

LETTER TO THE PLANNING DEPARTMENT IN RICHMOND

I/WE ATTENDED THE "PUBLIC INFORMATION OPEN HOUSE" AT THE SCOUT HALL ON JANUARY 23, 2008 OR I/WE VIEWED THE MATERIAL ONLINE.

THE SEVEN PAGE "LOT SIZE STUDY FEEDBACK FORM" APPEARED TO BE ARTFULLY DESIGNED TO SUIT THE PLANNING DEPARTMENT. ALTHOUGH YOUNGMORE AND KELMORE WERE INCLUDED IN THE "STUDY AREA" AS ADVERTISED, NO SCENARIO PERMITTED ANY OPTION TO INCLUDE THOSE STREETS WITH THE WHOLE OF THE STUDY AREA.

OPTION 3 WAS PARTICULARLY DISINGENIOUS!

IT IS GLARINGLY OBVIOUS THAT THERE WAS NO WAY ONE COULD ANSWER THE FORM WITH THE RESPONSE:

**NO INCURSIONS INTO THE SUBDIVISION
AND
NO EXCEPTIONS!**

***THEREFORE, KINDLY ACCEPT THIS FORM AS MY
RESPONSE TO THE PLANNING PROPOSAL.***

**I SUPPORT:
NO INCURSIONS WITH NO EXCEPTIONS !**

Name

Address

Signature

X jacqueline Robinson X 2931 Fairdell Place X Richmond
X-----X-----X
X-----X-----X
X-----X-----X

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8451 SEAFAIR

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Name

Address

Signature

x Alex Crampton	x 8211 Fairdell crescent	x AC
x Stella Crampton	x 8211 Fairdell Crescent	x SE
x (C...ifa)	x 8211 Fairdell Crescent	x GEOFFREY CRAMPTON
x Nick Crampton	x " "	x Nick Crampton

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Name	Address	Signature
X- C. GILES	X- 8291 DALEMORE RD	X- [Signature]
X- JEFF GILES	X- 8291 DALEMORE RD	X- [Signature]
X- _____	X- _____	X- _____
X- _____	X- _____	X- _____

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Address

Signature

X	Don Chapoteille	X	8260 DALEMORE	X	D. CHAPOTEILLE
X	LAURA CHAPOTEILLE	X	8260 DALEMORE RD	X	L. Chapoteille
X	KEVIN LARSEN	X	8871 DALEMORE RD	X	K. LARSEN
X	M. KIMLOP	X	8271 DALEMORE RD	X	M. KIMLOP
X		X		X	

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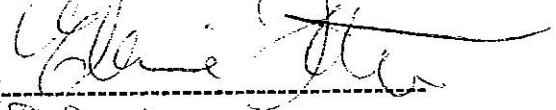
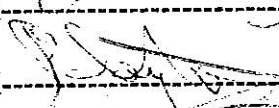

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Name

Address

Signature

X	Elaine Tate	X	8291 Fairfax Pl	X	
X	Riley Tate	X	8291 Fairfax Pl	X	
X	Alex Tate	X	8291 Fairfax Pl	X	
X		X		X	

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Name

Address

Signature

X RALPH TALBOT X 3760 ULLSMORE X R. Talbot

X-----X-----X-----

X-----X-----X-----

X-----X-----X-----

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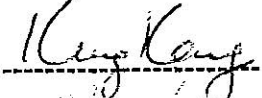
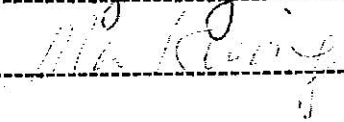
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Name

Address

Signature

X	Patrick Kwong	X	8140 Dalemore Rd.	X	
X	Genevieve Kwong	X	8140 Dalemore Rd.	X	
X		X	Richmond B.C. V7C 2A6	X	
X		X		X	

