencies were found on the LEDGERS and summarized below.

#### 6.1 Order of Pages

##### Doc 2561: pages 14 and 15 out of sequence

- Page 13 recorded transactions of July 21 and 22, 2015; page 14 recorded transactions of July 23 and 24, 2015; and page 15 recorded transactions of July 22 and 23, 2015. CM TO confirmed that the ending CAD balance on page 13 matched the beginning CAD balance on page 15 as 289,280. As such, page 15 was placed ahead of page 14.

##### Doc 2563: pages 7 and 8 out of sequence

- Page 6 recorded transactions of September 10 and 11, 2015; page 7 recorded transactions of September 14 and 15, 2015; and page 8 recorded transactions of September 12 to 14, 2015. CM TO confirmed that the ending CAD balance on page 6 matched the beginning CAD balance on page 8 as 658,465. As such, page 8 was placed ahead of page 7.

#### 6.2 Missing "+" and "-" Signs on Figures

##### June 23, 2015 (Doc 7362 Page 14 Line 14)

- A "29600" appeared in the Credit column without a sign
- Following the pattern, CM TO added a "-" sign to the figure, subtracted (CR) from the balance and resulted to a matching CAD daily ending balance

##### July 7, 2015 (Doc 2561 Page 5 Line 16)

- A "130,000" appeared in the Debit column without a sign
- Following the pattern, CM TO added a "+" sign to the figure, added (DR) to the balance and resulted to a matching CAD daily ending balance

##### July 15, 2015 (Doc 2561 Page 9 Line 16)

- A "100000" appeared in the Credit column without a sign
- Following the pattern, CM TO added a "-" sign to the figure, subtracted (CR) from the balance and resulted to a matching CAD daily ending balance

##### August 1, 2015 (Doc 2562 Page 1 Line 18)

- A "1210" appeared in the Credit column without a sign
- Following the pattern, CM TO added a "-" sign to the figure, subtracted (CR) from the balance and resulted to a matching CAD daily ending balance

##### August 12, 2015 (Doc 2562 Page 4 Line 30)

- A "6265" appeared in the Credit column without a sign

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- Following the pattern, CM TO added a “-” sign to the figure, subtracted (CR) from the balance and resulted to a matching CAD daily ending balance

### October 12, 2015 (Doc 15611 Page 9 Line 26)

- A “80450” appeared in the Credit column without a sign
- Following the pattern, CM TO added a “-” sign to the figure, subtracted (CR) from the balance and resulted to a matching CAD daily ending balance

### October 15, 2015 (Doc 1824 Page 1 Line 15)

- A “131,725” appeared in the Debit column without a “+” sign
- Following the pattern, CM TO added a “+” sign to the figure and added (DR) to the balance (no ending balance available to compare)

### October 15, 2015 (Doc 1824 Page 1 Line 16)

- A “270000” appeared in the Debit column without a “+” sign
- Following the pattern, CM TO added a “+” sign to the figure and added (DR) to the balance (no ending balance available to compare)

## 6.3 Currency Error

### June 9, 2015 (Doc 7362 Page 6 Line 27)

- A “-10000” was written with a comment “TW USD”. Nevertheless, calculation of daily balance revealed that this -10,000 was a Credit subtraction from the Canadian balance. As such, the figure was placed in the “CAD” column while the “Comment” column retained the “USD” text

## 6.4 Figures Not in Balance Calculation

### June 24, 2015 (Doc 7364 Page 14 Line 22)

- The +28,000 Debit entry (for gambling chips) was not included in the balance calculation

### Doc 7362 (pages 14, 15, 16)

- There were identical handwritings at the very bottom of pages 14, 15 and 16 as:

				-20	打少 (108350)
	CAD	343770	(✓)		

These were assigned lines 31 and 32 on page 14, lines 27 and 28 on page 15, and line 27 on page 16. However, these lines appeared to be photocopies of page 19's bottom by mistake. As such, the figures were excluded from balance calculation.

After the exclusion of figures above, handwritten daily ending balances were confirmed to be matching the calculations on DATABASE.



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### 7. HIGHLY INVOLVED ENTITIES

On May 19, 2016, CM TO created a PIVOT to extract Debit and Credit transactions conducted by top ten entities. The sorting results were summarized below:

#### Highest Debit Amounts

1. TW
2. YK
3. XP
4. CO
5. 6.7
6. Nel
7. G
8. M
9. John
10. Muscle

#### Highest Credit Amounts

1. XB
2. YJ
3. XC
4. Fourth
5. Hao Xian
6. G
7. CO
8. Cindy
9. WZ
10. XP

Please note that some of these entities have other representations of their names (e.g. transactions under “Nel” and “Nelson”, “Fourth” and “Fourth Brother”, “Muscle” and “Mucle”, etc. which might increase their aggregate Debit / Credit amounts). As such, the Excel spreadsheet *Filter* function was used to extract all the transactions respecting the above entities and summarized below in alphabetical order.

#### 7.1 6.7

Debit total: +4,653,670  
Credit total: -348,530

#### 7.2 Cindy

Credit total: -1,880,000  
Debit total: n/a

#### 7.3 CO

There was one Debit transaction on June 26, 2015 for +654,000 under the Comment “CO (Long)” (XREF 7362\_17\_14). This transaction was included in the summary.

Debit total: +5,316,065  
Credit total: -2,273,100

#### 7.4 Fourth / Fourth Brother

There were transactions in the name of “Fourth” and “Fourth Brother”; all were included in the summary below.

Debit total: +1,063,205  
Credit total: -5,144,920

The numbers were further broken down by names:

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	Debit	Credit
<b>Fourth</b>	+608,005	-4,758,170
<b>Fourth Brother</b>	+455,200	-386,750

These transactions had not been confirmed to belong to the same entity.

### 7.5 G

Debit total: +3,035,990

Credit total: -2,380,895

### 7.6 Hao Xian

Credit total: -2,620,950

Debit total: n/a

### 7.7 John

There were transactions in the name of "John" "John E" "John M"; all were included in the summary below.

Debit total: +1,300,080

Credit total: -158,970

The numbers were further broken down by names:

	Debit	Credit
<b>John</b>	+1,300,080	-143,970
<b>John E</b>	-	-7,500
<b>John M</b>	-	-7,500

These transactions had not been confirmed to belong to the same entity.

### 7.8 M

There were transactions in the initials of "M" and "M (TW)"; all were included in the summary below.

Debit total: +1,481,080

Credit total: n/a

The numbers were further broken down by initials:

	Debit	Credit
<b>M</b>	+1,335,880	-
<b>M (TW)</b>	+145,200	-

These transactions had not been confirmed to belong to the same entity.

### 7.9 Muscle

There were transactions in the name of "Muscle", "Mucle", and "Tall (Muscle)"; all were included in the summary below.

Debit total: +1,636,850

Credit total: n/a

The numbers were further broken down by names:

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	Debit	Credit
Muscle	+950,000	-
Tall (Muscle)	+686,620	-
Mucle	+230	-

These transactions had not been confirmed to belong to the same entity.

#### 7.10 Nel / Nelson

There were transactions in the name of "Nel" and "Nelson"; all were included in the summary below.

Debit total: +3,887,775  
 Credit total: -20,240

The numbers were further broken down by names:

	Debit	Credit
Nel	+3,181,725	-40
Nelson	+706,050	-20,200

These transactions had not been confirmed to belong to the same entity.

#### 7.11 TW

Debit total: +16,632,160  
 Credit total: -710,205

#### 7.12 WZ

Debit total: +31,520  
 Credit total: -1,860,975

#### 7.13 XB

There were transactions in the names/initials of "XB" "Xiao Bao" "Bao"; all were included in the summary below.

Debit total: +101,000  
 Credit total: -26,996,935

The numbers were further broken down by names/initials:

	Debit	Credit
XB	-	-25,153,165
Bao	+101,000	-1,393,750
Xiao Bao	-	-350,020
Xiao Bao XB	-	-100,000

These transactions had not been confirmed to belong to the same entity.

#### 7.14 XC

Debit total: +20,200  
 Credit total: -5,216,400

**Silver International Investments Ltd. - Financial Ledgers Analysis**

**7.15 XP**  
 Debit total: +13,278,480  
 Credit total: -1,285,970

**7.16 YJ**  
 Debit total: +270,080  
 Credit total: -6,576,555

**7.17 YK**  
 The transaction contained various representations of "YK". All the transactions were summarized below but were further broken down by the names.  
 Debit total: +16,703,410  
 Credit total: -439,365

	Debit	Credit
YK	+15,940,465	-272,290
YK {1}	+387,000	-20
YK {2}	+375,905	-
YK (Jinny)	+40	-167,055

These transactions had not been confirmed to belong to the same entity.

On top of the entities identified by PIVOT, S/Sgt. TAYLOR also asked for the same Debit / Credit analysis on Chun and XK. When CM TO processed and filtered the spreadsheet, three other names/initials were also identified that had large Credit transaction amounts.

These five additional entities were analyzed and summarized below.

**7.18 Boss**  
 The transaction contained various representations of "Boss". All the transactions were summarized below but were further broken down by the names/initials.  
 Debit total: +331,350  
 Credit total: -1,337,645

	Debit	Credit
Boss	+10,000	-1,178,095
Boss (XB)	-	-100,000
Boss LI	+321,350	-34,090
MC (Boss)	-	-25,460

These transactions had not been confirmed to belong to the same entity.

**7.19 BY**  
 Debit total: +455,740  
 Credit total: -1,329,920

930

## Silver International Investments Ltd. – Financial Ledgers Analysis

### 7.20 Chun

Debit total: +775,980

### 7.21 Fei

The transaction contained various representations of "Fei". All the transactions were summarized below but were further broken down by the names/initials.

Debit total: +190,000

Credit total: -1,971,500

	Debit	Credit
Fei	-	-200,000
Fei Brother	-	-4,000
G Fei	-	-202,000
GAO, Fei	-	-602,000
GF	+190,000	-963,500

These transactions had not been confirmed to belong to the same entity.

### 7.22 XK / Xiao Kun

A handwritten note of "小坤 = XK" was found from DOC 2665. As such, the transactions of "小坤" ("Xiao Kun") was included in the summary below.

Debit total: +100,500

Credit total: -490,500

	Debit	Credit
XK	-	-190,000
Xiao Kun	+100,500	-300,500

These transactions had not been confirmed to belong to the same entity.

#### Notes on PIVOT re: Entities

The table was created using the following steps:

- Highlight all the fields of Date, Initials, All Initials, Comment, Currency, Type, CAN and all other currencies
- Click Insert > PivotTable
- Row Labels: Use "All Initials" field as the first selection, "Initial" field as the second selection, "Type" field as the third selection
- Σ Values: use "CAN" field and change Value Settings to Sum

#### Notes on Filter Function re: Entities

- Highlight all the fields on the DATABASE
- Click Data > Filter
- To filter transactions, click the All Initials pull-down arrow and select Text Filters > Contains, then insert the initial / name to filter (can insert two initial / name by stating either "and" / "or")
- To add up the amounts of the filtered transactions, scroll down to the bottom of the table, add the "Σ AutoSum" formula and highlight all the amounts of concerned

---

**Silver International Investments Ltd. – Financial Ledgers Analysis**

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**8. WALK-IN CUSTOMERS**

On May 24, 2016, CM TO used the PIVOT created on entities (per Section 7) to extract the transactions with respect to "Walk-in Customer". None of these clients added Canadian dollars to the LEDGERS' balance but Credit transactions were found:

Debit total:	nil in CAD; found 4 Debits in USD and 1 Debit in CNY
Credit total:	<u>-1,454,400</u>
	<u>-3,870</u> (with additional reference to Su Fang HE on DOC ID 7362 Page 7 Line 22)

*Please refer to the bottom of Section 7 for notes on PIVOT and Filter Function.*

## Silver International Investments Ltd. - Financial Ledgers Analysis

### 9. ANALYTICAL REPORT SUMMARY

During the investigation of Project EPIRATE, financial ledgers were seized from the office of Silver International Investments Ltd. (303 – 5811 Cooney Road, Richmond, BC) and 2375 Burquitlam Drive, Vancouver, BC that revealed daily monetary transactions between June 1, 2015 and October 15, 2015.

The exhibits contained 77 pages that included:

- 1505 Debit (+) and Credit (-) entries
- 731 Balance entries

CM TO reviewed, examined, analyzed the financial ledger and determined that over the 137 days between June 1, 2015 and October 15, 2015, 474 Debit transactions were conducted for \$83,075,330, and 1,031 Credit transactions for \$81,462,730. Using the 4.5 months of data as sample business activities, the 365-day annual activities could be speculated as:

Annualized Debit amount: +221,332,084

Annualized Credit amount: -217,035,741

Large amounts of customers were found to be involved in the daily debit and credit transactions; the following entities were observed to have largest amounts of money flow:

<b>XB:</b>	DR +101,000	CR -26,996,935	(included XB, Bao, Xiao Bao)
<b>YK:</b>	DR +16,703,410	CR -439,365	
<b>TW:</b>	DR +16,632,160	CR -710,205	
<b>XP:</b>	DR +13,278,480	CR -1,285,970	
<b>YJ:</b>	DR +270,080	CR -6,576,555	
<b>CO:</b>	DR +5,316,065	CR -2,273,100	
<b>XC:</b>	DR +20,200	CR -5,216,400	
<b>Fourth:</b>	DR +1,063,205	CR -5,144,920	(included Fourth, Fourth Brother)
<b>6.7:</b>	DR +4,653,670	CR -348,530	
<b>Nelson:</b>	DR +3,887,775	CR -20,240	(included Nelson, Nel)

Please refer to the body of REPORT for detailed observations of the financial analysis and findings on other highly involved entities. Appendices A to E were digitalized copies of the financial ledgers (Doc 7362, 2561, 2562, 2563, 15611, 1824), and Appendix F was a database that compiled and categorized all the daily transactions. These Appendices could be used as a reference to track down particular transaction amounts, dates, entities, etc. helping to emulate other investigative findings on Silver International Investments Ltd.



## **Silver International Investments Ltd. – Financial Ledgers Analysis**

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### **10. WILL SAY OF CM ELISE K. L. TO**

Civilian Member Elise K. L. TO Will Say That:

I, Elise TO, am a Civilian Member of the Royal Canadian Mounted Police (“RCMP”) and have been employed since November 2005 as an Investigative Financial Analyst. I have been assigned to the Integrated Market Enforcement Team in Vancouver, British Columbia since I was hired, and the job position was migrated to the Federal Serious and Organized Crime (“FSOC”), Financial Integrity Group in Surrey, British Columbia in 2013. Part of my job roles included but not limited to:

- Financial and accounting analysis in the investigations of Ponzi Scheme, pump-and-dump schemes, illegal kickback schemes, illegal baccarat / poker gambling activities, etc.
- Trading data analysis to identify illegal insider trading and market manipulation
- Criminal intelligence analysis on publicly trading securities; entity intelligence profiling to identify illegal activities and organized crime groups associations in the financial markets

I have a Bachelor of Commerce degree from the University of British Columbia in 1998 with a major in Finance. I completed the Certified Fraud Examiner (“CFE”) Designation in March 2015 from the Association of Certified Fraud Examiners. In addition, I have also been a Chartered Professional Accountant (Certified Management Accountant) (“CPA,CMA”) since October 2007 designated by the Chartered Professional Accountants of British Columbia. On other formal trainings, I have taken various professional courses including the Canada Police College’s *Financial Investigation Course*; RCMP’s *Economic Crime Course*; International Association For Property and Evidence’s *Managing Property and Evidence in Law Enforcement Course*; International Association of Law Enforcement Intelligence Analyst’s *Criminal Intelligence Training*; Ontario Securities Commission’s *Securities Investigation Course*, etc.

I was employed by the RCMP during the course of EPIRATE investigation and currently assigned the role to analyze financial ledgers with respect to Silver International Investments Ltd. I received copies of financial ledgers that other Peace Officers and Civilian Investigators obtained while conducting EPIRATE investigation. Commencing April 7, 2016, I reviewed and examined the financial ledgers, converted handwritten contents<sup>3</sup> (dates, currencies, debit, credit, balance, and comments) into MS Excel spreadsheets, and used database functions (PivotTables, Filter, sorting, summing, retrieval) to analyze daily monetary transactions.

The accounting analytical findings were recorded in a MS Word report. On May 31, 2016, the REPORT and Appendices with respect to Silver International Investments Ltd. were finalized in PDF format; reviewed and verified for the investigators at RCMP FSOC, Financial Integrity.

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<sup>3</sup> Some of the contents on Analytical Report and Appendices contained Chinese characters. I used Google Translate to generate pristine copy of Chinese characters mirroring original ledgers. In December 1992, I immigrated to Canada from Hong Kong after completing Grade 11 high-school education. I can speak Cantonese fluently and confidently, can read and write traditional and simplified Chinese characters. Having that said, translations inserted in this REPORT were sourced from certified translated exhibits (Doc.15680, 15626-15628, 17578, 13502).



Project: EPIRATE

2015E-2543



This is Exhibit "54"  
referred to in the Affidavit  
of H. Chizawsky  
affirmed before me this 9<sup>th</sup>  
day of FEBRUARY, 2016

  
A Commissioner for taking Affidavits  
Within British Columbia

**Royal Canadian Mounted Police**  
Analytical Report – Common Gaming House  
13511 No. 4 Road, Richmond, BC  
Financial Activities Analysis

Prepared by

**Elise K. L. TO**  
Investigative Financial Analyst

**RCMP E-Division**  
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Report Completed: August 30, 2016

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APPENDIX B – Gaming Activities for June 11, 2015 to October 8, 2015

APPENDIX C – Chart of Gaming Players’ Winnings, Losses, and Repayments

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**ANALYTICAL REPORT: COMMON GAMING HOUSE**

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**1. BACKGROUND OF ANALYTICAL REPORT**

Between late January 2016 and early February 2016 (XREF Task 1995), discussions were held between Sergeant Mel PADDON, Sergeant Kurt BEDFORD, Mr. Darcy WONG from Forensic Accounting Management Group, and CM Elise TO ("CM TO") to work out a plan to analyze the financial activities of a common gaming house ("GAMING HOUSE") allegedly kept by Paul King JIN ("JIN"). As per the conversations, Task 2107 was created on February 12, 2016 for CM TO to review and analyze pertinent exhibits for:

- a) Collaboration of financial transactions and activities relating to the GAMING HOUSE
- b) Identification of gaming players ("PLAYERS") and their gaming involvements
- c) Formulation of financial picture of the GAMING HOUSE

From the Search Warrants executed on October 15 & 16, 2015, large amount of financial documents regarding the GAMING HOUSE were seized from JIN's residence (SITE 10F: 1107 – 5199 Brighthouse Way, Richmond, BC), and JIN's rental/storage unit (SITE 11: 1204-5177 Brighthouse Way, Richmond, BC). CM TO reviewed E&R documents seized from SITES 10F & 11 then extracted gaming ledgers (organized by PLAYERS' name or by date), in-house financial records of GAMING HOUSE (e.g. *Settlement of Particulars*, *Collectables Ledgers*, any relevant and formally typed gaming financial documents) to conduct a financial analysis in support of RTCC criminal charges on an unlawful gaming house. The analytical findings were presented in this Analytical Report ("REPORT") under the following areas:

- i. Gaming Activities (June 1, 2015 - June 30, 2015)
- ii. June 2015 Revenue, Expenditures, Net Profit of the GAMING HOUSE
- iii. Gaming Activities (June 2015, July 1, 2015 - October 8, 2015)
- iv. GAMING HOUSE Aggregate Flow of Funds (June 2015 – October 8, 2015)
- v. List of 93 identified PLAYERS, gaming involvements, evidential DOC ID's that supported the gaming transactions investigation
- vi. Gaming summary of the top 12 PLAYERS

DOC ID's of original and translated E&R evidential documents<sup>1</sup> were referenced in each analytical section.