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Name	Address	Signature
X <u>K. Zernb</u>	X <u>3640 Ullomore Ave</u>	X <u>K Zernb</u>
X <u>M. Hest</u>	X <u>5664 Ullomore Ave</u>	X <u>M. Hest</u>
X _____	X _____	X _____
X _____	X _____	X _____

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Name	Address	Signature
X Janet M. Eastwood	X 3400 Fairbrook Cres	X Janet M. Eastwood
X Lawrence Eastwood	X 3400 Fairbrook Cres	X L. Eastwood
X-----	X-----	X-----
X-----	X-----	X-----

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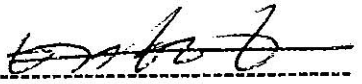
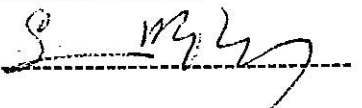
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Name

Address

Signature

X	Kwangsong Lee	X	8680 Fairden crest.	X	
X	Muyunghae Lee	X	8680 Fairden crest	X	
X	-----	X	-----	X	-----
X	-----	X	-----	X	-----

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Name	Address	Signature
X- Joe Gaudet	X- 3711 Vinmore Ave	X-
X- Cindy Chiurko	X- 3711 Vinmore Ave	X-
X-	X-	X-
X-	X-	X-

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Name

Address

Signature

X- Siobhan McIlvennes	X- 8411 Fairway Rd	X- Smellwenna
X- Anthony Jackson	X- 8411 Fairway Rd	X- [Signature]
X- _____	X- _____	X- _____
X- _____	X- _____	X- _____

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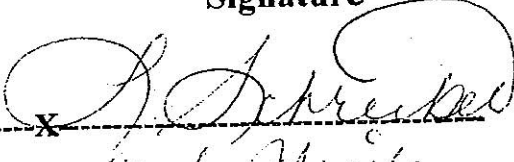

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Name	Address	Signature
X LORNA SCHREIBER X	3340 FRANCIS X	X  X
X FRED SCHREIBER X	3340 FRANCIS X	X  X
X-----X-----	X-----	X-----
X-----X-----	X-----	X-----

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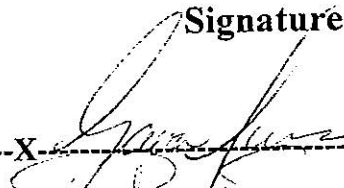
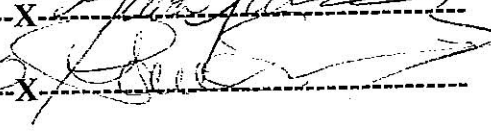
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X <u>GAVIN SUMMERS</u>	X <u>8640 FAIRFAX CRES.</u>	X 
X <u>Pam Summers</u>	X <u>8640 Fairfax Cres</u>	X 
X _____	X _____	X _____
X _____	X _____	X _____

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X LORRIE FELEUN X	322 WARDMORE PL X	[Signature]
X WILLIAM WOODLEY X	322 WARDMORE PL X	[Signature]
X SCOTT DEFEUN X	322 WARDMORE PL X	[Signature]
X-----X	-----X	-----X

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Name	Address	Signature
X FUUU REN	X 3900 CAIRNMORE PL.	X [Signature]
X HONG LI	X	X [Signature]
X	X	X
X	X	X

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Name

Address

Signature

X Elizabeth Frantzen	X 3211 Wardmore Place	X Elizabeth Frantzen
X Ole Frantzen	X 3211 Wardmore Place	X Ole Frantzen
X Kristian Frantzen	X 3211 Wardmore Place	X Kristian Frantzen
X Kari Frantzen	X 3211 Wardmore Place	X Kari Frantzen

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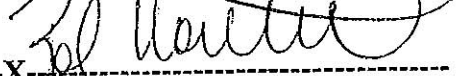
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Name

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Signature

X	Rob Houston	X	8440 SEAFAIR DR.	X	
X	Colleen Houston	X	✓	X	Colleen Houston
X	-----	X	-----	X	-----
X	-----	X	-----	X	-----

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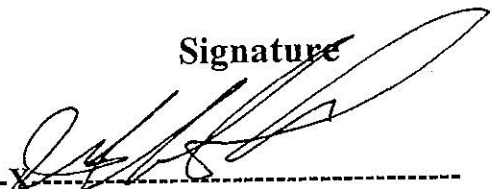
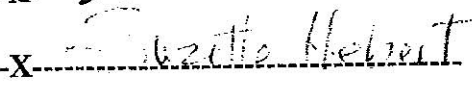
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Name	Address	Signature
X M. Ichel Noël	X 3411 USMORÉ	X 
X Suzanne Hébert	X 3411 USMORÉ	X 
X _____	X _____	X _____
X _____	X _____	X _____

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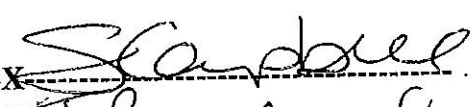
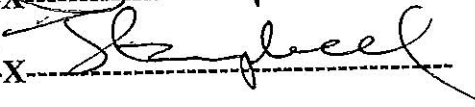
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AND
NO EXCEPTIONS!

*THEREFORE, KINDLY ACCEPT THIS FORM AS MY
RESPONSE TO THE PLANNING PROPOSAL.*

I SUPPORT:
NO INCURSIONS WITH NO EXCEPTIONS !

Name	Address	Signature
X Shawn Campbell	X 8251 Fairbrook cres	X 
X Jeff Campbell	X 8251 Fairbrook Cres	X 
X-----	X-----	X-----
X-----	X-----	X-----

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Name

Address

Signature

X- <u>T. THEEPARAJAH</u>	X- <u>3400 BARMOND AVE.</u>	X- <u>T. Theeparah</u>
X-_____	X-_____	X-_____
X-_____	X-_____	X-_____
X-_____	X-_____	X-_____

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Name

Address

Signature

X Shem Larson

X 3131 Wandmore Place X

X Rick Larson

X 3131 Wandmore Place X

X-----X-----X

X-----X-----X

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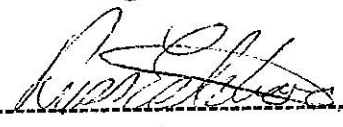
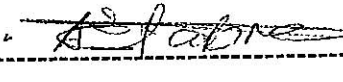
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Name

Address

Signature

X	Russ ESTABROOK	X	8460 LITTLEMORE R.	X	
X	ANGIE ESTABROOK	X	8460 LITTLEMORE R.	X	
X	-----	X	-----	X	-----
X	-----	X	-----	X	-----

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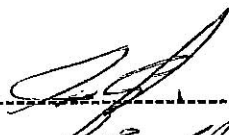
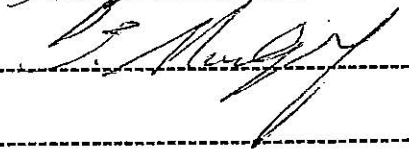
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Name	Address	Signature
X J. Van der Graaf	X 8560 SEAFAR DR.	X 
X T. Van der Graaf	X 8560 Seafar Dr.	X 
X	X	X
X	X	X

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Name	Address	Signature
Ann-Lee Hsieh	8420 Kelmore Rd, Richmond	Ann-Lee Hsieh
X-----X-----X-----		
X-----X-----X-----		
X-----X-----X-----		

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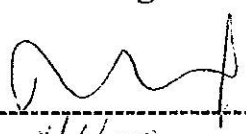
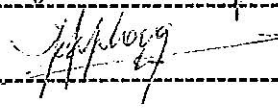
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Name	Address	Signature
X Michelle Wong	X 3760 Pacemore Ave Richmond V7C1P2	X 
X Victor Khong	X 3760 Pacemore Ave Richmond V7C1P2	X 
X-----	X-----	X-----
X-----	X-----	X-----

When any property is listed for sale at the Greater Vancouver Real Estate Board, the Board orders a title search, every time, from the NW Land Titles office. So do the lawyers or notary publics.