**1.1 "Winnings", "Losses", "Repayments" Expressed in the REPORT**

The words "Winnings", "Losses" and "Repayments" used in the REPORT were always expressed in the PLAYERS' position. The funds added to or won by the GAMING HOUSE were written as "Revenue" or "Profit"/"Net Profit", and the funds lost or paid out from the GAMING HOUSE were described as "Expenditures" in the REPORT.

<sup>1</sup> DOC ID of translated documents were placed in orange font color in the REPORT.

**ANALYTICAL REPORT: COMMON GAMING HOUSE**

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**2. GAMING ACTIVITIES (JUNE 1, 2015 – JUNE 30, 2015)**

**2.1 Interpretation of Gaming Summaries**

DOC-6783 (DOC-15206) was a 26-page financial document that systematically summarized the gaming activities from June 1, 2015 to June 30, 2015. Twenty-five PLAYERS were identified, and each PLAYER had one page in his/her name that listed his/her daily winnings, losses, amounts paid, and/or amounts received if any.

Below is a screenshot of DOC-6783 (DOC-15206) - Page 17 as an example:

Accounting Dept. of the C.A. ...  
 Director ZHOU

Date	Winnings		Losses	
	R	U	R	U
2015-06-01				
2015-06-02				
2015-06-03				
2015-06-04				
2015-06-05				
2015-06-06				
2015-06-07				
2015-06-08				
2015-06-09				
2015-06-10				
2015-06-11				
2015-06-12				
2015-06-13				546,400.00
2015-06-14		546,400.00	1,100,000.00	
2015-06-15	585,000.00			
2015-06-16				
2015-06-17				
2015-06-18				
2015-06-19				
2015-06-20				
2015-06-21				
2015-06-22				
2015-06-23				
2015-06-24				
2015-06-25				
2015-06-26				
2015-06-27				
2015-06-28				
2015-06-29				
2015-06-30				
<b>Totals</b>	<b>585,000.00</b>	<b>546,400.00</b>	<b>1,100,000.00</b>	<b>546,400.00</b>

Exhibit #1: Director ZHOU's June 2015 gaming activities – DOC 6783 (15206) - Page 17

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Page 17 of DOC-6783 (DOC-15206) appeared to be a financial summary of Director ZHOU (周總)'s gaming activities that he:

- Won \$46,800 on June 13, 2015
- The \$46,800 winning money was paid-out on June 14, 2015 as GAMING HOUSE's expenditure
- Lost \$100,000 on June 14, 2015
- The gaming loss was repaid on June 15, 2015 for \$85,000 at a 15% discount; in other words, the \$85,000 repayment became GAMING HOUSE's Revenue

Correspondingly, Page 1 of DOC-6783 (DOC-15206) (screenshot displayed below with Director ZHOU's summary circled) appeared to be GAMING HOUSE's June 2015 financial summary of (i) amounts received (i.e. debt repayments) and (ii) amounts paid (i.e. payout of gaming winnings).

Director Name	Received	Paid
Director LIU (劉總)	\$1,000,000	\$1,000,000
Director HAN (韓總)	\$1,000,000	\$1,000,000
Director FU (傅總)		
Director SHI (施總)		
Director WANG (王總)	\$1,000,000	\$1,110,000
Director FANG (方總)	\$1,000,000	\$1,110,000
Director GAO (高總)	\$1,000,000	\$1,110,000
Director GAO (高總)	\$1,000,000	\$1,110,000
Director HUA (華總)	\$1,000,000	\$1,110,000
Xin Ge (信歌)	\$1,000,000	\$1,110,000
Cong Ge (聰歌)	\$1,000,000	\$1,110,000
Brother Dong (董兄弟)	\$1,000,000	\$1,110,000
Director BAO (包總)	\$1,000,000	\$1,110,000
Director JIA (賈總)	\$1,000,000	\$1,110,000
Director YUAN (袁總)	\$1,000,000	\$1,110,000
Director YANG (楊總)	\$1,000,000	\$1,110,000
Director LI (李總)	\$1,000,000	\$1,110,000
Director LIANG (梁總)	\$1,000,000	\$1,110,000
Director ZHOU (周總)	\$46,800	\$100,000
Wu Yue Ze (吳岳澤)	\$1,000,000	\$1,110,000
Director HAN (韓總)	\$1,000,000	\$1,110,000
Director DU (杜總)	\$1,000,000	\$1,110,000
Miss CHEN (陳小姐)	\$1,000,000	\$1,110,000
Miss XU (徐小姐)	\$1,000,000	\$1,110,000
TOTAL:	\$15,000,000	\$16,375,000

+5,000,000    +375,000

1721700

5008371

Gaming summary of Director ZHOU

Exhibit #2: GAMING HOUSE's amounts paid and received in June 2015 – DOC 6783 (15206) - Page 1

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### ANALYTICAL REPORT: COMMON GAMING HOUSE

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On top of gaming winning payouts and debt repayments, some winnings were not paid out but instead, they were used to offset outstanding debt. Please refer to DOC-6783 (DOC-15206) - Page 23 - which presented Director HAN (韓總)'s gaming activities. This document appeared that Director HAN:

- Won a total of \$158,500 on June 18 & 19, 2015 and was paid out
- Lost a total of \$795,000 from June 21, 2015 to June 27, 2015 but no record of debt repayment
- Won \$88,000 on June 22, 2015 and \$18,000 on June 30, 2015 but there was no record of winning payouts (a total of \$106,000)

Since there was no information on debt repayment and payout of Jun 22 & 30, 2015 winnings, it was believed that the total winning of \$106,000 was used to offset outstanding debt then left an outstanding debt of \$689,000 as of June 30, 2015.

Date	Name: Director HAN		Losses	Winnings
	Account	Balance		
2015-06-01				
2015-06-02				
2015-06-03				
2015-06-04				
2015-06-05				
2015-06-06				
2015-06-07				
2015-06-08				
2015-06-09				
2015-06-10				
2015-06-11				
2015-06-12				
2015-06-13				
2015-06-14				
2015-06-15				
2015-06-16				
2015-06-17				
2015-06-18				\$81,000.00
2015-06-19		\$81,000.00		\$77,500.00
2015-06-20		\$77,500.00		
2015-06-21			\$79,000.00	
2015-06-22				\$88,000.00
2015-06-23			\$200,000.00	
2015-06-24			\$40,000.00	
2015-06-25			\$86,000.00	
2015-06-26				
2015-06-27			\$400,000.00	
2015-06-28				
2015-06-29				
2015-06-30				\$18,000.00
<b>Total</b>	\$0.00	\$158,500.00	\$795,000.00	\$264,500.00

No debt repayment record

No payout of winning

Exhibit #3: Director HAN's June 2015 gaming activities - DOC 6783 (15206) - Page 23

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**2.2 Digitalization and Compilation of Gaming Activities (June 1 - 30, 2015)**

To detect the flow of funds on GAMING HOUSE's daily gaming activities in June 2015, CM TO compiled the gaming transaction on DOC-6783 (DOC-15206) into an EXCEL Spreadsheet (APPENDIX A) by the following steps:

Horizontally

For each gaming day from June 11, 2015 to June 30, 2015 (no activity before June 11, 2015 and on June 28, 2015):

- One row (yellow) was set for winning amounts.
- One row (yellow) was set for winning amounts that was used to offset outstanding debt if any.
- One row (orange) was set for losses or borrowings.
- One row (green) was set for debt repayments:
  - o On DOC-6783 (DOC-15206), the payments were recorded on the next day of gaming loss but to specify debt repayments, the repaid amounts were placed on the gamble losing day directly below the losing amount.
- One row (white) was set for amounts owed:
  - o If the owed amount was repaid in full, the "Amount owed" field would show "\$0".
  - o If the owed amount was repaid at a discount, the "Amount owned" field would display the repayment discount applied (e.g. "Repaid at 90%").
    - As confirmed from Jianying OU's (a gaming player) interview (Task 1916 DOC-7035 / DOC-7036), the GAMING HOUSE could offer a discount on debt repayment under certain criteria and negotiable.
  - o If the owed amount was partially repaid or a new gaming loss incurred on the day, the "Amount owed" field would reflect the outstanding amount after debt reduction or addition accordingly.

Vertically

- The leftmost column was set to state the days of gaming activities; for each day, four fields were merged and the text was aligned 90 vertically to group that day's winnings, losses/borrowings, repayment, and amounts owed.
- One column was set for each PLAYER to record their winnings, losses/borrowings, repayment, and amounts owed on each gaming day.
- Original Chinese name and translations were copied from the corresponding E&R documents<sup>2</sup>. Since some of the Chinese words had same pronunciation that led to identical translations (e.g. 鮑 and 宝 both translated to "BAO"), all the PLAYERS' names in Chinese characters were copied<sup>3</sup> into APPENDIX A to clearly present the different PLAYERS.

<sup>2</sup> Please refer to SECTION 6 for a collection of all E&R DOC ID's used to support the analytical findings for each PLAYER in last-name alphabetical order.

<sup>3</sup> The Chinese characters were generated from a digital writing keyboard on GOOGLE Translate App.

**ANALYTICAL REPORT: COMMON GAMING HOUSE**

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- *If the name comprised of a last name with an appellation (e.g. 周總 - Director ZHOU), the appellation was placed in purple font color. For the appellations “哥 - Ge” and “姐 - Jie”, a Legend was inserted in the lower left corner in the spreadsheet to explain the appellations.*

Bottom of the spreadsheet

*A summary was generated for each PLAYER to sum up:*

- *Total amounts won*
- *Amounts of winnings to offset debt*
- *Total amounts lost or borrowed*
- *Total amounts repaid*
- *Final amount owed on the last transaction*
- *Date of last transaction*

The PLAYERS summary was also inserted in SECTION 2.3 below.

Far Right of the spreadsheet

*A summary was generated for each gaming day to sum up:*

- *Total daily winnings (as GAMING HOUSE's expenditures)*
- *Total daily winnings used to offset debt*
- *Total daily amount lost/borrowed by PLAYERS*
- *Total daily amount repaid by PLAYERS (as GAMING HOUSE's revenue)*

The aforementioned spreadsheet that demonstrated June 2015 gaming activities by day, by PLAYER, and the calculation summaries can be found on **Appendix A**.

## ANALYTICAL REPORT: COMMON GAMING HOUSE

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**2.3 Summary of 25 Gaming Players' Involvements (June 2015)**

The June 2015 gaming involvements of 25 PLAYERS were calculated at the bottom of Appendix A and copied in the body of REPORT as below. (Please refer to SECTION 6 for a complete list of all PLAYERS with a list of supporting E&R DOC ID's, an explanation of their involvements in June 2015, July 2015 to October 2015 if any).

	Winnings				
	Amount	Debt Offset	Lost/Borrowed	Repayment	Owed
Director BAO	\$61,000	\$0	\$0	\$0	\$0
Miss CHEN	\$33,450	\$0	\$0	\$0	\$0
Dong Ge	\$171,250	\$0	\$100,900	\$90,900	\$0
Director DU	\$212,000	\$0	\$310,000	\$274,000	\$0
Director FU	\$0	\$745,000	\$1,220,000	\$0	\$475,000
Director GAO	\$43,800	\$0	\$20,000	\$18,000	\$0
Director GUO	\$0	\$0	\$100,000	\$0	\$100,000
Director HAN	\$158,500	\$106,000	\$795,000	\$0	\$689,000
Sister Hua	\$145,775	\$0	\$129,600	\$113,100 <sup>4</sup>	\$0
Director JIAO	\$5,000	\$0	\$0	\$0	\$0
Director LIANG	\$0	\$0	\$100,000	\$85,000	\$0
Lily	\$20,500	\$0	\$20,000	\$20,000	\$0
Little Sparrow	\$0	\$0	\$11,000	\$10,000	\$0
Director LIU "Anhui"	\$0	\$0	\$20,000	\$18,000	\$0
Director LIU "Beijing"	\$296,000	\$365,000	\$2,250,000	\$385,000	\$1,485,000
Director SHA	\$0	\$0	\$50,000	\$0	\$50,000
Director TIAN	\$37,000	\$0	\$0	\$0	\$0
Director WANG	\$1,233,800	\$0	\$900,000	\$515,000	\$300,000
WU, Yue Ze	\$19,000	\$0	\$0	\$0	\$0
Brother Xin	\$0	\$0	\$4,400	\$4,400	\$0
XU, Fang	\$111,500	\$0	\$150,000	\$130,000	\$0
Miss XU	\$22,000	\$0	\$0	\$0	\$0
Director YANG	\$350,000	\$0	\$0	\$0	\$0
Director YUAN	\$81,000	\$0	\$0	\$0	\$0
Director ZHOU	\$46,800	\$0	\$100,000	\$85,000	\$0
<b>Total</b>	<b>\$3,048,375</b>	<b>\$1,216,000</b>	<b>\$6,280,900</b>	<b>\$1,748,400</b>	<b>\$3,099,000</b>

Exhibit #4: Gaming Players' Involvements in June 2015

<sup>4</sup> Included a handwritten figure of "4500" under the column "Receive" = debt repayment

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**2.4 Major Gaming Player in June 2015**

According to Appendix A calculations (and same information in SECTION 2.3), six PLAYERS were identified to have higher involvements in the GAMING HOUSE, or had an outstanding debt as of June 30, 2015:

Director FU:	owed \$475,000.
Director GUO <sup>Note(i)</sup> :	owed \$100,000
Director HAN:	owed \$689,000
Director LIU:	owed \$1,485,000
Director SHA:	owed \$50,000
<u>Director WANG:</u>	<u>owed \$300,000</u>
<b>Total:</b>	<b><u>\$3,099,000</u></b>

It was believed that the PLAYERS' outstanding debt became GAMING HOUSE's collectables. Referring to GAMING HOUSE's *Collectables Ledgers* on E&R DOC-4748 (DOC-13584) Page 1, DOC-4749 (DOC-13585), DOC-4764 (DOC-13600) Page 1, DOC-4765 (DOC-13601), DOC-5541 (DOC-20082), DOC-9029 (DOC-19537) Page 1, DOC-9032 (DOC-19556) Page 5, and DOC-9059 (DOC-19579), PLAYERS' June 2015 outstanding debt amounts (noted above) matched GAMING HOUSE's June collectables amounts only except Director GUO <sup>Note(i)</sup> – refer to an explanation below *Exhibit #5*.

~~XXXXXXXXXXXX~~

		应收款		
		截至 2015 年 6 月 30 日		
姓名	姓名	六月	七月十八日止	合计
Director LIU	刘总:	\$1,485,000.00	\$837,000.00	\$2,322,000.00
Director FU	付总:	\$475,000.00	\$1,150,000.00	\$1,625,000.00
Director WANG	王总 (王小亭):	\$300,000.00		\$300,000.00
Director HAN	韩总:	\$689,000.00		\$689,000.00
Director SHA	沙总:	\$50,000.00		\$50,000.00
Director WANG	王总:		\$1,740,000.00	\$1,740,000.00
Director WANG	王新 (西安):		\$1,203,000.00	\$1,203,000.00
Director XU	徐医生 (王总):		\$30,000.00	\$30,000.00
			合计:	<b>\$7,959,000.00</b>

*Exhibit #5: GAMING HOUSE's in-house monthly Collectables Ledger – DOC 4749 (13585)*

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*Note()* **Director GUO**

Page 25 of DOC- 6783 (DOC-15206) appeared to be a gaming summary of Director GUO that demonstrated a \$100,000 gaming loss on June 20, 2015. Nevertheless, record of debt repayment was not found and GAMING HOUSE's June 2015 Collectibles Summaries did not demonstrate Director GUO as a debtor.

When CM TO reviewed GAMING HOUSE's June 2015 in-house financial records, the total Collectables amount for June 1 - 30, 2015 was \$3,099,000 including Director GUO's \$100,000 gaming loss. Since no documents was found to show a repayment or an offset of Director GUO's \$100,000 loss, this amount was treated as Director GUO's June 30, 2015 outstanding debt to match June 2015 in-house financial records. (XREF SECTION 3)



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**3. JUNE 2015 FINANCIAL PICTURE OF THE GAMING HOUSE**

Five GAMING HOUSE's in-house periodic Income Statements (translated as "Settlement of Particulars") were found and seized from SITE 10F and a few from SITE 11. SECTION 3 of this REPORT interpreted the financial records on an accounting standpoint. Since DOC-6783 (DOC-15206) was a systematic financial document that summarized gaming activities of 25 PLAYERS (as analyzed and presented in SECTION 2), this SECTION 3 also compared and matched gaming winning / losing / repayment calculations (XREF SECTION 2) with in-house financial records but no accounting audit was performed.

**3.1 Interpretation of Income Statements**

Referring to above SECTION 2 on gaming activities in June 1 – 30, 2015:

The above Exhibit #2 in SECTION 2.1 demonstrated that the GAMING HOUSE:

	Typed	Handwritten	Total
Amounts Received <sup>Note(ii)</sup>	\$1,743,900	+5,000	\$1,748,900
Amount Paid <sup>Note(iii)</sup>	\$3,048,375	+375	\$3,048,750

The above Exhibit #4 in SECTION 2.3 demonstrated that PLAYERS:

	Typed	Handwritten	Total
Debt Repaid <sup>Note(ii)</sup>	\$1,743,900	\$4,500	\$1,748,400
Amounts Won and Paid Out <sup>Note(iii)</sup>	\$3,048,375		\$3,048,375
Amounts owed as of June 30, 2015	\$3,099,000		\$3,099,000

<sup>Note(ii)</sup> **GAMING HOUSE – Gaming Revenue**

The "typed-in" amount repaid by PLAYERS and amounts received by the GAMING HOUSE matched to be \$1,743,900. On Page 8 of DOC-6783 (DOC-15206), Sister Hua had a \$4,500 hand-written repayment that added to a total of \$1,748,400. Nevertheless, the total amounts received by the GAMING HOUSE had an additional unexplained \$500 that summed to total of \$1,748,900. To be consistence with in-house Income Statements prepared by GAMING HOUSE, the figure \$1,748,900 was used was GAMING HOUSE's Revenue collected.

<sup>Note(iii)</sup> **GAMING HOUSE – Gaming Winning Payout**

The "typed-in" amounts won by PLAYERS and amounts paid by the GAMING HOUSE matched to be \$3,048,375. To be consistence with in-house Income Statements prepared by GAMING HOUSE, the hand-written "+375" was included on the amounts paid to reach a total of \$3,048,750 as GAMING HOUSE's Disbursements.

Five June 2015 in-house Income Statements were found and were presented in three variations; the three versions were attached in the following pages.

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Exhibit #6: June 10 - 30, 2015 In-House Financial Records - DOC 6782 (19257)

Pages 1 and 2 of DOC-6782 were identical,

DOC-9029 Page 7 had the exact typed words and amounts identical to DOC-6782 but there were unexplained handwritten numbers on DOC-9029. The financial analysis on SECTION 3 based on typed, formal entries.

2015.06.10 - 30 Settlement of Particulars
2015.06.10 - 30 Settlement of Particulars

2015.06.10 - 30 Settlement of Particulars

2015年6月10-30日结算明细

小费: Tips	CA\$ 87501.00
装修及费用支出: Renovation and expenses payout	CA\$ 231608.12
员工工资支出: Salary payout	CA\$ 28403.79
实际支出款项: Actual disbursement sum	CA\$ 3048750.00
应收欠款: Collectables	CA\$ 3099000.00
已收入款项: Revenue collected	CA\$ 1748900.00
挂账: Credit suspended payment	CA\$ 100000.00
水钱: Water commission	CA\$ 1431164.00
月收入结算: Monthly revenue settlement	CA\$ 1799150.00
总利润: Total profit	CA\$ 1351637.09

Translated by: PSE W LIU  
Date: 2016 08 12

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Exhibit #7: June 1 - 30, 2015 In-House Financial Records -- DOC-4762 (13598)

DOC-4748 (DOC-13584) Page 14, DOC-4775 (DOC-13511) Page 3, and DOC-4778 (DOC-13614) were identical as DOC-4762 (DOC-13598).

2015.06.01 - 30 Settlement of Particulars

2015.06.01 - 30 Settlement of Particulars

## 2015年6月1日—30日结算明细

小费: ← Tips	\$87,501.00
装修及费用支出: Renovation and expenses payout	\$231,608.12
员工工资支出: Salary payout	\$28,403.79
实际支出款项: Actual disbursement sum	\$3,048,750.00
应收欠款: Collectables	\$3,099,000.00
已收入款项: Revenue collected	\$1,748,900.00
挂账: Credit suspended payment	\$100,000.00
水钱: Water commission	\$1,431,164.00
月收入结算: Monthly revenue settlement	\$1,799,150.00
利润: Profit	\$1,351,637.09
支付15%: Payment of 15%	\$202,745.56
总利润: Total profit	\$1,148,891.53

ANALYTICAL REPORT: COMMON GAMING HOUSE

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Exhibit #8: June 10 - 30, 2015 In-House Financial Records - DOC 5550 (20084)

2015-06-10 to 2015-06-30 Statement of Particulars

2015-06-10 to 2015-06-30 Statement of Particulars

IPS

2015年6月10-30日结算明细

小费:	\$87,501.00	
装修及费用支出:	\$231,608.12	Renovations and Expense Payout
员工工资支出:	\$28,403.79	Employee Salary Expense Payout
实际支出款项:	\$3,048,750.00	Actual expense payout
应收欠款:	\$3,099,000.00	Collectibles
已收入款项:	\$1,748,900.00	Items already collected
挂账:	\$100,000.00	Items credited
水钱:	\$1,431,164.00	Water commission
月收入结算:	\$1,799,150.00	Monthly income
总利润:	\$1,148,891.54	Total profit
15%:	\$202,745.55	Plus collectible items
现金支出:	\$3,599,008.46	\$1,850,108.46 加上收入款项

Cash payout

Cst. Fong YANG  
00143  
2016-08-29

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## ANALYTICAL REPORT: COMMON GAMING HOUSE

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To clarify GAMING HOUSE's in-house financial records for June 2015, the contents of Exhibits #6, #7 & #8 were summarized on the following table with original Chinese characters and English translations inserted.

	Original Chinese	Translations	Exhibit #6	Exhibit #7	Exhibit #8
(a)	小费	Tips	\$87,501	\$87,501	\$87,501
(b)	装修及费用支出	Renovation and Expenses Payout	\$231,608	\$231,608	\$231,608
(c)	员工工资支出	Salary Payout	\$28,404	\$28,404	\$28,404
(d)	实际支出款项	Actual Disbursement Sum	\$3,048,750	\$3,048,750	\$3,048,750
(e)	应收欠款	Collectables	\$3,099,000	\$3,099,000	\$3,099,000
(f)	已收入款项	Revenue Collected	\$1,748,900	\$1,748,900	\$1,748,900
(g)	挂账	Credit Suspended Payment	\$100,000	\$100,000	\$100,000
(h)	水钱	Water Commission	\$1,431,164	\$1,431,164	\$1,431,164
(i)	月收入结算	Monthly Revenue Settlement	\$1,799,150	\$1,799,150	\$1,799,150
(j)	利润	Profit		\$1,351,637	
(k)	支付 15%	Payment of 15%		\$202,746	\$202,746
(l)	总利润	Total Profit	\$1,351,637	\$1,148,892	\$1,148,892
(m)	现金支出	Cash Payout			\$3,599,008
(n)	加上收入款项	Plus Collectible Items			\$1,850,108

*Exhibit #9: Comparison of three versions of GAMING HOUSE's June 2015 in-house financial records.*

Findings and interpretation of June 2015 financial records were summarized below:

- I. Items (a) to (i) were identical between all June 2015 financial records no matter whether they were marked as "June 1 - 30, 2015" or "June 10 - 30, 2015".
- II. Items (a) to (c) were operating costs. No audit was performed on the figures thus they were straightly used as GAMING HOUSE's **Operating Expenditures** totalled **\$347,513**.
- III. Item (d) – **Actual Disbursement Sum \$3,048,750** – represented an amount disbursed by the GAMING HOUSE. Relating back to early part of SECTION 3.1, the figure exactly matched the amount paid to cover PLAYERS' gaming winnings. In other words, this figure should be GAMING HOUSE's **gaming expenditures**.
- IV. Item (e) – **Collectables \$3,099,000** – was the total amount owed by PLAYERS that was discussed in SECTION 2.4, and mentioned in the early part of SECTION 3.1.
- V. Item (f) – **Revenue Collected \$1,748,900** – represented an amount the GAMING HOUSE actually collected. Relating back to early part of SECTION 3.1, the figure exactly matched the amount that PLAYERS paid to cover the debt they owed. As such, this figure was confirmed to be GAMING HOUSE's **gaming revenue**.
- VI. Item (g) – **Credit Suspended Payment \$100,000** – was an amount owed by Director WANG (Xiao Ting WANG) adding to her June 30, 2015 outstanding debt that became \$300,000. Please refer to SECTION 6: Entity #71 for a description of Director WANG's gaming involvements.
- VII. Item (h) – **Water Commission \$1,431,164** – could not be traced and not counted in Profit.

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- VIII. *Item (i) – Monthly Revenue Settlement \$1,799,150* – had an addition \$50,250 on top of Revenue Collected *Item (f)*. This \$50,250 came from Collectables - \$3,099,000 (*Item e*) minus Actual Disbursement Sum - \$3,048,750 *Item (d)* which became GAMING HOUSE's June 2015 total gaming Revenue.
- IX. *Item (k) – According to documents “Baccarat - Business Plan for Richmond Private Clubhouse” from DOC-4549 (DOC-13578), DOC-4554 (DOC-13581), and DOC-5945 (DOC-15205), there was an explanation of Pure Profit that “Under the condition where the company makes money, the main shareholder shall take 15% of it to be shared with the other shareholders”. As such, Item (k) – “Payment of 15%” was the profit share for GAMING HOUSE's shareholders.*
- X. *Item (m) – Cash Payout \$3,599,008* – was a combination of:
- |             |                         |             |
|-------------|-------------------------|-------------|
| (d)         | Actual Disbursement Sum | \$3,048,750 |
| (k)         | Payment of 15%          | \$202,746   |
| (a)+(b)+(c) | Operating expenditures  | \$347,513   |
- XI. *Item (n) – Plus Collectible Items \$1,850,108* – was a net cash outlay of the GAMING HOUSE by using total Cash Payout *Item (m)* \$3,599,008 minus Revenue Collected *Item (f)* \$1,748,900.

### 3.2 In-house Profit Calculations

GAMING HOUSE's in-house financial records were analyzed and according to how their Profit was calculated, the figures were demonstrated below under a standard Income Statement format:

<u>Gambling Revenue</u>		
(f)	Revenue Collected	\$1,748,900
(e)	Collectables	\$3,099,000
(d)	Actual Disbursement Sum	<u>-\$3,048,750</u>
	Net Collectables	\$50,250 (e)-(d)
(i)	<b>Monthly Revenue Settlement</b>	<b>\$1,799,150 (f)+(e)-(d)</b>
(g)	Credit Suspended Payment	\$100,000
<u>Operating Expenditures</u>		
(a)	Tips	\$87,501
(b)	Renovation and Expenses Payout	\$231,608
(c)	Salary Payout	<u>\$28,403</u>
		\$347,513 (a)+(b)+(c)
(j)	<b>Profit</b>	<b>\$1,351,637 (i)-(g)-Operating Expenditures</b>
(k)	Payment of 15%	\$202,746 15% of (j)
(l)	<b>Total Profit</b>	<b>\$1,148,892 (j)-(k)</b>

Exhibit #10: Presentation of GAMING HOUSE June 2015 financial records in a standard Income Statement format

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**3.3 Simulation of Total Revenue, Expenditures, and Net Profit**

As explain in the above SECTION 3.2, GAMING HOUSE's Monthly Revenue Settlement included net Collectables that was the gross Collectables *Item (e)* minus Actual Disbursement Sum *Item (d)*. Instead of placing the Actual Disbursement Sum to subtract from Revenue, the simulated Income Statement below kept Collectables as part of the Revenue and Actual Disbursement Sum as Expenditure. The modification of Income Statement structure did not affect the Net Profit calculation.

GAMING HOUSE's Collectables were funds owed by PLAYERS that were soon to be repaid. As seen on DOC-6783 (DOC-15206) for June 2015, some PLAYERS were given debt repayment discounts from 9% to 15%. To reflect the possible discounts on Collectables, the simulated Income Statement reflected a scale of discounts in 0%, 10%, and 15%. All *Items (a) (b) (c) (d) (e) (f) (g) and (k)* were taken directly from Exhibit #9.

<b>Debt Repayment Discount</b> <sup>Note(iv)</sup>	<b>0%</b>	<b>10%</b>	<b>15%</b>
(f) Revenue Collected	\$1,748,900	\$1,748,900	\$1,748,900
(e) Collectables	\$3,099,000	\$3,099,000	\$3,099,000
<i>Discount</i> <sup>Note(iv)</sup>	\$0	\$309,900	\$464,850
Discounted Collectables	\$3,099,000	\$2,789,100	\$2,634,150
<b>Total Revenue</b>	<b>\$4,847,900</b>	<b>\$4,538,000</b>	<b>\$4,383,050</b>
<b>Operating Expenditures</b>			
(a) Tips	\$87,501	\$87,501	\$87,501
(b) Renovation and Expenses Payout	\$231,608	\$231,608	\$231,608
(c) Salary Payout	\$28,404	\$28,404	\$28,404
Total Operating Expenditures	\$347,513	\$347,513	\$347,513
(d) Actual Disbursement Sum	\$3,048,750	\$3,048,750	\$3,048,750
(g) Credit Suspended Payment	\$100,000	\$100,000	\$100,000
(k) Payment of 15%	\$202,746	\$202,746	\$202,746
<b>Total Expenditures</b>	<b>\$3,699,008</b>	<b>\$3,699,008</b>	<b>\$3,699,008</b>
<b>Net Profit</b>	<b>\$1,148,892</b>	<b>\$838,992</b>	<b>\$684,042</b>

*Exhibit #11: Simulation of GAMING HOUSE's June 2015 Total Revenue, Expenditures, and Net Profit under a scale of 0% - 15% debt repayment discounts*



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**3.4 Gaming Statistics in June 2015**XREF SECTIONS 2 & 3

After the collaboration, examination, review, analysis of GAMING HOUSE's financial records and gaming activities sourced from DOC-6783 (DOC-15206), the gaming activities and financial picture of the GAMING HOUSE were summarized below:

Period of analysis:	<u>June 1 – 30, 2015</u>	
Days of gamble:	<u>June 11 – 30, 2015 except June 28, 2015</u>	
Number of Days gambled:	<u>19</u>	
Number of PLAYERS:	<u>25</u>	
Total amount won and disbursed:	<u>\$3,048,750</u>	XREF SECTION 3.1, Exhibit #9
Total amount of gaming loss:	<u>\$6,280,900</u>	XREF Exhibit #4
Amount won to offset debt:	<u>\$1,216,000</u>	XREF Exhibit #4
Total debt received and settled:	<u>\$1,748,900</u>	XREF Exhibit #9 after discounts
Total amount owed as Collectables:	<u>\$3,099,000</u>	XREF SECTION 3.1, Exhibit #9
Operating Expenditures:	<u>\$347,513</u>	XREF Exhibit #9 & #10
Credit Suspended Payment:	<u>\$100,000</u>	XREF Exhibit #9 & #10
Payment of 15%:	<u>\$202,746</u>	XREF Exhibit #9 & #10
<u>Net Profit</u>		
Reported on in-house financial records:	<u>\$1,148,892</u>	XREF Exhibit #9 & #10
(Excluded "Actual Disbursement Sum" and "Collectables")		
<u>Simulated Net Profit</u>		
(Include "Actual Disbursement Sum" and Collectables)		XREF Exhibit #11
Included 100% Collectables:	<u>\$1,148,892</u>	(\$60,468/day)
Included Collectables after 10% discount:	<u>\$838,992</u>	(\$44,157/day)
Included Collectables after 15% discount:	<u>\$684,042</u>	(\$36,002/day)

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#### 4. GAMING ACTIVITIES (JUNE 2015, JULY 1, 2015 - OCTOBER 8, 2015)

SECTION 2 / APPENDIX A analyzed and summarized gaming activities, PLAYERS's involvements in the GAMING HOUSE dated June 2015. SECTION 3 interpreted GAMING HOUSE's financial records on an accounting standpoint, analyzed and simulated the total Revenue, total Expenditures, and Net Profits of the GAMING HOUSE in June 2015.

Combining the analysis from SECTION 2, this SECTION 4 expanded the gaming activities summary to include additional gaming records from July 1, 2015 to October 8, 2015 (XREF APPENDIX B). The goal of this analysis was to illustrate PLAYERS' involvements focusing on their winnings, losses, and repayments (i.e. the actual repaid amounts, not to display the winnings to offset debt) for the purpose to demonstrate the financial operation of the GAMING HOUSE. The debt owed by PLAYERS to the GAMING HOUSE was not within the scope of SECTION 4 financial analysis.

#### 4.1 Types of Documents Available for Analysis

##### 4.1.1 Individual PLAYERS' Gaming Summaries (in typing)

Please refer to SECTION 6 for a complete list of DOC ID's used in the analysis of gaming activities (in last-name alphabetical order). Sample of Individual PLAYERS' Gaming Summaries were enclosed below to explain where the record of gaming activities sourced.

Exhibit #12: Xin WANG's gaming summary DOC 5797 (15715)

Winning and Loss amounts only; no record of repayment.

EXHIBIT #12

日期	赢	输	还款	支出	净成
2015年7月12日		\$593,000.00			
2015年7月13日		\$135,000.00			
2015年7月14日		\$1,000,000.00			
2015年7月17日	\$525,000.00				
合计:					\$1,203,000.00

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*Exhibit #13: Director YANG's gaming summary DOC 5898 (15779)*

Winning, Loss and Repayment amounts; some losses were not written as repaid but the winning amounts exceeded the losses.

	Director YANG 杨总:	Winnings 赢	Losses 输	Repaid 还	Balance due 欠
2015 07 06	2015年7月6日	\$52,500.00			
2015 07 07	2015年7月7日	\$93,000.00			
2015 07 08	2015年7月8日	\$38,000.00			
2015 07 10	2015年7月10日	\$28,000.00			
2015 07 12	2015年7月12日		\$600,000.00	\$510,000.00	
2015 07 14	2015年7月14日	\$25,000.00			
2015 07 21	2015年7月21日	\$137,000.00			
2015 07 25	2015年7月25日	\$75,000.00			
2015 07 26	2015年7月26日	\$50,000.00			
2015 07 28	2015年7月28日	\$200,800.00			
2015 07 29	2015年7月29日	\$100,450.00			
2015 07 30	2015年7月30日		\$200,000.00		
2015 07 31	2015年7月31日		\$500,000.00		
2015 08 01	2015年8月1日	\$200,000.00			
2015 08 02	2015年8月2日	\$151,510.00			
2015 08 03	2015年8月3日		\$255,000.00		
2015 08 04	2015年8月4日	\$206,950.00			
2015 08 05	2015年8月5日	\$151,325.00			
2015 08 06	2015年8月6日	\$50,200.00			
2015 08 07	2015年8月7日	\$51,000.00			
2015 08 09	2015年8月9日	\$159,000.00			
				合计应支付:	\$14,985.00
				Total payable	

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Date 2016.03.16

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Exhibit #14: Director YUAN's gaming summary DOC 5773 (15001)

This document contained records of winnings, borrowed, repayment, owing and "percentage taken" amounts. However, the borrowed amounts in September 2015 did not record debt repayment.