These title searches contain notations about rights-of-ways and restrictive covenants.

It is my understanding that this application is the third try by the owner of the five derelict properties on Youngmore, to change the current zoning. The last two applications were unsuccessful because of the "wrap-around" restrictive covenant covering all 19 properties on Youngmore and the south block of Kelmore. The owner has evidently purchased 14 of the 19 restrictive covenants (5 remain intact as 5 owners oppose rezoning), in an effort to overcome the obstacle of the restrictive covenants.

So what has changed?

Real estate agents and lawyers and notary publics are expected to provide their clients with accurate information on these items. If the restrictive covenants are truly of no importance as Ms. Cynthia Lockrey, city hall spokesperson, states in the January 29, 2008 edition of the Richmond News, then please let her advise the British Columbia Real Estate Association so all 17,500 real estate agents can be assured that they are and have been wasting their time and money securing such items for all real estate transactions!

What is a Restrictive Covenant?

Covenant: A written document in which signatories either commit themselves to do a certain thing, to not do a certain thing or in which they agree on a certain set of facts.

Originally, and still today, the term refers to a limitation imposed on real property
<<http://www.duhaime.org/LegalDictionary/R/Realproperty.aspx>>.

In real property law, a restrictive covenant runs with the land and would be registered against title such that a new owner would have to take the land with the restrictive covenants, subject to a Court striking the restrictive covenant upon application of the landowner.

It is said that the common law does not recognize or enforce restrictive covenants. This is one reason why condominium law was introduced in Canada, to allow land owners some means of privately controlling land use and promoting a "life style."

But restrictive or negative covenants can be enforced under equity. Thus, an 1888 case called *Tulk v. Moxhay* set down a series of rules that must be met if the restrictive covenant is to be enforced.

- * The covenant must be known by the purchaser before purchase.
- * The covenant must have been made for the protection of the land at the time the covenant was made.
- * The land must be ascertained or ascertainable from the document.
- * It must be intended that the burden was to run with the covenantor's land.
- * The covenant must be negative in substance.
- * The covenant is subject to the general limitations of equity the most important being that it shall not be imposed on a bone fide purchaser without notice.

The means or ending covenants differs from province to province. In British Columbia, the Property Law Act provides a concise list of reasons:

- a. if the covenant has become obsolete by reasons of change in the character of the land;
- b. the reasonable use of the land will be impeded, without practical benefit to others, if the covenant is not canceled;
- c. the covenantee(s) have agreed, expressly or impliedly, to terminate the covenant;
- d. cancellation will not injure the covenantee; or
- e. the covenant is invalid, expired or unenforceable and should be cancelled.

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Name

Address

Signature

X	JOHN STEWART	X	8351 ELSMORE RD.	X	[Signature]
X	Jeanne Garie	X	8351 Elsmore Rd	X	[Signature]
X	Hayley Garie	X	8351 Elsmore Rd	X	[Signature]
X		X		X	

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Name

Address

Signature

X	Leslie Stanick	X	8531 Bairdmore Cres	X	Leslie Stanick
X	Gerald Stanick	X	" " "	X	GERALD STANICK
X	MARY STANICK	X	" " "	X	Mary Stanick
X		X		X	

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Name	Address	Signature
X LESLEY SCOTT X	X 8460 KELMORE X	X [Signature] X
X Grant Scott X	X 8460 Kelmore X	X [Signature] X
X-----X	X-----X	X-----X
X-----X	X-----X	X-----X

... ..

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Address

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X *William Shippard 9480 Kelson Rd.* X *Wm Shippard*

X _____ X _____ X _____

X _____ X _____ X _____

X _____ X _____ X _____

[illegible]

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X JAMES JORDAN	X 3400 ULLSMORE AVE X	<i>James Jordan</i>
X EVELYN JORDAN	X 3400 ULLSMORE AVE X	<i>Evelyn Jordan</i>
X WILLI LUERS	X 3420 ULLSMORE AVE X	<i>Willi Luers</i>
X TOME LUERS	X 3420 ULLSMORE AVE X	<i>Tome Luers</i>

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Name

Address

Signature

X GRANT ANDERSON	X 8391 FAIRHURST RD	X 
X LYNNE ANDERSON	X 8391 FAIRHURST RD	X 
X _____	X _____	X _____
X _____	X _____	X _____

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X <u>Curtis Tomer</u>	X <u>8340 Fairfax Place</u>	X <u>[Signature]</u>
X <u>Sharon Tomer</u>	X <u>8340 Fairfax Place</u>	X <u>[Signature]</u>
X <u>Ezio Tomer</u>	X <u>8340 Fairfax Place</u>	X <u>[Signature]</u>
X _____	X _____	X _____

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Signature

<i>GILLES BOUCHARD</i> <i>Gilles Bouchard</i>	X	8800 FAIRDELL CRES	X	<i>Gilles Bouchard</i>
<i>LOIS BOUCHARD</i> <i>Lois Bouchard</i>	X	8800 FAIRDELL CR	X	<i>Lois Bouchard</i>
X	X	X	X	X
X	X	X	X	X

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Name	Address	Signature
X SHARON BELLINGER	X 8451 FAIRBROOK CRESCENT	X Sharon Bellinger
X PETER BELLINGER	X 8451 FAIRBROOK CRESCENT	X Peter Bellinger
X-----	X-----	X-----
X-----	X-----	X-----

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Name

Address

Signature

X Penelope Budd X 8160 Fairbrook Cr., X P Budd

X-----X-----X-----

X-----X-----X-----

X-----X-----X-----

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Name	Address	Signature
X <u>Hugh F. Ross</u>	X <u>8340 FAIRDELL CRES.</u>	X <u>HUGH F. ROSS</u>
X _____	X _____	X _____
X _____	X _____	X _____
X _____	X _____	X _____

LETTER TO THE PLANNING DEPARTMENT IN RICHMOND

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OPTION 3 WAS PARTICULARLY DISINGENIOUS!

IT IS GLARINGLY OBVIOUS THAT THERE WAS NO WAY ONE COULD ANSWER THE FORM WITH THE RESPONSE:

**NO INCURSIONS INTO THE SUBDIVISION
AND
NO EXCEPTIONS!**

***THEREFORE, KINDLY ACCEPT THIS FORM AS MY
RESPONSE TO THE PLANNING PROPOSAL.***

**I SUPPORT:
NO INCURSIONS WITH NO EXCEPTIONS !**

Name	Address	Signature
X JAMES E. MURRAY	X 8711 FAIRDELL PLACE X	X [Signature] X
X THERESA C. MURRAY	X 8711 FAIRDELL PLACE X	X TCMurray X
X	X	X
X	X	X

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**I SUPPORT:
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Name	Address	Signature
X SUSAN BENCHERIE	X 9731 FAIRDELL PLACE	X Susan E. Bencherie
X MUHAMMED BENCHERIE	X 8731 FAIRDELL PLACE	X M. Bencherie
X	X	X
X	X	X

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Name

Address

Signature

X	FRAN SCHOEPPEN	X	8311 DALEMORE RD	X	<i>Fran</i>
X	HOLLY SCHOEPPEN	X	8311 DALEMORE RD	X	<i>Holly</i>
X	-----	X	-----	X	-----
X	-----	X	-----	X	-----

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Name	Address	Signature
X <u>Hendrik Stuurman</u>	X <u>5911 Faircliff Place</u>	X <u>[Signature]</u>
X <u>Rosa Stuurman</u>	X <u>5911 Faircliff Place</u>	X <u>[Signature]</u>
X _____	X _____	X _____
X _____	X _____	X _____