Director YUAN	Winnings	Borrowed	Repayment	Owing	Payout	Percentage taken
袁总:	赢	借	还款	欠	支出	提成
日期 Date						
2015.07.06	2015年7月6日	\$310,700.00			\$310,700.00	
2015.07.07	2015年7月7日		\$1,350,000.00	\$1,147,750.00		\$33,750.00
2015.07.12	2015年7月12日	\$310,000.00				
2015.07.13	2015年7月13日		\$1,250,000.00	\$310,000.00 (8.5折)	\$893,500.00	
2015.07.14	2015年7月14日		\$800,000.00	15% discount	\$680,000.00	
2015.08	2015年8月		\$1,550,000.00		\$1,550,000.00	
2015.09.05	2015年9月5日	\$618,000.00				
2015.09.06	2015年9月6日		\$1,300,000.00			
2015.09.07	2015年9月7日	\$93,000.00				
2015.09.09	2015年9月9日		\$600,000.00			
					合计: \$4,432,500.00	
					Total	
					Translated by: PSE WLU	
					Date: 2016.02.23	

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**4.1.2 Individual PLAYERS' Gaming Summaries (in handwriting)**

Most of Individual PLAYERS' Gaming Summaries were presented in typing. However, 41 table charts were found that each had a name of PLAYER handwritten on the top of each document, gaming records (winnings, losses, received, payouts, etc.) handwritten inside the charts, and dates from August 1, 2015 to August 21, 2015 typed in a column on the left. In addition, the gaming activities on Xi Ha WANG were handwritten on DOC-3576 (DOC-19554).

The copy of the gaming table chart and Xi Hai WANG's gaming summary were enclosed below as a sample.

*Exhibit #15: Fang XU's gaming summary DOC 9804 (19553)*

This document contained records of losses, winnings, amounts received (revenue), expense, commission, and repayment dates. However, the group of 41 table charts only covered the period from August 1, 2015 to August 21, 2015.

*Handwritten name: 徐芳*

Name	姓名	日期	输 (Losses)	赢 (Winnings)	收 (Revenue)	支出 (Expense)	提成 (Commission)	合计 (Total)	还款日期 (Repayment Date)	折扣 (Discount)	利息 (Interest)
2015-08-01	2015年8月1日										
2015-08-02	2015年8月2日	\$50,000.00	\$1,000.00		\$2,000.00						
2015-08-03	2015年8月3日		\$123,200.00		\$183,200.00						
2015-08-04	2015年8月4日		\$41,000.00		\$45,000.00						
2015-08-05	2015年8月5日		\$70,100.00		\$70,100.00						
2015-08-06	2015年8月6日		\$13,500.00		\$63,500.00						
2015-08-07	2015年8月7日										
2015-08-08	2015年8月8日	\$200,000.00		\$10,000.00		\$5,000.00			8.9	12.13	
2015-08-09	2015年8月9日		\$10,000.00		\$10,000.00						
2015-08-10	2015年8月10日	\$24,750.00									
2015-08-11	2015年8月11日		\$300,000.00		\$275,250.00						
2015-08-12	2015年8月12日		\$26,000.00		\$26,000.00						
2015-08-13	2015年8月13日	\$200,000.00		\$255,000.00		\$7,500.00			8.15	13.51	
2015-08-14	2015年8月14日	\$200,000.00		\$170,000.00		\$5,000.00			8.16	13.51	
2015-08-15	2015年8月15日		\$15,000.00		\$15,000.00						
2015-08-16	2015年8月16日		\$20,000.00		\$182,100.00						
2015-08-17	2015年8月17日										
2015-08-18	2015年8月18日										
2015-08-19	2015年8月19日										
2015-08-20	2015年8月20日										
2015-08-21	2015年8月21日										

Xi Hai WANG  
 1143  
 2015-05-04

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Exhibit #16: Xi Hai WANG's gaming summary DOC 3576 (19354)

This document contained records of winnings and losses only.

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王新海 Wang Xi Hai	输 Loss	赢 Win
8A16A August 16	\$18,300.00	
9A15B September 15		\$26,000.00
9A16B September 16		\$20,000.00
9A17B September 17		\$50,000.00
9A18B September 18		\$40,000.00
9A19B September 19		\$10,200.00
9A20B September 20	\$300,000.00 (返) (Returned)	\$31,400.00
9A21B September 21		\$55,000.00
9A22B September 22		\$80,000.00
9A23B September 23		\$40,000.00
9A24B September 24		\$55,000.00
9A29B September 27		\$135,000.00
9A29B September 28		\$90,000.00
9A29B September 29	\$300,000.00 (返) (Returned)	
9A30B September 30	\$100,000.00 (返) (Returned)	
10A1B October 1		\$14,000.00
10A2B October 2	\$200,000.00 (返) (Returned)	
10A4B October 4	\$50,000.00 (返) (Returned)	
10A5B October 5		\$25,000.00

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**4.1.3 Daily Gaming Summaries between July 13, 2015 and September 3, 2015**

Daily gaming summaries combining PLAYERS' winnings and borrowings were prepared on:

July 13, 2015 – DOC-9045 (DOC-19567)	August 6, 2015 – DOC-5888 (DOC-15769)
July 16, 2015 – DOC-9030 P.2 (DOC-19538)	August 7, 2015 – DOC-5893 (DOC-15774)
July 17, 2015 – DOC-9030 P.1 (DOC-19538)	August 8, 2015 – DOC-5907 (DOC-15784)
July 18, 2015 – DOC-9030 P.3 (DOC-19538)	August 9, 2015 – DOC-5897 (DOC-15778)
July 19, 2015 – DOC-9030 P.4 (DOC-19538)	August 10, 2015 – DOC-5892 (DOC-15773)
July 20, 2015 – DOC-9056 (DOC-19577)	August 11, 2015 – DOC-5913 (DOC-15790)
July 21, 2015 – DOC-9051 (DOC-19572)	August 12, 2015 – DOC-5915 (DOC-15792)
July 22, 2015 – DOC-9046 (DOC-19568)	August 13, 2015 – DOC-5901 (DOC-15782)
July 23, 2015 – DOC-9031 P.3 (DOC-19565)	August 14, 2015 – DOC-5912 (DOC-15789)
July 24, 2015 – DOC-9031 P.4 (DOC-19565)	August 15, 2015 – DOC-5895 (DOC-15776)
July 25, 2015 – DOC-9073 (DOC-19582)	August 16, 2015 – DOC-5548 (DOC-20083)
July 26, 2015 – DOC-9079 (DOC-19586)	August 26, 2015 – DOC-5784 (DOC-15702)
July 27, 2015 – DOC-9064 (DOC-19581)	August 27, 2015 – DOC-5540 (DOC-20081)
July 28, 2015 – DOC-9060 (DOC-19580)	August 28, 2015 – DOC-5787 (DOC-15705)
July 29, 2015 – DOC-9074 (DOC-19583)	September 1, 2015 – DOC-5827 (DOC-15745)
August 1, 2015 – DOC-5887 (DOC-15768)	September 2, 2015 – DOC-5819 (DOC-15733)
August 2, 2015 – DOC-5886 (DOC-15767)	September 3, 2015 – DOC-9089 (DOC-19547)
August 3, 2015 – DOC-5900 (DOC-15781)	

A copy of the daily gaming summary was enclosed below as a sample.



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*Exhibit #17: GAMING HOUSE's August 3, 2015 gaming summary DOC 5900 (15781)*

2015 08 03

2015 08 03

**2015年8月3日**

(WANG Xiao Lin)	王小平:	借: \$800,000.00
(YANG Dong Wei)	杨东伟:	借: \$255,000.00
(Director GUO)	郭总:	借: \$200,000.00
(Xiao Dong)	小东:	借: \$100,000.00
(Director CHAI)	柴总:	借: \$100,000.00
(GAO Jie)	高洁:	\$38,800.00
(WANG Hao Dong)	王号东:	\$78,000.00
(Xiao Dong)	小东:	\$10,560.00
(FU Fang)	徐芳:	\$183,200.00
(Director SHAO)	邵总:	\$4,000.00
(Tao)	小费:	\$11,297.00
(Water commission)	水钱:	\$212,472.00

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**4.2 Digitalization and Compilation of Gaming Activities**

Per SECTION 2.2, the gaming activities in June 2015 were digitalized into a spreadsheet (APPENDIX A) for the purpose to analyze the operations of the GAMING HOUSE financially. To report the operations from July 1, 2015 to October 8, 2015, the gaming activities recorded on the E&R documents described in SECTION 4.1 were compiled and digitalized into an EXCEL spreadsheet (APPENDIX B). The steps to prepare APPENDIX B were explained below:

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- i. Copied spreadsheet APPENDIX A into a new spreadsheet as APPENDIX B.
- ii. Removed all the rows of "Winnings to offset debt" from APPENDIX B.
- iii. Removed the contents on the rows of "Amounts Owed" on APPENDIX B; the rows remained as white and blank to leave spaces.
- iv. As a gaming record was found for July – October 2015, rows and columns were added to APPENDIX B as:
  - a. Vertically: added a column for each PLAYER who did not have a record in June 2015 gaming activities. The original Chinese name and translations were copied from the corresponding E&R documents.
    - The appellation was placed in purple font color and a Legend was inserted in the lower left corner to explain the appellations.
  - b. Horizontally: added a row of Winnings, Losses / Borrowings, Repayment, and the gaming date according to the gaming record (not all the days had activities).
- v. Similarly, a summary was generated at the bottom of APPENDIX B to list each PLAYER'S:
  - a. Total amounts won
  - b. Total amounts lost or borrowed
  - c. Total amounts repaid (if found on E&R documents)
  - d. Date of last transaction
- vi. As well, a summary was generated at the far right of APPENDIX to list each gaming day's:
  - a. Total daily winnings
  - b. Total daily amount lost/borrowed by PLAYERS
  - c. Total daily amount repaid by PLAYERS (if found on E&R documents)

To reiterate, APPENDIX B was created to summarize all the gaming winnings, losses, and any reported repayments between June 11, 2015 and October 8, 2015 based on documents seized from SITES 10F and 11 as described in SECTION 2 and SECTION 4.1. The goal of this spreadsheet was to demonstrate the involvements of PLAYERS in the GAMING HOUSE, the operation of the GAMING HOUSE financially, the amounts won by PLAYERS (essentially the gaming expenditures of the GAMING HOUSE), the amounts lost by PLAYERS (that combined the amounts being repaid or left as GAMING HOUSE's Collectables), and the repayment amounts as reported (essentially the gaming revenue actually received by the GAMING HOUSE).

APPENDIX B could also serve as a database to track down particular gaming activities by dates or by PLAYERS. Please refer to SECTION 5 for an aggregate financial summary of GAMING HOUSE's flow of funds between June 2015 and October 8, 2015, SECTION 6 for (i) a complete list of PLAYERS, (ii) their individual involvements, (iii) DOC ID's used in the analysis of gaming activities, (iv) discrepancies found on the documents, and SECTION 7 for a summary of top key PLAYERS.

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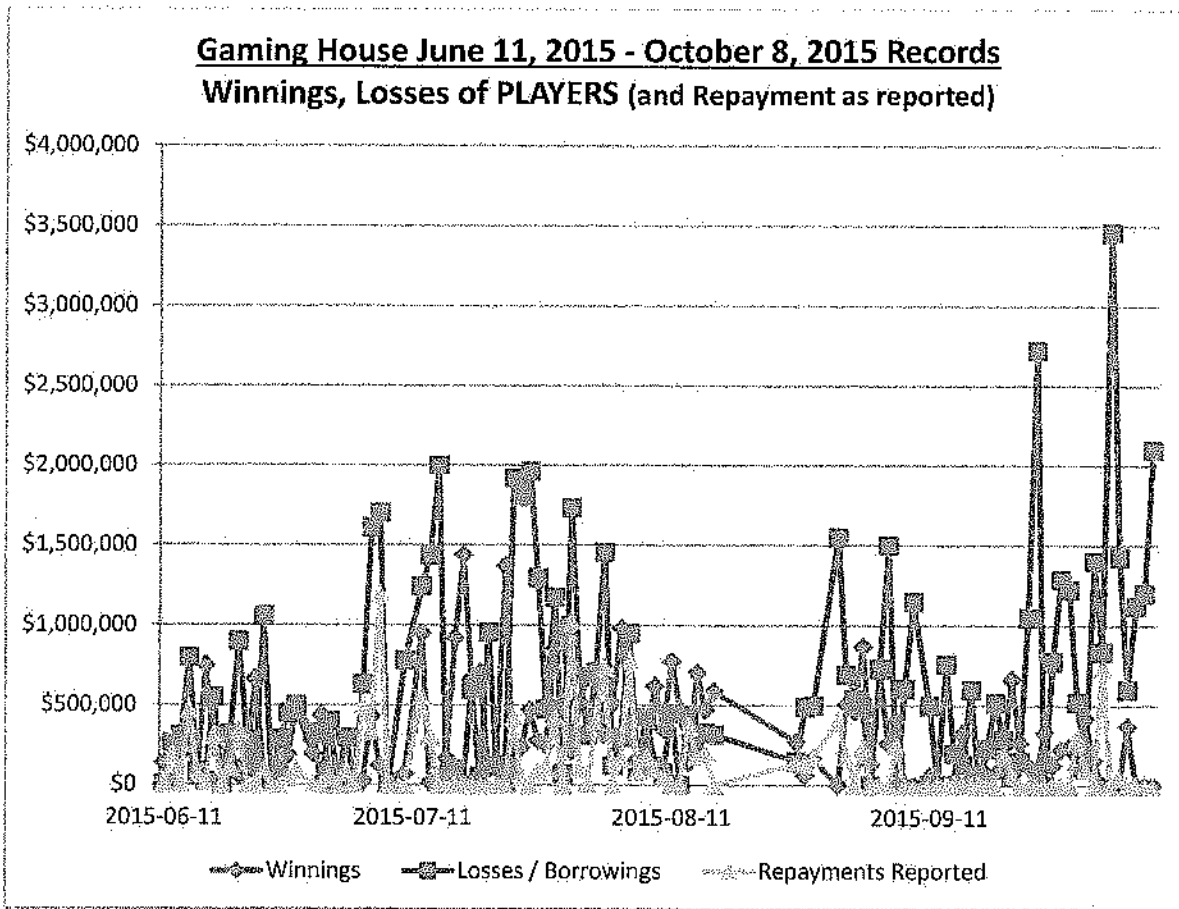
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**5. GAMING HOUSE FLOW OF FUNDS (JUNE 2015 – OCTOBER 8, 2015)**

**5.1 An Overview of Gaming Activities**

APPENDIX B was created to summarize the gaming winnings, losses, and repayments of PLAYERS as identified from GAMING HOUSE’s gaming ledgers and PLAYERS’ gaming summaries. The numeric sums representing the gaming activities were also summarized on a daily basis from June 11, 2015 to October 8, 2015 and extracted from APPENDIX B to be demonstrated in the following chart:



*Exhibit #18: Winnings and Losses (repayment as reported) between June 11, 2015 and October 8, 2015*

As observed from *Exhibit #18*, PLAYERS lost more money than winning the games. The activities grew in July 2015 then cooled down in the second part of August 2015. Massive gaming losses took place on September 24, 2015 and October 3, 2015.

Please refer to *SECTION 5.2* for the gaming statistics and *SECTION 5.3* for the financial summaries during the period of June 11, 2015 – October 8, 2015, *SECTION 6* for all PLAYERS’ gaming involvements, and *SECTION 7* for the recap of top 12 PLAYERS including the ones who had the largest gaming losses.

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**5.2 Gaming Statistics**

Using APPENDIX B to summarize and analyze GAMING HOUSE's operation, the gaming activities and numeric sums were summarized below:

Period of analysis: June 11, 2015 to October 8, 2015  
*(no gaming activities between August 17 – 25, 2015 and some other selective days)*

Number of Days gambled: 105

Number of PLAYERS: 93

The daily gambling activities of PLAYERS were re-grouped on a monthly-basis:

	Winnings	Losses/Borrowings	Repayments
June 11 - 30, 2015	\$4,564,375	\$6,280,900	\$1,748,400
July 1 - 31, 2015	\$11,229,790	\$23,039,835	\$5,242,050
August 1 - 31, 2015	\$8,538,170	\$9,000,430	\$4,102,971
September 1 - 30, 2015	\$6,777,600	\$16,867,625	\$1,333,950
October 1 - 8, 2015	\$527,500	\$12,150,000	\$787,500
	<b>\$31,637,435</b>	<b>\$67,338,790</b>	<b>\$13,214,871</b>

*Exhibit #19: Monthly gambling totals*

**5.3 Simulation of Total Revenue, Expenditures, and net Profit**

According to the analysis conducted on SECTION 3.3, GAMING HOUSE's net profit should be calculated using the following method:

Revenue:

- ❖ Gaming losses (actual amounts being repaid by PLAYERS after possible discounts)
- ❖ Gaming losses as Collectables (amounts owed by PLAYERS on possible discounts)

Expenditures:

- ❖ Operating Costs
- ❖ Gaming winnings (actual amounts paid out to PLAYERS)
- ❖ Payment of 15% (refer to SECTION 3.1 point IX)

Net Profit:

- ❖ Revenue minus Expenditures

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Using the same financial formula, the gaming summaries derived from APPENDIX B/*Exhibit #19* were applied to the following simulation of GAMING HOUSE's Income Statement for the period of June 11, 2015 to October 8, 2015. The explanations on *Exhibits #20 & #21* were listed below:

1. GAMING HOUSE's Revenue should originate from PLAYERS' gaming losses/borrowings. Part of the amounts lost was repaid and treated as "Repayments"; some might be offset by winnings, while the remainders were treated as "Collectables".
  - While some PLAYERS were awarded repayment discounts from 0%- 15%, the gaming ledgers from July 2015 onwards did not clearly stipulated the discounts being offered on the repayments.
  - In addition, there were no systematic gaming summaries like DOC-6783 (DOC-15206) to outline debt offset <sup>Note(v)</sup> from July 2015 onwards.

As such, the overall PLAYERS' gaming losses derived gaming ledgers were accounted as GAMING HOUSE's Revenue and were reported under the anticipated repayment discounts of 0%, 10%, and 15%. The grand Revenue was not further broken down into "Repayments" and "Debt Offsets" figures.

2. GAMING HOUSE's Gaming Expenditures should originate from PLAYERS' gaming winnings. On the Income Statement simulation, the gaming winning total was accounted as Gaming Expenditure <sup>Note(v)</sup>.

<sup>Note(v)</sup> Debt Offset: in SECTION 3.3 simulated June 2015 GAMING HOUSE's Income Statement, Debt Offset amounts were excluded from gaming Revenue and Expenditure calculations. Similarly, Debt Offset would not be specified in *Exhibits #20* and *#21* while Profit projection would not be affected because any possible Debt Offset on gaming losses (i.e. Revenue) would be counterbalanced by gaming winning offset amounts (i.e. Gaming Expenditures).

3. On SECTION 3.4, the total gaming losses in June 2015 (including Debt Offset) was \$6,280,900 that matched the June 2015 losing amounts on *Exhibit #19*. As per calculations of June 2015 – October 8, 2015 gaming activities (XREF *Exhibit #19*), the gross gaming losses were \$67,338,790 that represented 10.7x times of the June 2015 figure.
  - Operating Expenses: Tips and Salary were Income Statement Variable Costs<sup>5</sup> that fluctuated in proportion to the changes in business activities. With the increase on gaming losses (i.e. Gaming Revenue) between June 2015 and October 8, 2015, the Tips and Salary costs on *Exhibit #20* and *#21* were scaled up by 10.7x times to illustrate the projected Tips and Salary expenditures.
  - A Renovation Expense and Fees (XREF *Exhibit #9*) was recorded in the June 2015 in-house financial records when the GAMING HOUSE commenced operation. The renovation might be a one-time expenditure, or continued to incur in response to increased business demand.

<sup>5</sup> Accounting Coach: Variable Cost <http://www.accountingcoach.com/terms/v/variable-cost>

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- i. *Exhibit #20* - simulated Income Statement to treated Renovation Expenses and Fees as a one-time cost in June 2015.
  - ii. *Exhibit #21* - simulated Income Statement same as *Exhibit #20* except for Renovation Expenses and Fees that was scaled up according to the number of operating day from 19 days to 105 days. In other words, the Renovation Expense and Fees for the period of June 2015 to October 8, 2015 was projected to \$1,279,940.
4. According to *SECTION 3.1: Point IX* - an interpretation of GAMING HOUSE's in-house financial records, shareholders would take a 15% share of the profit according to GAMING HOUSE's business proposals [*DOC-4549 (DOC-13578)*, *DOC-4554 (DOC-13581)*, and *DOC-5945 (DOC-15205)*]. As such, a "Payment of 15%" was deducted from the projected Profit to arrive the simulated Net Profit.

*Exhibit #20: Simulated Income Statement June 2015 – October 8, 2015*(Renovation Expenditure to remain as June 2015 figure)

<u>Debt Repayment Discount</u>	<u>0%</u>	<u>10%</u>	<u>15%</u>	
Revenue (Gaming Losses)	\$67,338,790	\$67,338,790	\$67,338,790	XREF above (1)
Repayment Discount	\$0	\$6,733,879	\$10,100,819	XREF above (1)
<b>Total Revenue</b>	<b>\$67,338,790</b>	<b>\$60,604,911</b>	<b>\$57,237,972</b>	
<u>Operating Expenditures</u>				
Tips	\$938,116	\$938,116	\$938,116	XREF above (3)
Renovation and Expenses Payout	\$231,608	\$231,608	\$231,608	XREF above (3)
Salary Payout	\$304,523	\$304,523	\$304,523	XREF above (3)
<b>Total Operating Expenditures</b>	<b>\$1,474,247</b>	<b>\$1,474,247</b>	<b>\$1,474,247</b>	
Gaming Expenditures (Winnings)	\$31,637,435	\$31,637,435	\$31,637,435	XREF above (2)
<b>Total Expenditures</b>	<b>\$33,111,682</b>	<b>\$33,111,682</b>	<b>\$33,111,682</b>	
<b>Profit</b>	<b>\$34,227,108</b>	<b>\$27,493,229</b>	<b>\$24,126,290</b>	
Payment of 15%	\$5,134,066	\$4,123,984	\$3,618,943	XREF above (4)
<b>Net Profit</b>	<b>\$29,093,042</b>	<b>\$23,369,245</b>	<b>\$20,507,346</b>	
Per day based on 105-gamble days	<u>\$277,077</u>	<u>\$222,564</u>	<u>\$195,308</u>	

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Exhibit #21: Simulated Income Statement June 2015 – October 8, 2015

(Renovation Expenditures was adjusted from 19 days to 105 days)

<u>Debt Repayment Discount</u>	<u>0%</u>	<u>10%</u>	<u>15%</u>	
Revenue (Gaming Losses)	\$67,338,790	\$67,338,790	\$67,338,790	XREF above (1)
Repayment Discount	\$0	\$6,733,879	\$10,100,819	XREF above (1)
<b>Total Revenue</b>	<b>\$67,338,790</b>	<b>\$60,604,911</b>	<b>\$57,237,972</b>	
<u>Operating Expenditures</u>				
Tips	\$938,116	\$938,116	\$938,116	XREF above (3)
Renovation and Expenses Payout	\$1,279,940	\$1,279,940	\$1,279,940	XREF above (3)
Salary Payout	\$304,523	\$304,523	\$304,523	XREF above (3)
<b>Total Operating Expenditures</b>	<b>\$2,522,578</b>	<b>\$2,522,578</b>	<b>\$2,522,578</b>	
Gaming Expenditures (Winnings)	\$31,637,435	\$31,637,435	\$31,637,435	XREF above (2)
<b>Total Expenditures</b>	<b>\$34,160,013</b>	<b>\$34,160,013</b>	<b>\$34,160,013</b>	
<b>Profit</b>	<b>\$33,178,777</b>	<b>\$26,444,898</b>	<b>\$23,077,958</b>	
Payment of 15%	\$4,976,817	\$3,966,735	\$3,461,694	XREF above (4)
<b>Net Profit</b>	<b>\$28,201,960</b>	<b>\$22,478,163</b>	<b>\$19,616,264</b>	
Per day based on 105-gamble days	<u>\$268,590</u>	<u>\$214,078</u>	<u>\$186,822</u>	

**5.4 Comparison of In-house and Simulated Income Statements**

The June 2015 – October 8, 2015 gaming ledgers with winnings, losses, and repayments were analyzed and summarized in APPENDIX B. Using the numeric sums of gaming winnings and losses, Exhibits #20 and #21 were presented in the above SECTION 5.3 to simulate GAMING HOUSE's Revenue and Net Profit.

To verify the reliability of simulated Income Statements, the records on GAMING HOUSE's in-house Income Statements between June 2015 and October 8, 2015 were reviewed and consolidated to compare simulated financial figures.

Exhibits #6 - #8 already presented the screenshots of June 2015 financial records. The images of July to October 2015 in-house Income Statements were presented below. Exhibit #27 would demonstrate the comparison between in-house and simulated Income Statements with comments to follow.

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**Exhibit #22: July 1 – 15, 2015 In-House Financial Records – DOC 5909 (15786)**

2015-07-01 - 15 Settlement of Particulars Page 1 of 1  
 2015-07-01 - 15 Settlement of Particulars Page 1 of 1

2015 07 01 - 15 Settlement of Particulars

**2015年7月1日—15日结算明细**

小费: ← TIPS	\$216,114.00
<hr/>	
→ 费用支出: Expenses payout	\$127,765.51
Salary payout → 员工工资支出:	\$28,468.35
→ 提成: Percentage taken	\$67,975.00
→ 实际支出款项: Actual disbursement sum	\$1,415,885.00
Collectables → 应收欠款:	\$5,876,500.00
→ 已收入款项: Revenue collected	\$4,015,285.00
→ 水钱: Water commission	\$1,868,306.00
→ 月收入结算: Monthly revenue settlement	\$8,475,900.00
Profit → 利润:	\$8,035,577.14
→ 支付15%: Payment of 15%	\$1,205,336.57

Translated by PSE W LIU  
 Date: 2016 03 29

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Exhibit #23: July 16 – 31, 2015 In-House Financial Records – DOC 5841 (15759)

2015.07.16 - 31 Settlement of Particulars

2015.07.16 - 31 Settlement of Particulars

## 2015年7月16日-31日结算明细

小费:	\$117,537.00
费用支出:	\$127,765.51
Expenses payout	
员工工资支出:	\$38,446.40
Salary payout	
提成:	\$87,873.25
Percentage taken	
实际支出款项:	\$5,516,540.00
Actual disbursement sum	
已收入款项:	\$4,608,179.75
Revenue collected	
水钱:	\$3,403,854.00
Water commission	
月收入结算:	\$4,440,549.75
Monthly revenue settlement	
利润:	\$4,068,927.59
Profit	
现金支出:	\$5,888,162.16
Cash payout	

Translated by: FSE W LIU  
Date: 2016.03.14

ANALYTICAL REPORT: COMMON GAMING HOUSE

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Exhibit #24: August 1 – 16, 2015 In-House Financial Records – DOC 5822 (15746)

2015 08 01 - 16 Settlement

2015 08 01 - 16 Settlement

2015年8月1日-16日结算

小费: Tips	\$105,246.00
费用支出: Expenses payout	\$62,141.12
员工工资支出: Salary payout	\$48,925.00
提成: Percentage taken	\$52,300.00
实际支出款项: Actual disbursement sum	\$4,892,940.00
应收欠款: Collectables	\$1,579,929.00
已收入款项: Revenue collected	\$3,306,971.00
水钱: Water commission	\$2,132,009.00
Payout 支出:	\$1,780,000.00
月收入结算: Monthly revenue settlement	-\$2,351,040.00
Profit 利润:	-\$2,605,996.07
支付15%: Payment of 15%	-\$390,899.41

Translated by PSE W LIU  
Date: 2016 03 08

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Exhibit #25: August 26, 2015 – September 30, 2015 In-House Financial Records – DOC 5765 (15196)

No in-house Income Statement was found between August 17 and 25, 2015.

2015.08.26 - 09.30 Settlement	
2015年8月26日-9月30日结算	
小费: ← [Tips]	\$175,517.00
→ 费用支出: [Expenses payout]	\$133,074.13
* 员工工资支出: [Salary payout]	\$96,187.00
△ 提成: [Percentage taken]	\$603,325.00
△ 实际支出款项: [Actual disbursement sum]	\$11,208,075.00
→ 应收欠款: [Collectables]	\$12,455,600.00
→ 已收入款项: [Revenue collected]	\$14,261,588.10
→ 月收入结算: [Monthly revenue settlement]	\$10,505,293.10
[Profit] → 利润:	\$9,497,189.97
→ 现金支出: [Cash payout]	\$12,216,178.13

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Exhibit #26: October 1 – 8, 2015 In-House Financial Records – DOC 5846 (15764)

10.01-08 Settlement

10.01 - 08 Settlement

10月1日-8日 结算

小费: <sup>Tips</sup> \$61,375.00

提成: <sup>Percentage taken</sup> \$65,075.00

实际支出款项: <sup>Actual disbursement sum</sup> \$2,769,375.00

应收欠款: <sup>Collectables</sup> \$13,675,800.00

已收入款项: <sup>Revenue collected</sup> \$2,400,336.25

月收入结算: <sup>Monthly revenue settlement</sup> \$2,046,186.25

现金支出: <sup>Cash payout</sup> \$2,895,825.00

Translated by: PSE W LIU  
Date: 2015.03.14

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The data from the above noted in-house Income Statements between June 2015 and October 8, 2015 were consolidated to compare the simulated Income Statements (*Exhibit #20 & #21*).

On SITES 10F & 11 exhibits, no in-house Income Statement was found for the period between August 17 and 25, 2015. The missing Income Statement did not affect the comparison with simulated Income Statements because there was no gaming activities during the same time-period (XREF APPENDIX B).

*Exhibit #27: Comparison of in-house and Simulated Income Statement June 2015 – October 8, 2015*

	Compilation of all In-house Income Statements	Simulated Income Statements	
		<i>Exhibit #20</i> Highest Profit	<i>Exhibit #21</i> Lowest Profit
Revenue Collected	\$30,341,260		
Collectables <sup>Note(vi)</sup>	\$36,686,829	\$67,338,790	\$67,338,790
Discount on Collectables			\$10,100,819
<b>Total Revenue</b>	<b>\$67,028,089</b>	<b>\$67,338,790</b>	<b>\$57,237,972</b>
Actual Disbursement Sum	\$28,851,565	\$31,637,435	\$31,637,435
Operating Expenditures	\$1,686,075	\$1,474,247	\$2,522,578
Other Expenditures	\$1,880,000		
Payment of 15%	\$1,017,183	\$5,134,066	\$3,461,694
Rebate - "Percentage Taken"	\$876,548		
<b>Total Expenditures</b>	<b>\$34,311,371</b>	<b>\$38,245,748</b>	<b>\$37,621,708</b>
<b>Net Profit</b>	<b>\$32,716,719</b> <sup>Note(vi)</sup>	<b>\$29,093,042</b>	<b>\$19,616,264</b>

Comments on financial comparisons:

#### Revenue

- <sup>Note(vi)</sup> Gaming Revenue included actual amounts collected and Collectables but on the Simulated Income Statements, no computation was made to break down the figures. The gross amount of gaming losses was treated as Gaming Revenue on the simulated Income Statements using a repayment-discount scale of 0% to 15%.
- The total of actual Revenue Collected plus Collectables (\$67,028,089) on the in-house Income Statements stayed close to the high estimation of Gaming Revenue (\$67,338,790)

#### Actual Disbursement Sum

- This figure represented the amounts paid out to winning PLAYERS.
- The amount \$31,637,435 was the actual winning amounts on APPENDIX B / *Exhibit #19*. The figure on in-house Income Statement (\$28,851,565) meant that some winnings might not be paid out or might be used to offset debt instead.



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### Operating Expenditures

- This figure was the sum of tips, renovation, fees and salary expenses. The actual expenditures on in-house Income Statement (\$1,686,075) stayed within the low (\$1,474,247) and high (\$2,522,578) estimations.

### Payment of 15%, Rebate – “Percentage Taken”, Other Expenditures

- As mentioned in *Exhibit #9 item (k)*, GAMING HOUSE’s business proposals stated that 15% of profit would be taken by shareholders. On the simulated Income Statements, a 15% payment was deducted from Profit to show Net Profit.
  - On GAMING HOUSE’s in-house Income Statements, the reporting of “Payment of 15%” was changed that the figures were partially reversed in August 2015 and no longer applied after that time. On top of the \$100,000 “Credit Suspended Payment”, another “Other Expenditures” of \$1,780,000 incurred in August 2015.
- The figures for “Percentage Taken” (i.e. Rebate) were introduced in July 2015 onwards. According to GAMING HOUSE’s business proposals (XREF SECTION 3.1 Point IX), “Rebates” meant “Under the condition of a gambling loss, the shareholder who brought forth the customer to the clubhouse shall be entitled to a 5% rebate”.
- The “Payment of 15%” + “Percentage Taken” (i.e. Rebate) + “Other Expenditures” on in-house Income Statements added up to \$3,773,731 that stayed within the simulated “Payment of 15%” range of \$3,461,694 - \$5,134,066.

### Net Profit <sup>Note(vi)</sup>

- The simulated Net Profit under the range of \$19,616,264 - \$29,093,042 was derived conservatively that situated below in-house reported Net Profit of \$32,716,719.
- The Net Profit on the in-house Income Statements was computed under the assumption that outstanding debts of \$36,686,829 were collected in full.
  - In contrast if the GAMING HOUSE was unable to collect outstanding debt, the Revenue would only be the “Collected Revenue” of \$30,341,260 then after deducting the Total Expenditures of \$34,311,371, the operation could hit a Net Loss of \$3,970,111. Nevertheless, the net loss could be resulted from the \$3,773,731 figure expendable on “Payment of 15%”, “Percentage Taken” (i.e. Rebate), and “Other Expenditures” possibly for shareholders and/or the party(s) receiving the funds.

In summary, both the simulated Income Statements and in-house Income Statements revealed that the GAMING HOUSE ran a profitable gaming operation from June 11, 2015 to October 8, 2015. An analysis on gaming activities came to a projection that GAMING HOUSE could have gained an estimated Net Profit from a low of \$19,616,264 (equivalent to \$186,822/day) to a high of \$29,093,042 (\$277,077/day) under the assumption that Collectables would be repaid within the anticipated discount range.

There were indications that 93 PLAYERS were involved in the gaming with winning, losing, and debt repayment transactions. Please refer to SECTION 6 for each PLAYER’S gaming involvements and the DOC IDs where the information sourced; SECTION 7 for gaming activity summaries on the top 12 PLAYERS.



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**6. ALL 93 GAMING PLAYERS, INVOLVEMENTS, AND SUPPORTING DOC IDs**

APPENDIX B was created to summarize the gaming winnings, losses, and repayments involving 93 PLAYERS. The bottom of APPENDIX B specified the total amounts won, lost, and repaid on each PLAYER. For a visual presentation of the data, the numerical sums were extracted from APPENDIX B to be demonstrated in a bar chart as APPENDIX C. As observed, 13 PLAYERS were found to have high-value gaming activities.

Due to space limitation on APPENDIX C bar chart, not all the name of 93 PLAYERS' were displayed on the horizontal axis. Please refer to SECTION 7 for the names and descriptions of the top 12 PLAYERS, and this SECTION 6 for short summaries on each 93 PLAYERS (including the top 12 PLAYERS) in alphabetical sequence. The DOC IDs of each exhibit used in the REPORT was referenced under each player and the translated versions were inserted below in orange.

**1. An An 安安**

5888	9812
15769	19619

Played on August 6, 2015 only; borrowed \$500,000 and reported a repayment of \$400,000.

**2. BAO - Director 鲍总**

9030	9052
19538	19573
6783	Page 1, 13
15206	

Played on June 27, 2015, July 2 - 5, 2015, and July 19, 2015; won \$96,000, lost \$57,500, and reported a repayment of \$7,500.

**3. BAO - Brother 宝哥**

5913	9089	9781
15790	19547	19594

Played on August 11, 2015 and September 3, 2015; won \$349,000 and borrowed \$100,000. No document was found to show debt repayment.

**4. CHAI - Director 柴总**

5819	5828	5892	5895	5900	5907	5914	9796
15737	15746	15773	15776	15781	15784	15791	19608

Played from August 3, 2015 to September 7, 2015; won \$535,325, lost / borrowed \$368,725 and reported repayments of \$461,450.

**5. CHEN - Director 陈总**

5888	5901	5913	5915	9031	9782
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15769	15782	15790	15792	19565	19595
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Played on July 24, 2015, August 6 - 13, 2015 and won \$114,250.

## 6. CHEN - Miss 陳小姐

6783	Page 1, 5
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15206
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Played on June 13, 2015 only and won \$33,450.