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Name	Address	Signature
X C. WAGENAR	X 8600 Fairdell Cr.	X 
X M. J. WAGENAR	X 8600 Fairdell Cr.	X 
X	X	X
X	X	X

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Name

Address

Signature

X	Vic Sagorski	X	8631 Fairdell Cres.	X	V. Sagorski
X	Lynn Sagorski	X	8631 Fairdell Cres	X	Lynn Sagorski
X	-----	X	-----	X	-----
X	-----	X	-----	X	-----

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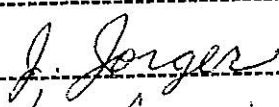
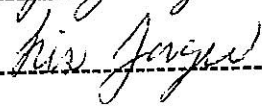
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Name	Address	Signature
X-  -X	X- -X	X- -X
X- J. JORGER -X	X- 8440 FAIRFAX CRES. -X	X-  -X
X- LIS JORGER -X	X- 8440 FAIRFAX CRES -X	X-  -X
X- -X	X- -X	X- -X

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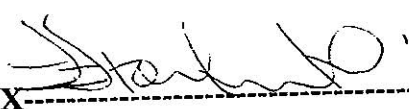
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Name	Address	Signature
X-JEFFREY J. FORTUNATO	X-336 DULSMORE AVE.	X- 
X-----	X-----	X-----
X-----	X-----	X-----
X-----	X-----	X-----

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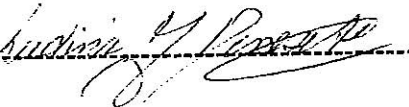
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Name

Address

Signature

X	^{DEHEXTER} RUDOLF DEHEXTER	X	8540 SEAFAIR DR	X	
X	L. J. DEHEXTER	X	8540 SEAFAIR DR	X	
X	-----	X	-----	X	-----
X	-----	X	-----	X	-----

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Name	Address	Signature
X- <u>JOANNE GERRY</u>	X- <u>8380 FAIRBROOK CRESC.</u>	X- <u>Joanne Gerry</u>
X- <u>Bill Gerry</u>	X- <u>8380 Fairbrook Cresc.</u>	X- <u>W. Gerry</u>
X-_____	X-_____	X-_____
X-_____	X-_____	X-_____

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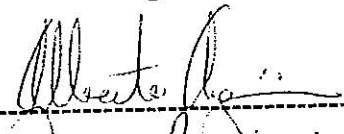
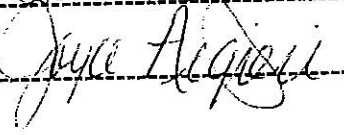
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Name	Address	Signature
X-ALBERTO ARGENTI-X	X-8700 BAIRDMORE CR-X	X-  -X
X-Joyce Argenti-X	X-8700 Bairdmore Cr-X	X-  -X
X-----X-----	X-----X-----	X-----X-----
X-----X-----	X-----X-----	X-----X-----

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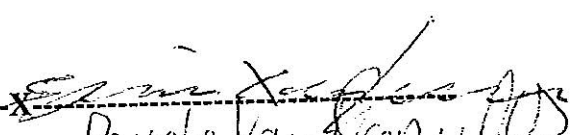

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Name	Address	Signature
X SPIRO XANTHOPOULOS X	8880 FAIRDELL PL. RI. X	
X RENATE XANTHOPOULOS X	8880 FAIRDELL PL. RI. X	
X-----X-----X		
X-----X-----X		

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Name	Address	Signature
X- ANDREA READ X	8411 SEAFAIR X	A. Read
X- STEVEN READ X	8411 SEAFAIR X	
X- X	X	X
X- X	X	X

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Name	Address	Signature
X BRIAN WHITWORTH X	3780 ROYAL FLORE AVE X	X [Signature] X
X BRIAN WHITWORTH X	LI X	X [Signature] X
X-----X	-----X	-----X
X-----X	-----X	-----X