## 7. DI - Brother 弟哥

5892	5913	5915	9074	9079	9779
------	------	------	------	------	------

15773	15790	15792	19583	19586	19592
-------	-------	-------	-------	-------	-------

Played on July 26 & 29, 2015, August 10 - 12, 2015 and won \$71,450..

8. <sup>Note(vii)</sup> Dong - Brother or Xiao Dong / SONG Sister 东哥/小东/宋姐

5778	5789	5804	5807	5808	5894	5902
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15696	15707	15722	15725	15726	15775	15783
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<sup>Note(vii)</sup> The aforementioned documents displayed Dong and SONG's combined gaming activities therefore their combined transactions were grouped under Entity #8. Nonetheless, some Daily Gaming Summaries and Individual PLAYERS' Gaming Summaries showed the winnings and losses directly tied to the individuals. As such, Entity #8A grouped the activities of Dong, and Entity #8B grouped the activities of SONG as listed below.

For the gaming activities marked as Dong and SONG together, they won \$484,600, lost \$2,180,000, and reported repayments of \$215,000 (these figures excluded the transactions directly tied to Dong and SONG individually).

Discrepancies on gaming ledgers were found and explained below:

- For the September 20, 2015 activities, DOC-5789 & DOC-5804 revealed a repayment of \$27,000 but the figure could not be found on DOC-5778. As well, DOC-5804 showed additional debt of \$100,000 (GAO, Jia Gui Nanjing) and \$30,000 (Tom) but the same was not found on DOC-5778 & DOC-5789. Since DOC-5778 was a more recent Dong & SONG's combined gaming ledger (last transaction was September 30, 2015 vs. earlier last dates on DOC-5789 & DOC-5804), this REPORT and gaming calculations relied on DOC-5778 to exclude the additional debt and repayment.
- For the September 24, 2015 gaming, DOC-5804 revealed a \$60,000 winning but DOC-5778 & DOC-5789 displayed the figure as a gaming loss. Since DOC-5778 was a more recent Dong / SONG's combine gaming ledger, this document was used for this REPORT and gaming calculations by treating the \$60,000 as a gaming loss.
- At the bottom of DOC-5789, a \$20,000 loss was dated for September 29, 2015 but on DOC-5778, the figure was dated for September 30, 2015. DOC-5778 was used for this REPORT and gaming calculations to treat the \$20,000 loss for September 30, 2015.

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**8A. Dong Ge / Dong - Brother / Xiao Dong 東哥/东哥/小东**

5540	5548	5784	5787	5804	5819	5827	5886	5894	5900	5901
20081	20083	15702	15705	15722	15737	15745	15767	15775	15781	15782
9089	9774	9801								
19547	19590	19551								
6783	Page 1, 15									
15206										

Individually played from June 17 - 30, 2015; won \$171,250, lost \$100,900 and reported repayments of \$90,900. Dong also played individually from August 2, 2015 to September 3, 2015.

In total, Dong won \$402,610, lost / borrowed \$469,900, and reported repayments of \$398,400.

For the August 2, 2015 activities, DOC-5808 & DOC-5894 revealed a \$10,000 winning and a \$36,500 loss without repayment. However, the August 2, 2015 Daily Gaming Summary (DOC-5886) and Xiao Dong's Individual Gaming Summaries (DOC-9774 & DOC-9801) showed that Dong won \$36,500 and lost \$10,000. As such, the \$36,500 winning and \$10,000 gaming loss were used in the REPORT.

**8B. SONG - Sister 宋姐**

5540	5804	5819	5827	5888	5893	5895	5901			
20081	15722	15737	15745	15769	15774	15776	15782			
9030	9031	9046	9049	9056	9060	9074	9089	9802		
19538	19565	19568	19570	19577	19580	19583	19547	19552		

Individually played from July 5, 2015 to September 3, 2015; won \$498,500, lost \$491,555 and reported repayments of \$408,300.

**9. DU - Director 杜總/杜总**

5895	5912	9811								
15775	15789	19618								
6783	Page 1, 3									
15206										

Played from June 13 - 17, 2015, August 14 & 15, 2015; won \$284,000, lost / borrowed \$310,000 and reported repayments of \$274,000.

**10. Dylan**

5819	9089									
15737	19547									

Played on September 2 & 3, 2015 and won \$7,400.

**11. FU - Director 付總/付总**

4748	4758	4759	4764	4766	4767	5772	5782	5791	5792	5803
13584	13594	13595	13600	13602	13603	15690	15700	15709	15710	15721
6783	Page 1, 24									
15206										

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Played from June 13 - 30, 2015; lost \$1,220,000 and won \$745,000 but appeared that the winnings were used to offset debt then left an outstanding balance of \$475,000 as of June 30, 2015.

Played from July 1 - 6, 2015, September 22, 2015 to October 8, 2015. In total, Director FU won \$1,585,000, lost \$15,965,000 and reported a repayment of \$495,000 and some winning offsets.

**12. GAO, Jie 高洁**

5886	5887	5889	5900	9060	9074	9784
15767	15768	15770	15781	19580	19583	19597

Played from July 28, 2015 to August 3, 2015; won \$212,800, borrowed \$195,000 and reported a repayment of \$80,750.

**13. GAO - Director <sup>Note(viii)</sup> 高總/高总**

5540	5892	5897	5907	5915						
20081	15773	15778	15784	15792						
9029	9030	9031	9045	9046	9051	9053	9056	9060	9074	9797
19537	19538	19565	19567	19568	19572	19574	19577	19580	19583	19609
6783	Page 1, 7									
15206										

Played from June 11 - 30, 2015, July 4 - 29, 2015, August 8 - 27, 2015; won \$414,700, lost / borrowed \$240,000 and reported a repayment of \$18,000.

**14. GAO - Director "Hunan" <sup>Note(viii)</sup> 高总 (湖南)**

5768	5805
15201	15723

Played from September 15 - 28, 2015; won \$910,000 and lost \$2,907,500. No document was found to show debt repayment.

*Note(viii)* Entities #13 and #14 were both Director GAO but on DOC-5768 & DOC-5805, Director GAO was specified as "湖南" which meant Province of Hunan in China. As such, the gaming activities were grouped under "Director GAO" and "Director GAO (Hunan)" according to the DOCs.

**15. Xiao GAO 小高**

9030
19538

Played on July 16, 2015 only and borrowed \$100,000. No document was found to show debt repayment.

**16. GAO, Dui 高统**

5784
15702

Played on August 26, 2015 only and won \$5,000.

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**17. GAO, Li Ying 高麗英**

9031

19585

Played on July 23, 2015 only and borrowed \$30,000. No document was found to show debt repayment.

**18. GENG, Wan Sheng 耿万生**

5892 9793

15773 19605

Played on August 10, 2015 only and won \$4,500.

**19. GUO - Director 郭總/郭总**

5776	5885	5886	5887	5893	5900	9064	9074	9079	9786
15694	19563	15767	15768	15774	15781	19581	19583	19586	19599
6783	Page 1, 25								
15206									

Played on June 20, 2015; July 15, 2015, July 26, 2015 to August 7, 2015; won \$557,050 and lost / borrowed \$446,100. No document was found to show debt repayment.

The gaming on July 15, 2015 had a discrepancy between two documents: DOC-5776 showed a winning of \$104,950 while DOC-5885 displayed a winning of \$149,500. Since DOC-5776 appeared to be a more recent version of Director GUO's gaming ledger (last transaction was August 7, 2015 vs. August 2, 2015 on DOC-5885), the \$104,950 winning was used in this REPORT and gaming calculations.

DOC-5885 had transactions on July 27 & 29, 2015 while DOC-5776 did not have. Taking a conservative measure, those transactions were included on this REPORT and gaming calculations.

DOC-5893 & DOC-5776 indicated that Director GUO won \$60,000 on August 7, 2015 but his Individual PLAYER Gaming Summary (DOC-9786) dated the winning amount as August 5, 2015. Since all other PLAYERS' August 7, 2015 winnings and losses listed on DOC-5893 exactly matched the date on their Individual PLAYER Gaming Summaries, Director GUO's \$60,000 was treated as August 7, 2015 winning for this REPORT.

**20. HAN - Director 韓總/韩总**

4748	4752	4764	4770	5774
13584	13588	13600	13606	15692
6783	Page 1, 23			
15206				

Played from June 18 - 30, 2015; lost \$795,000 and won \$264,500 of which \$88,000 and \$18,000 were used to offset debt that left an outstanding balance of \$689,000 as of June 30, 2015.

Note that DOC-5774 revealed a \$400,000 repayment that brought the outstanding debt to \$289,000. Based on *Collectables Ledgers* (e.g. DOC-4748, DOC-5786 > DOC-15704), the outstanding debt was not

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reduced until August 2015 thus the repayment did not take place until then. As such, the repayment was recorded on the REPORT as an August 2015 transaction.

## 21. HE - Director 何总

5888	5907	9073	9790
15769	15784	19582	19550

Played on July 25, 2015, August 5 - 8, 2015; won \$430,000, borrowed \$700,000 and reported repayments of \$340,000.

## 22. HONG - Director 洪总

5827
15745

Played on September 1, 2015 only and won \$19,500.

## 23. HONG, Zhi Cheng

9074
19583

Played on July 29, 2015 only and borrowed \$50,000. No document was found to show debt repayment.

24. Hua Je - Sister <sup>Note(x)</sup> 华姐

6783	Page 1, 8
15206	

Played from June 12 - 30, 2015; won \$145,775, lost \$129,600, and reported repayments of \$113,100 including a hand-written repayment amount of \$4,500 received on June 13, 2015.

25. Hua - Sister <sup>Note(x)</sup> 华姐

5787	9089
15705	19547

Played on August 28, 2015, September 3, 2015 and won \$47,950.

<sup>Note(x)</sup> Sisters Hua were separated into Entities #24 and #25 because on DOC-6783, the Chinese name was written "華" while on DOC-5787 & DOC-9089, the Chinese name was written as "华".

The Chinese word "华" was actually the simplified version of the same word "華". If Sisters Hua #24 and #25 were the same person, then she should have won a total of \$193,725, lost \$129,600 and reported repayments of \$113,100.

## 26. Hua Shan 华山

5913	9795
15790	19607

Played on August 11, 2015 only and won \$20,000.

## 27. HUANG - Director 黄总

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9073
19582

Played on July 25, 2015 only and borrowed \$60,000. No document was found to show debt repayment.

**28. Jade**

5819	5827	9089
15737	15745	19547

Played from September 1 - 3, 2015 and won \$46,200.

**29. JIAO - Director 焦總**

6783	Page 1, 20
15206	

Played on June 16, 2015 only and won \$5,000.

**30. JIN - Director 金總**

5819
15737

Played on September 2, 2015 only and won \$100,000.

**31. JIN - Brother of Director JIN 金總兄弟**

5819
15737

Played on September 2, 2015 only and won \$62,000.

**32. Juan - Sister 娟姐**

5548	5895	5901	5912	9808
20083	15776	15782	15789	19557

Played from August 13, 2015 to August 16, 2015; won \$46,200, borrowed \$30,000 and reported a repayment of \$30,000.

**33. July**

9031	9046	9060	9064	9073	9074	9079
19565	19568	19580	19581	19582	19583	19586

Played from July 22 - 29, 2015; won \$106,800 and borrowed 178,185. No document was found to show debt repayment.

**34. Kay**

5827
15745

Played on September 1, 2015 only and borrowed \$20,000. No document was found to show debt repayment.



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**35. KONG - Director 孔总**

9089

19547

Played on September 3, 2015 only and won \$100,000.

**36. LEE - Director Note(x) 李总**

5781

15699

Played on October 6 & 8, 2015 and owed \$250,000. No document was found to show debt repayment.

**37. LI - Director Note(x) 李总**

5912

9030

9776

15789

19538

20002

Played on July 19, 2015 and August 14, 2015; won \$65,900.

*Note(x)* Entities #36 and #37 both had "李总" translated as "Director LI". Nevertheless, the gaming transactions on DOC-5781 were grouped under Entity #36 - Director LEE because on DOC-3298, a handwritten name "Lee" was placed on the Invoice and Chits corresponding to the October 6, 2015 gaming of \$100,000. In addition, the gaming on DOC-5781 and DOC-5912 / DOC-9030 were almost two months apart. As such, these transactions were reported on separate Entities #36 and #37.

**38. LI, Cheng Da 李成达**

9089

19547

Played on September 3, 2015 only and borrowed \$29,150. No document was found to show debt repayment.

**39. LI, Wei Jie 李伟杰**

5802

5840

9031

9046

9056

9060

9064

9079

15720

15758

19565

19568

19577

19580

19581

19586

Played from July 20 - 30, 2015, September 11 - 23, 2015; won \$651,000, lost \$3,009,200 and reported repayments of \$1,185,750.

**40. LIANG - Director 梁总**

6783

Page 1, 16

15206

Played on June 14, 2015 only; lost \$100,000 and reported a repayment of \$85,000.

**41. Lily**

6783

Page 1, 10

15206

Played on June 19 & 25, 2015; won \$20,500, lost \$20,000 and reported a repayment of \$20,000.

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## 42. Little Sparrow 小麻雀

6783	Page 1, 9
15206	

Played on June 12, 2015 only; lost \$11,000 and reported a repayment of \$10,000.

## 43. LIU - Director 刘总

5548	5887	5888	5895	5897	5907
20083	15768	15769	15776	15778	15784
9030	9803				
19538	19613				

Played on July 17, 2015, August 1 - 16, 2015; won \$1,211,000 and borrowed \$500,000. No document was found to show debt repayment.

## 44. LIU - Director "Anhui" 刘总 (安徽)

6783	Page 1, 19
15206	

Played on June 16, 2015 only; lost \$20,000 and reported a repayment of \$18,000.

45. LIU - Director "Beijing" <sup>Note(xi)</sup> 刘总 (北京) / 刘总

4748	4756	4757	4764	4768	5770	5771
13584	13592	13593	13600	13604	15688	15689
9030	9064	9074	9076	9077	9079	
19538	19581	19583	19584	19585	19586	
6783	Page 1, 18					
15206						

According to DOC-6783, Director LIU "Beijing" played from June 11 - 29, 2015; lost \$2,250,000 and won \$961,000 of which \$365,000 winnings (late June) were used to offset debt, and \$300,000\* (mid-June) to pay debt. In total, \$385,000 debt was found to be repaid (at a discount) that left an outstanding debt of \$1,485,000 as of June 30, 2015.

*\*Referring to DOC-6783, Director LIU won \$345,000 on June 16, 2015; \$45,000 of the winning was paid out and \$300,000 was used to pay debt. For APPENDIX A that calculated paid out winnings, the figure \$45,000 was inserted in APPENDIX A. For APPENDIX B that summarized winnings, losses and repaid amounts, the figure \$345,000 was used in the Winnings field and \$300,000 in the Repayment field.*

On DOC-4748 page 8, DOC-4756, DOC-5771 and DOC-9077, Director LIU <sup>Note(xi)</sup> played from July 7 - 31, 2015; won \$1,543,500 and lost \$3,080,500. No document was found to show debt repayment but DOC-5771 reported an outstanding debt of \$2,337,000 as of July 31, 2015.

<sup>Note(xi)</sup> Although DOC-6783 was the only document that marked Director LIU as "Beijing", Collectables Ledgers (e.g. DOC-4748, DOC-5786 > DOC-15704) shown outstanding debts on Director LIU for June

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(\$1,485,000) and July (\$2,337,000) that matched the debt figures reported on the last two paragraphs. As such, the June and July gaming activities were grouped under Entity #45 and altogether, Director LIU "Beijing" won \$2,504,500 (including the amounts to offset debt), lost \$5,330,500, and reported repayments of \$385,000

## 46. LIU - Director "Jiangxi" 刘总 (江西)

5787

15705

Played on August 28, 2015 only and won \$48,000.

47. LIU, Chuan Sheng <sup>Note(xii)</sup> 刘传生/刘传声

5540	5779	5783	5784	5787	5790	5800	
20081	15697	15701	15702	15705	15708	15718	
5812	5813	5815	5819	5827	5886	5887	5917
15730	15731	15733	15737	15745	15767	15768	15794
9031	9064	9073	9074	9079	9089	9787	
19565	19581	19582	19583	19586	19547	10600	

Played from July 23, 2015 to October 6, 2015; won \$1,697,950, lost / borrowed / owed \$4,291,000 and reported repayments of \$978,000.

The gaming on September 6 & 7, 2015 had a discrepancy between documents: DOC-5813 & DOC-5815 showed the amounts \$100,500 and \$21,500 under the "Repaid" column while DOC-5779, DOC-5790, DOC-5800 & DOC-5812 displayed the amounts under the "Winnings" column. Since DOC-5790 appeared to be a more recent version of Chuan Sheng LIU's gaming ledger (last transaction was October 1, 2015 vs. September 9, 2015 on DOC-5813), the September 6 & 7, 2015 transactions were treated as winnings in this REPORT and gaming calculations.

<sup>Note(xii)</sup> DOC-9031 Pages 3 & 4 showed that Chuan Sheng LIU won money on July 23 & 24, 2015 with a Chinese name 刘传声 slightly differed from 刘传生. However, the winning amount matched Chuan Sheng LIU (刘传生)'s Individual PLAYER's Gaming Summaries (DOC-5813, DOC-5815 & DOC-5917) as such, his Chinese name was written as 刘传生 and 刘传声.

48. LIU, Xin Cai <sup>Note(xiii)</sup> 刘新才

9060

19580

Played on July 28, 2015 only and borrowed \$100,000. No document was found to show debt repayment.

<sup>Note(xiii)</sup> DOC-9060 showed that Xin Cai LIU borrowed \$100,000 on July 28, 2015 that matched the gaming loss of Director LIU "Beijing". However, it was uncertain if Xin Cai LIU was the same person as Director LIU. Therefore, the gaming loss of \$100,000 on July 28, 2015 was placed under a separate Entity #48.

## 49. May - Sister 姐

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5548	5819	5827	5895	5901	5912	5915	9807
20083	15737	15745	15776	15782	15789	15792	19615

Played from August 12, 2015 to September 2, 2015; won \$62,550, borrowed \$29,100, and reported a repayment of \$9,100.

The gaming on August 14, 2015 had a discrepancy between two documents: DOC-5912 (Daily Gaming Summary) showed that May borrowed \$9,000, while DOC-9807 (May's Individual PLAYER Gaming Summary) illustrated a losing of \$9,100. Taking a conservative measure, the higher amount "\$9,100" was used in the REPORT and gaming calculation:

**50. Xiao OU Amy / 小歐**

5784	5787	5827	5887			
15702	15705	15745	15768			
9029	9031	9045	9060	9073	9074	9079
19537	19565	19567	19580	19582	19583	19586

Played on July 13, 2015, July 24, 2015 to August 1, 2015, August 26, 2015 to September 1, 2015; won \$156,000 and borrowed \$665,350. No document was found to show debt repayment.

**51. QIAN - Brother 錢哥**

5913	9794
15790	19606

Played on August 11, 2015 only and borrowed \$450,000. No document was found to show debt repayment.

**52. Queene**

5548	5819	5895	9806
20083	15737	15776	20004

Played from August 15 - 16, 2015 and September 2, 2015; won \$32,400 and borrowed \$20,000. No document was found to show debt repayment.

**53. Rita**

5887	9060	9074	9788
15768	19580	19583	19601

Played from July 28, 2015 to August 1, 2015 and won \$24,500.

**54. Rob**

5787
15705

Played on August 28, 2015 only and won \$1,000.

**55. SHA - Director 沙總/沙哥**

4748	4750	4764	4769
13584	13585	13600	13605

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15206

Played on June 12, 2015 only and lost \$50,000; no document was found to show debt repayment.

## 56. SHAO - Director 邵总

5886	5900	9785
15767	15781	19598

Played on August 2 & 3, 2015 and won \$9,000.

## 57. Shawn

5907	9791
15784	19603

Played on August 8, 2015 only and won \$9,300.

## 58. SHI - Director 施总

5866	5888	5897	5912	9060	9074	9777
19562	15769	15778	15789	19580	19583	19549

Played on July 7, 2015, July 28, 2015 to August 14, 2015; won \$968,800, lost /borrowed \$670,000, and reported repayments of \$229,500.

## 59. SUN, Zhi Guang 孙志

5892	9792
15773	19604

Played on August 10, 2015 only and won \$14,000.

## 60. Tang Tang 糖糖

9031
19565

Played only July 24, 2015 only and borrowed \$100,000. No document was found to show debt repayment.

## 61. TIAN - Director 田总/总

9073	
19582	
6783	Page 1, 22
15206	

Played on June 23, 2015 and won \$37,000; on July 25, 2015 and borrowed \$1,900,000. No document was found to show debt repayment.

## 62. Tina

5548	5819	5827	5895	5912	5913	5915	9805
20083	15737	15745	15776	15789	15790	15792	19614

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Played from August 11, 2015 to September 2, 2015; won \$271,300 and borrowed \$200,000. No document was found to show debt repayment.

**63. WANG - Director "Beijing" 王总 (北京)**

9089
19547

Played on September 3, 2015 only and won \$233,500.

**64. WANG - Director "Hebei" 王总 (河北)**

5548	5912	9800
20083	15789	19612

Played on August 14 & 16, 2015 and won \$540,000.

**65. WANG Tai - Mrs. 王太太**

9060
19580

Played on July 28, 2015 only and won \$238,000.

**66. Xiao WANG (Young WANG) 小王**

5901	5915	9778
15782	15792	19591

Played on August 12 & 13, 2015 and won \$10,900.

**67. WANG, Hao Dong 王号东**

5819	5827	5886	5887	5888	5892	5893	5895	5897	
15737	15745	15767	15768	15769	15773	15774	15776	15778	
5900	5901	5907	5912	5913	5915	9060	9074	9089	9798
15781	15782	15784	15789	15790	15792	19580	19583	19547	19610

Played from July 28, 2015 to September 3, 2015; won \$1,207,000 and borrowed \$160,000. No document was found to show debt repayment.

**68. WANG, Jian Guo 王建国**

5780
15698

Played from October 2, 2015 to October 5, 2015 and borrowed \$2,045,000; reported a repayment of \$537,500.

**69. WANG, Jiu Xiao Tom 王久霄**

5540	5784	5787	5827	5888	5892	5893														
20081	15702	15705	15745	15769	15773	15774														
5895	5897	5901	5907	5912	5913	5915														
15776	15778	15782	15784	15789	15790	15792														
9029	9030	9031	9045	9046	9060	9064	9073	9074	9079	9089	9799									

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19537	19538	19565	19567	19568	19580	19581	19582	19583	19586	19547	19611
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Played from July 13 - 29, 2015, August 5, 2015 to September 3, 2015 and won \$1,014,490.

On DOC-5540, DOC-5784, DOC-5787 & DOC-9089, Jiu Xiao WANG was written as "Tom王久霄". The name "Tom" was inserted on Entity #69's name beside Jiu Xiao WANG.

**70. WANG, Xi Hai 王錫海**

3576	5548	9809
19554	20083	19616

Played on August 16, 2015, September 15, 2015 to October 5, 2015; won \$791,600, lost \$868,300 and reported repayments of \$850,000.

**71. WANG, Xiao Ting / Director <sup>Note(vii)</sup> 王小亭/王總/王**

4748	4753	4764	4771	5775	5886	5887	5900	5916	9030	9789
13584	13589	13600	13607	15693	15767	15768	15781	15793	19538	19602
6783	Page 1, 2									
15206										

Played from June 14 - 23, 2015; won \$1,233,800, lost \$900,000 and reported repayments of \$515,000 that left an outstanding debt of \$300,000 as of June 30, 2015. Gaming ledgers explained that Director WANG lost \$400,000 on June 23, 2015 of which \$85,000 was repaid at a 15% discount on \$100,000, \$100,000 was put on credit suspension, \$100,000 was borrowed from Director XU and \$100,000 from Director SUN. Note that DOC-5775 (Individual PLAYERS' Gaming Summary) showed \$185,000 repayment on June 23, 2015 but this figure did not match other ledgers. Since the credit suspension / borrowings from Director SUN and Director XU still existed when DOC-5775 was prepared, \$85,000 repayment was used instead of \$185,000 for this REPORT and gaming calculations.

Director WANG also played from July 2, 2015 to August 3, 2015. In total including June 2015, Director WANG won \$1,992,100, lost / borrowed \$3,150,000, and reported repayments of \$1,898,371.

Discrepancies on gaming ledgers were found and explained below:

- a. DOC-5916 showed a \$13,300 winning on July 2, 2015 but not found on DOC-5775. Taking a conservative measure, this figure was included on this REPORT and gaming calculations.
- b. For July 30, 2015 - \$400,000 transaction:
  - i. DOC-5775 showed as a loss and fully repaid
  - ii. DOC-5916 showed as a winning

Based on the newer ledger DOC-5775 (the latest transaction was August 3, 2015 vs. August 1, 2015 on DOC-5916), the July 30, 2015 - \$400,000 was treated as a loss and fully repaid.

- c. For August 1, 2015 - \$220,000 transaction:
  - i. DOC-5775 showed as a winning
  - ii. DOC-5916 showed as a loss

For August 2, 2015 - \$150,000 transaction:

- i. DOC-5775 showed as a loss



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ii. DOC-5916 showed a winning but not dated  
 According to DOC-9789 and Daily Gaming Summaries, Xian Ting WANG was found to have won \$220,000 on August 1, 2015 (DOC-5887), and borrowed \$150,000 on August 2, 2015 (DOC-5886). These correct figures were applied on this REPORT and gaming calculations.

*Note(xiv)* Some of the ledgers used "Director WANG"; some used "Xiao Ting WANG" and the remainder used "Director WANG (Xiao Ting WANG)". Since the gaming activities on these ledgers matched up, it appeared that Xiao Ting WANG was also named Director WANG thus all the gaming transactions were grouped under Entity #71.

**72. WANG, Xin "Xi'an" / Director <sup>Note(xv)(xvi)</sup> 王新(西安)/王总(西安)**

4748	4754	4764	4773						
13584	13590	13600	13609						
9029	9030	9031	9032	9045	9046	9047	9051	9057	9080
19537	19538	19565	19566	19567	19568	19569	19572	19578	19587

Played from July 12 - July 24, 2015; won \$1,325,000 and lost \$4,147,000. No document was found to show debt repayment.

*Note(xv)* On DOC-9029 / DOC-9030 / DOC-9045, etc. Director WANG "Xi'an" won and borrowed money and the gaming transactions matched the records presented on Individual Player Gaming Summaries of Xin WANG "Xi'an". As such, Xin WANG was also called Director WANG "Xi'an".

**73. WANG, Xin (Amy) <sup>Note(xv)</sup> 王新**

9030
19538

Played on July 16 & 17, 2015 and won \$93,000.

**74. WANG, Xin (May) <sup>Note(xv)</sup> 王新**

9030	9050	9056
19538	19571	19577

Played on July 16 - 20, 2015; won \$1,314,850 and lost \$542,500. No document was found to show debt repayment.

On DOC-9030 (the July 18, 2015 Daily Gaming Summary), Xin WANG (May) won \$637,000 but on his Individual PLAYER Gaming Summary DOC-9050, the winning amount was typed as \$637,200. Taking a conservative measure, the higher figure "\$637,200" was used in the REPORT and gaming calculation.

**75. WANG, Xin May (Fang XU) <sup>Note(xv)</sup> 王新(徐芳)**

9030
19538

Played on July 17, 2015 only and won \$122,000.

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**76. WANG, Xin (July)** <sup>Note(xvii)</sup> 王新

9030

19538

Played on July 16 & 17, 2015 and won \$220,000.

*Note(xvii) Entities #73 - #76 referred to the same name "Xin WANG" but had different names (in brackets) placed next to Xin WANG. As such, the gaming winnings or losses were grouped on different entities according to the gaming documents.*

**77. WANG, Xiong** 王雄

9060

19580

Played on July 28, 2015 only and borrowed \$50,000. No document was found to show debt repayment.

**78. WU, Yue Ze** 吳岳澤

6783

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15206

Played on June 17, 2015 only and won \$19,000.

**79. XIA - Director** 夏总

5819

5827

15737

15745

Played on September 1 & 2, 2015 and borrowed \$454,975. No document was found to show debt repayment.

**80. XIA, Su Mei** 夏素梅

3578

5888

5897

5907

5913

9031

9074

9079

19556

15769

15778

15784

15790

19565

19583

19586

Played on July 23 - 29, 2015 and August 6 - 11, 2015; won \$62,100 and borrowed \$127,500. No document was found to show debt repayment.

**81. Ah Xin** 阿信

5819

5827

5897

9089

9783

15737

15745

15778

19547

19596

Played on August 9, 2015, September 1 - 3, 2015 and won \$110,200.

**82. Xin Ge - Brother** 信哥

6783

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Played on June 11, 2015 only; lost \$4,400 and reported a repayment of \$4,400.

**83. Xin Zi - Son** 信仔

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9030
19538

Played on July 16, 2015 only and won \$5,900.

**84. XU / Mr. XU / Director** Note(xvii) 徐总

5784	5797	5819	5827
15702	15715	15737	15745

Played from August 26, 2015 to September 19, 2015; won \$256,100 and lost \$400,000. No document was found to show debt repayment.

**85. XU - Director** Note(xvii) 余总

5915	9780
15792	19593

Played on August 12, 2015 only and won \$60,000.

*Note(xvii)* The transactions of "XU", "Mr. XU" and Director XU "徐总" were grouped under Entity #84 (based on DOC-5797) but the gaming on DOC-5915 was placed as Entity #85 because the Chinese handwriting of last-name XU was different as "余".

**86. XU, Fang Ann** 徐芳

5540	5548	5784	5785	5796	5801	5827	5886	5888	5892	5895	5897
20081	20083	15702	15703	15714	15719	15745	15767	15769	15773	15776	15778
5900	5901	5907	5912	5913	5915						
15781	15782	15784	15789	15790	15792						
9031	9046	9055	9060	9064	9074	9079	9089	9804			
19565	19568	19576	19580	19581	19583	19586	19547	19553			
6783	Page 1, 4										
15206											

Played from June 12 - 19, 2015, July 6, 2015 to September 25, 2015; won \$2,093,400, lost / borrowed \$2,734,750 and reported repayments of \$1,265,000.

On DOC-5827 and DOC-9089, Fang XU was written as "Ann徐芳". The name "Ann" was inserted on Entity #86's name beside Fang XU.

**87. XU - Doctor** 徐医生

4748	4751	4764	4774
13584	13587	13600	13610

Played on July 5, 2015 only and lost \$30,000. No document was found to show debt repayment.

**88. XU - Miss** 徐小姐

6783	Page 1, 6
15206	

Played on June 11 & 13, 2015 and won \$22,000.

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**89. YANG, Dong Wei / Director** *Note(vii)* 楊總 / 杨东伟 / 杨总

5540	5784	5819	5827	5886	5887	5888	5892	5893	5895	5898
20081	15702	15737	15745	15767	15768	15769	15773	15774	15776	15779
5900	5901	5912	5913	5915						
15781	15782	15789	15790	15792						
9051	9054	9060	9073	9074	9079	9089	9810			
19572	19575	19580	19582	19583	19586	19547	19617			
6783	Page 1, 21									
15206										

Played from June 18, 2015 to September 3, 2015; won \$2,649,035, lost / borrowed \$1,555,000, and reported a repayment of \$510,000.

*Note(viii)* DOC-6783 page 21 was a summary of Director YANG's June 2015 gaming activities. DOC-5898 summarized Director YANG's gaming activities from July 6, 2015 to August 9, 2015. Most of the remaining documents stated above were gaming documents in the name of Dong Wei YANG. Since Director YANG's winnings and losses on DOC-5898 matched Dong Wei YANG's activities on daily ledgers and DOC-9810, it appeared that Dong Wei YANG was also named Director YANG. As such, all the gaming transactions on Dong Wei YANG and Director YANG were grouped under Entity #89 ("YANG").

Discrepancies on gaming ledgers were found and explained below:

- a. For the August 2, 2015 winning, DOC-5898 stated \$151,510 while DOC-5886 & DOC-9810 displayed \$151,000. Taking a conservative measure, the higher figure "\$151,510" was used in the REPORT and gaming calculation.
- b. A \$159,000 winning dated August 9, 2015 was found on DOC-5898 but on DOC-9810 as well as DOC-5892 (August 10, 2015 Daily Gaming Summary). YANG was shown to have won the amount on August 10, 2015 instead. As such, the winning amount \$159,000 was presented on the REPORT as an August 10, 2015 figure.

**90. Yong, Brother** 勇哥

5895	9813
15776	19620

Played on August 15, 2015 only and won \$3,000.

**91. YUAN - Director** 袁總 / 袁总

4748	4755	4764	4772				
13584	13591	13600	13608				
5773	5777	5799	5832	5834	5835	5837	5838
15691	15695	15717	15750	15752	15753	15755	15756
9029	9031	9045	9081				
19537	19565	19567	19588				
6783	Page 1, 14						
15206							

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Played on June 16 & 17, 2015, July 6 - 14, 2015, August 2015 (undated), and September 5 - 9, 2015. Won \$1,412,700, lost / borrowed \$6,850,000, and reported repayments of \$1,457,750.

On the July 7, 2015 transaction, a \$1,147,500 repayment was noted on most of Director YUAN's gaming ledgers except DOC-4748 / DOC-4755 / DOC-4764 / DOC-4772 / DOC-9031 / DOC-9081 that displayed a \$1,113,750 repayment, and a \$33,750 figure under the "Percentage Taken" column. Since these two figures summed up to \$1,147,500 that matched the repayment amount on other gaming ledgers, \$1,147,500 was used as the debt repayment on this REPORT and gaming calculations.

**92. ZHANG - Director 张总**

5892	5897	5912	9775
15773	15778	15780	19548

Played from August 9, - 14, 2015; won \$50,500, borrowed \$50,000, and reported a repayment of \$45,000.

**93. ZHOU - Director 周总**

6783	Page 1, 17
15206	

Played on June 13 & 14, 2015; won \$46,800, lost \$100,000 and reported a repayment of \$85,000.

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**7. TOP TWELVE KEY GAMING PLAYERS****7.1 Dong Brother or Xiao Dong (Dong) / Sister SONG (SONG)**

(XREF SECTION 6: Entities #8, #8A, #8B)

Some gaming ledgers displayed gaming activities on Dong and SONG individually but some merged their activities on the gaming documents. Dong and SONG were actively involved in the gaming and their aggregated gaming involvements were summarized below:

Gaming period:	<u>June 17, 2015 – September 30, 2015</u>
Number of days gambled:	<u>59 (56% of GAMING HOUSE gaming operation days)</u>
Total gaming winnings:	<u>\$1,385,710 (4.4% of all PLAYERS' winnings)</u>
Total gaming losses:	<u>\$3,141,455 (4.7% of all PLAYERS' losses)</u>

**7.2 Director FU**

(XREF SECTION 6: Entity #11)

Director FU had the largest gaming losses among all PLAYERS and there was document to reveal only one debt repayment. Director FU's losing amounts were almost 10x times of his winnings thus it was questionable how he carried on the gaming without repaying accumulated gaming losses.

Gaming period:	<u>June 13, 2015 – October 8, 2015</u>
Number of days gambled:	<u>28</u>
Total gaming winnings:	<u>\$1,585,000 (5.0% of all PLAYERS' winnings)</u>
Total gaming losses:	<u>\$15,965,000 (23.7% of all PLAYERS' losses)</u>

**7.3 Director GAO (Hunan)**

(XREF SECTION 6: Entity #14)

The gaming ledgers showed that Director GAO (Hunan) only played from September 15, 2015 to September 28, 2015. However, his gaming incurred a large amount of losses.

Gaming period:	<u>September 15, 2015 to September 28, 2015</u>
Number of days gambled:	<u>6</u>
Total gaming winnings:	<u>\$910,000 (2.9% of all PLAYERS' winnings)</u>
Total gaming losses:	<u>\$2,907,500 (4.3% of all PLAYERS' losses)</u>

**7.4 LI, Wei Jie**

(XREF SECTION 6: Entity #39)

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Wei Jie LI only showed up on 10 days of the gaming days but incurred a large amount of losses.

Gaming period:	<u>July 20, 2015 – September 23, 2015</u>
Number of days gambled:	<u>10</u>
Total gaming winnings:	<u>\$651,000</u> (2.1% of all PLAYERS' winnings)
Total gaming losses:	<u>\$3,009,200</u> (4.5% of all PLAYERS' losses)

**7.5 Director LIU "Beijing"**  
(XREF SECTION 6: Entity #45)

As explained in SECTION 6, there were different Directors LIU but the activities under Entity #45 could trace back to the same Director LIU "Beijing". At this point, the Investigative Team had not confirmed whether Director LIU (Entity #43) was the same person as Director LIU "Beijing" (Entity #45). Since the gaming activities of Director LIU "Beijing" already showed large gaming losses, the gaming summary was described below.

Gaming period:	<u>June 11, 2015 – July 31, 2015</u>
Number of days gambled:	<u>30</u>
Total gaming winnings:	<u>\$2,504,500</u> (7.9% of all PLAYERS' winnings)
Total gaming losses:	<u>\$5,330,500</u> (7.9% of all PLAYERS' losses)

**7.6 LIU, Chuan Sheng**  
(XREF SECTION 6: Entity #47)

Chuan Sheng LIU was an active PLAYER in the GAMING HOUSE and incurred a large amount gaming losses.

Gaming period:	<u>July 23, 2015 – October 6, 2015</u>
Number of days gambled:	<u>45</u> (43% of GAMING HOUSE gaming operation days)
Total gaming winnings:	<u>\$1,697,950</u> (5.4% of all PLAYERS' winnings)
Total gaming losses:	<u>\$4,291,000</u> (6.4% of all PLAYERS' losses)

**7.7 WANG, Jian Guo**  
(XREF SECTION 6: Entity #68)

The gaming ledgers revealed that Jian Guo WANG played in October 2015 only and borrowed money without winning.

Gaming period:	<u>October 2, 2015 – October 5, 2015</u>
Number of days gambled:	<u>3</u>
Total gaming winnings:	<u>0</u>
Total gaming losses:	<u>\$2,045,000</u> (3.0% of all PLAYERS' losses)



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**7.8 WANG, Xiao Ting (aka Director WANG)**  
(XREF SECTION 6: Entity #71)

Xiao Ting WANG got involved in the gaming from June 2015 to early August 2015. A debt in June 2015 was borrowed from other directors, and there were substantial debt repayments made by Xiao Ting WANG over the gaming time-period.

Gaming period:	<u>June 14, 2015 – August 3, 2015</u>
Number of days gambled:	<u>16</u>
Total gaming winnings:	<u>\$1,992,100</u> (6.3% of all PLAYERS' winnings)
Total gaming losses:	<u>\$3,150,000</u> (4.7% of all PLAYERS' losses)

**7.9 WANG, Xin**  
(XREF SECTION 6: Entities #72, #73, #74, #75, #76)

As explained on SECTION 6, there were gaming ledgers that revealed Xin WANG as "Director WANG Xi'an" "(Amy)" "(May)" "(July)" "(Fang XU)". For the sake of summarizing gaming involvements of top PLAYERS, the activities of Xin WANG will be grouped and presented below.

Gaming period:	<u>July 12, 2015 – July 24, 2015</u>
Number of days gambled:	<u>12</u>
Total gaming winnings:	<u>\$3,074,850</u> (9.7% of all PLAYERS' winnings)
Total gaming losses:	<u>\$4,689,500</u> (7.0% of all PLAYERS' losses)

**7.10 XU, Fang Ann**  
(XREF SECTION 6: Entity #86)

Fang Ann XU got involved in the GAMING HOUSE for a longer time-period and had some good winnings, repayments against gaming losses.

Gaming period:	<u>June 12, 2015 – September 25, 2015</u>
Number of days gambled:	<u>39</u> (37% of GAMING HOUSE gaming operation days)
Total gaming winnings:	<u>\$2,093,400</u> (6.6% of all PLAYERS' winnings)
Total gaming losses:	<u>\$2,734,750</u> (4.1% of all PLAYERS' losses)

**7.11 YANG, Dong Wei (aka Director YANG)**  
(XREF SECTION 6: Entity #89)

Unlike other PLAYERS, Dong Wei YANG had a large amount of gaming winnings than what he lost.

Gaming period:	<u>June 18, 2015 – September 3, 2015</u>
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Number of days gambled:	<u>41</u>
Total gaming winnings:	<u>\$2,649,035</u> (8.4% of all PLAYERS' winnings)
Total gaming losses:	<u>\$1,555,000</u> (2.3% of all PLAYERS' losses)

**7.12 Director YUAN**

(XREF SECTION 6: Entity #91)

Director YUAN had the second largest gaming losses among all PLAYERS. Unlike other PLAYERS, the gaming activities of Director YUAN in August 2015 was grouped into one entry for "August 2015" instead of listing the winnings or losses on a daily basis.

Gaming period:	<u>June 16, 2015 – September 9, 2015</u>
Number of days gambled:	Unknown due to incomplete information for August 2015
Total gaming winnings:	<u>\$1,412,700</u> (4.5% of all PLAYERS' winnings)
Total gaming losses:	<u>\$6,850,000</u> (10.2% of all PLAYERS' losses)

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**8. ANALYTICAL REPORT SUMMARY**

From the Search Warrants executed on October 15 & 16, 2015, large amount of documents regarding financial and gaming activities of a common gaming house (referred as the "GAMING HOUSE") were seized from SITE 10F: 1107 – 5199 Brighthouse Way, Richmond, BC (Paul JIN's residence) and SITE 11: 1204 – 5177 Brighthouse Way, Richmond, BC (Paul JIN's rental / storage unit). This Analytical Report (referred as "REPORT") was produced to summarize the analysis of financial and gaming documents regarding:

- a) Collaboration of financial transactions and activities relating to the GAMING HOUSE
- b) Identification of gaming players (referred as "PLAYERS") and their gaming involvements
- c) Formulation of a financial picture of the GAMING HOUSE

The June 2015 gaming documents<sup>6</sup> were analyzed and used as a sample to represent the pattern of gaming activities on a financial / accounting standpoint. The words "Winnings", "Losses" and "Repayments" used in the REPORT were always expressed in the PLAYERS' position. The funds added to or won by the GAMING HOUSE were written as "Revenue" or "Profit"/"Net Profit", and the funds lost or paid out from the GAMING HOUSE were described as "Expenditures" in the REPORT.

The reported GAMING HOUSE activities included:

1. **PLAYERS won games:**
  - a. Winning amounts got disbursed
  - b. Some winning amounts were used to offset debt
2. **PLAYERS lost games then incurred debts:**
  - a. Partial debt got repaid by PLAYERS and some got repayment discount(s)
  - b. Unpaid debts became "Collectables" liable for the GAMING HOUSE

GAMING HOUSE used the following steps to calculate profit as per in-house Income Statements<sup>7</sup>:

	<b>Income</b>
Included	<u>Revenue Collected</u> (i.e. Debts repaid by PLAYERS)
Included	<u>Collectables</u>
Minus	<u>Actual Disbursement Sum</u>
Minus	Operating Expenditures
Minus	<u>Credit Suspended Payment (if any)</u>
	<b>Profit</b>

<sup>6</sup> XREF SECTION 2

<sup>7</sup> XREF SECTION 3.2

## ANALYTICAL REPORT: COMMON GAMING HOUSE

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Minus 15% Payment (believed to be for Shareholders<sup>8</sup>)  
**Net Profit**

After analyzing seized gaming and financial records, the identified gaming activities (from June 11, 2015 to October 8, 2015) were summarized and reproduced in simulated Income Statements to present a financial picture of the GAMING HOUSE. The Revenue, Expenditures, and Profit were measured using the following formula<sup>9</sup>:

Revenue:

- ❖ Debts repaid by gaming players (resulted from PLAYERS' gaming losses)
- ❖ Collectables (resulted from PLAYERS' gaming losses)

Expenditures:

- ❖ Amounts won by PLAYERS
- ❖ Operating Expenditures
- ❖ Credit Suspended Payment (if any)
- ❖ 15% Payment (believed to be for Shareholders<sup>10</sup>)

Profit:

- ❖ Revenue minus Expenditures

Among all the relevant, formally prepared financial documents and gaming ledgers, the total gaming losses between June 11, 2015 and October 8, 2015 summed up to **\$67,338,790** classified as **Revenue**. The debt repayment discounts of 0% - 15% were applied in the simulated Income Statements to produce a range of projected Net Revenue. After deducting the gross amounts won by PLAYERS (**\$31,637,435**), other projected operating expenditures and 15% payment (for shareholders<sup>11</sup>), the simulated **Net Profit** was projected at a **low of \$19,616,264** (\$186,822/day) to a **high of \$29,093,042** (\$277,077/day) under the assumption that Collectables would be repaid under the anticipated discount range.

The figures from GAMING HOUSE's in-house Income Statements were compiled to compare the simulated Income Statements<sup>12</sup>. The Collected Revenue \$30,341,260 and Collectables \$36,686,829 combined to Revenue **\$67,028,089**. Instead of making consistent "Payment of 15%" to shareholders throughout the gaming period as originally explained in GAMING HOUSE's business proposal, partial "Payment of 15%" was reversed in August 2015 while a \$1,780,000 "Other Expenditures" took place in the same month. As well, the amounts for "Percentage Taken" (i.e. Rebate) were applied on and after July 2015. After deducting Operating Expenditures, Actual Disbursements (**\$28,851,565** to cover PLAYERS' winnings), and another \$3,773,731 spent for "Payment of 15%" "Percentage Taken"<sup>13</sup> and

<sup>8</sup> XREF SECTION 3.1 – point IX

<sup>9</sup> XREF SECTION 4, 5 especially 5.3

<sup>10</sup> XREF SECTION 3.1 – point IX

<sup>11</sup> XREF SECTION 3.1 – point IX

<sup>12</sup> XREF SECTION 5.4

<sup>13</sup> XREF SECTION 5.4 – an explanation of "Percentage Taken"

**ANALYTICAL REPORT: COMMON GAMING HOUSE**

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"Other Expenditures", the **Net Profit** of the GAMING HOUSE came to **\$32,716,719** which measured higher than the simulated Net Profit.

The GAMING HOUSE's gaming activities from June 2015 to October 8, 2015 were analyzed, summarized and identified 93 PLAYERS<sup>14</sup> involved in the 105 gaming days. The gaming operation drew Revenue through gaming losses to cover (i) operating Expenditures, (ii) gaming costs to pay winning PLAYERS, and (iii) profit sharing to shareholders per GAMING HOUSE's business proposal.

As seen on the tabular / chart summaries of gaming activities<sup>15</sup>, the amounts lost by PLAYERS were more than twice the amounts they won; in other words, GAMING HOUSE's operation appeared to be profitable on an accounting standpoint. In the contrary if the GAMING HOUSE was unable to collect outstanding Collectables, it could hit a net loss of \$3,970,111 while that amount was partially resulted from profit sharing expenditures for shareholders.

Out of the 93 PLAYERS involved in GAMING HOUSE's activities, 12 of them had the highest gaming losses or winnings with findings summarized below:

	Winnings	Losses	Net
Dong and SONG	\$1,385,710	-\$3,141,455	-\$1,755,745
FU (Director)	\$1,585,000	-\$15,965,000	-\$14,380,000
GAO (Director - "Hunan")	\$910,000	-\$2,907,500	-\$1,997,500
LI, Wei Jie	\$651,000	-\$3,009,200	-\$2,358,200
LIU (Director - "Beijing")	\$2,504,500	-\$5,330,500	-\$2,826,000
LIU, Chuan Sheng	\$1,697,950	-\$4,291,000	-\$2,593,050
WANG, Jian Guo	\$0	-\$2,045,000	-\$2,045,000
WANG, Xiao Ting (Director)	\$1,992,100	-\$3,150,000	-\$1,157,900
WANG, Xin	\$3,074,850	-\$4,689,500	-\$1,614,650
XU, Fang Ann	\$2,093,400	-\$2,734,750	-\$641,350
YANG, Dong Wei (Director)	\$2,649,035	-\$1,555,000	\$1,094,035
YUAN (Director)	\$1,412,700	-\$6,850,000	-\$5,437,300

Exhibit #28: Winnings, Losses, and Net Amount of Top 12 Gaming Players

After demonstrating an analytical summary of GAMING HOUSE's activities, flow of funds, and a financial summary of the gaming operation, APPENDICES A & B of the REPORT served as a hub that recollected every gaming winning / losing transactions of each 93 PLAYERS for searching and referencing in the EPIRATE investigation.

<sup>14</sup> XREF SECTION 6

<sup>15</sup> XREF EXHIBITS #18, #19

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**ANALYTICAL REPORT: COMMON GAMING HOUSE**

EPIRATE 2015E-2543

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**9. WILL SAY OF CM ELISE K. L. TO**

Civilian Member Elise K. L. TO Will Say That:

I, Elise TO, am a Civilian Member of the Royal Canadian Mounted Police ("RCMP") and have been employed since November 2005 as an Investigative Financial Analyst. I have been assigned to the Integrated Market Enforcement Team in Vancouver, British Columbia since I was hired, and the job position was migrated to the Federal Serious and Organized Crime ("FSOC"), Financial Integrity Group in Surrey, British Columbia in 2013. Part of my job roles included but not limited to:

- Financial and accounting analysis in the investigations of Ponzi Scheme, pump-and-dump schemes, illegal kickback schemes, illegal baccarat / poker gambling activities, etc.
- Trading data analysis to identify illegal insider trading and market manipulation
- Criminal intelligence analysis on publicly trading securities; entity intelligence profiling to identify illegal activities and organized crime groups associations in the financial markets

I have a Bachelor of Commerce degree from the University of British Columbia in 1998 with a major in Finance. I completed the Certified Fraud Examiner ("CFE") Designation in March 2015 from the Association of Certified Fraud Examiners. In addition, I have also been a Chartered Professional Accountant (Certified Management Accountant) ("CPA,CMA") since October 2007 designated by the Chartered Professional Accountants of British Columbia. On other formal trainings, I have taken various professional courses including the Canada Police College's *Financial Investigation Course*; RCMP's *Economic Crime Course*; International Association For Property and Evidence's *Managing Property and Evidence in Law Enforcement Course*; International Association of Law Enforcement Intelligence Analyst's *Criminal Intelligence Training*; Ontario Securities Commission's *Securities Investigation Course*.

I was employed by the RCMP during the course of EPIRATE investigation; currently assigned the role to analyze documents with respect to the financial activities of a common gaming house allegedly kept by Paul King JIN. I received copies of gaming and financial ledgers that other Peace Officers and Civilian Investigators seized from EPIRATE SITES 10F & 11. I reviewed and examined the relevant gaming exhibits, transposed gaming transactions<sup>16</sup> into MS Excel spreadsheets to summarize gaming players' activities, interpreted GAMING HOUSE's financial records, and used the identified gaming activities to formulate a financial picture of the GAMING HOUSE between June 2015 and October 8, 2015.

The accounting analytical findings were recorded in a MS Word analytical report. On August 30, 2016, the REPORT and APPENDICES with respect to the GAMING HOUSE were finalized in PDF format; reviewed and verified for the investigators at RCMP FSOC, Financial Integrity.

<sup>16</sup> The Chinese names of gaming players were copied to the Analytical Report and Appendices. I used Google Translate to generate pristine copy of Chinese characters mirroring original documents. I immigrated to Canada from Hong Kong in December 1992 after completing Grade 11 high-school education. I can speak Cantonese fluently and confidently, can read and write traditional and simplified Chinese characters. Having that said, translations inserted in this REPORT were sourced from certified translated exhibits.





PROVINCIAL COURT  
OF BRITISH COLUMBIA

JUL 24 2017

FILED  
VANCOUVER REGISTRY  
222 Main Street

Vancouver Registry  
Management Order  
File # MO-003-2016

This is Exhibit "55"  
referred to in the Affidavit  
of M. Cuzowsky  
affirmed before me this  
day of February, 2016  
  
A Commissioner for taking Affidavits  
Within British Columbia

IN THE PROVINCIAL COURT OF BRITISH COLUMBIA

IN THE MATTER OF AN APPLICATION  
TO AMEND A MANAGEMENT ORDER


Pursuant to Sections 6 and 7 of the Seized Property Management Act

AMENDED MANAGEMENT ORDER

UPON THE EX PARTE APPLICATION of the Director of Public Prosecutions of Canada for a Management Order with respect to certain seized property pursuant to Section 6 and 7 of the *Seized Property Management Act*, and being of the opinion that the seized property identified as:

- a. A total of \$2,075,255 in Canadian currency, \$5,100 in USD currency, \$902 in Mexican Pesos, VEF 4,115.00 in Venezuelan currency, L. 293.00 in Hondurian Lempia and NT\$13,000.00 in Taiwan New dollars that was seized from Unit 303 – 5811 Cooney Road in Richmond, B.C.;
- b. A total of \$370 in Canadian currency that was seized from Unit 5 – 8271 Westminster Highway, Richmond, B.C.;
- c. A total of \$21,190 in Canadian currency, 50 in Chinese Yuan Reminbi, \$1,301 in Mexican Pesos, B/. 2.00 in Panamanian Balboa and \$1,010.00 in Hong Kong dollars that was seized from 2375 Burquitlam Drive, Vancouver;
- d. A total of \$535,260 in Canadian currency, 20.00 in Euros, 3090 in Chinese Yuan Reminbi and \$2,091 in USD currency that was seized from Unit 210 – 8120 Jones Road, Richmond;

I CERTIFY this to be a true copy

  
K. Tsalloti  
Notary Public for the Province of British Columbia

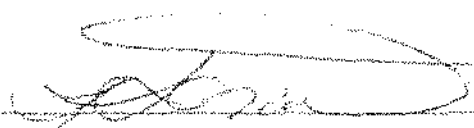
K. Tsalloti

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- e. A total of \$4,320,930 in Canadian currency, 10.00 in Euros, 95 in Chinese Yuan Reminbi and \$108 in USD currency that was seized from Unit 1107 – 5199 Brighthouse Way, Richmond;
- f. A total of \$60,010 in Canadian currency, 220 in Chinese Yuan Reminbi, \$2, 200 in USD currency, HK \$391 dollars, NT\$4,600.00 in Taiwan New dollars, 15000 in Japanese Yen and K1,000 in Burmese Kyat that was seized from Unit 705 – 8180 Lansdowne Road, Richmond;
- g. A total of \$3,920 in Canadian currency that was seized from Unit 103- 4411 No. 3 Road, Richmond;
- h. A total of \$795 in Canadian currency that was seized from Unit 1204 – 5177 Brighthouse Way, Richmond;
- i. A total of \$52,280 in Canadian currency, \$100 in USD currency and S/. 100.00 in Peruvian Sol that was seized as a result of a traffic stop, where the driver was identified as Xuan Wen HE; and,
- j. A total of \$19,400 in Canadian currency and 100 in Chinese Yuan Reminbi that was seized from the RBC safety deposit box.

IT IS HEREBY ORDERED that the Ministry of Public Works and Government Service take possession and control of, and manage the funds, which are to be held in an interest bearing account if accepted by the bank for deposit, until returned in accordance with the law to an applicant or forfeited to her Majesty.

DATED at Vancouver British Columbia, this 24<sup>th</sup> day of July, 2017

  
 \_\_\_\_\_  
 A Justice of the Peace in and for British Columbia  
 K. Tasselet