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Name	Address	Signature
X <u>Dr. B. Brett Finlay</u> X	<u>8491 Sea Fair Drive</u> X	<u>[Signature]</u>
X <u>Dr. Jane C. Finlay</u> X	<u>8491 Sea Fair Drive</u> X	<u>[Signature]</u>
X-----X-----X		
X-----X-----X		

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Name	Address	Signature
X- <u>JEAN MELROSE</u>	X- <u>8471 FAIRWAY RD</u>	X- <u>Jean Melrose</u>
X- <u>KW MC NABB</u>	X- <u>3100 BLUNDEN RD</u>	X- <u>[Signature]</u>
X- _____	X- _____	X- _____
X- _____	X- _____	X- _____

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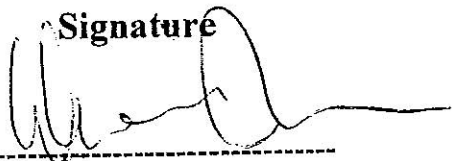
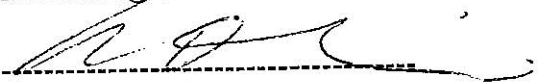

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Name	Address	Signature
X Diane Ostrowski X	3240 Wardmore Pl X	
X Greg Ostrowski X	3240 Wardmore Pl X	
X GEORGE OSTROWSKI X	3240 WARDMORE PL X	
X-----X	-----X	-----

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Name	Address	Signature
X- JAMES R. HUGHES -X	8540 Fairway Rd. Road -X	J. R. Hughes
X- JAMES C. HUGHES -X	8540 Fairway Rd. Road -X	J. C. Hughes
X- -X	-X	-X
X- -X	-X	-X

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X <u>James B. Bzost</u>	X <u>8360 Fairbrook Cr.</u>	X <u>[Signature]</u>
X <u>Johanna Schiller</u>	X <u>8360 Fairbrook Cr.</u>	X <u>[Signature]</u>
X _____	X _____	X _____
X _____	X _____	X _____

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THE SEVEN PAGE "LOT SIZE STUDY FEEDBACK FORM" APPEARED TO BE ARTFULLY DESIGNED TO SUIT THE PLANNING DEPARTMENT. ALTHOUGH YOUNGMORE AND KELMORE WERE INCLUDED IN THE "STUDY AREA" AS ADVERTISED, NO SCENARIO PERMITTED ANY OPTION TO INCLUDE THOSE STREETS WITH THE WHOLE OF THE STUDY AREA.

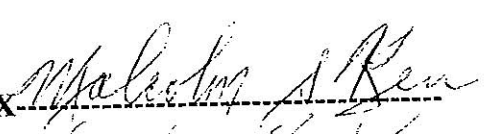
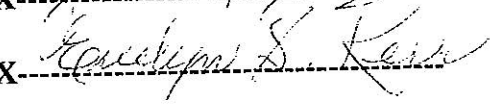
OPTION 3 WAS PARTICULARLY DISINGENIOUS!

IT IS GLARINGLY OBVIOUS THAT THERE WAS NO WAY ONE COULD ANSWER THE FORM WITH THE RESPONSE:

**NO INCURSIONS INTO THE SUBDIVISION
AND
NO EXCEPTIONS!**

***THEREFORE, KINDLY ACCEPT THIS FORM AS MY
RESPONSE TO THE PLANNING PROPOSAL.***

**I SUPPORT:
NO INCURSIONS WITH NO EXCEPTIONS !**

Name	Address	Signature
X MALCOLM S. KERR	X 8240 FAIRDELL CRES	X 
X EVERLYN S. KERR	X 8240 FAIRDELL CRES	X 
X-----	X-----	X-----
X-----	X-----	X-----

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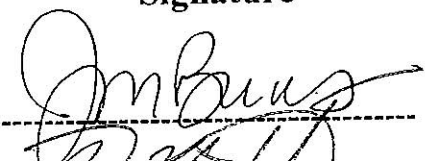
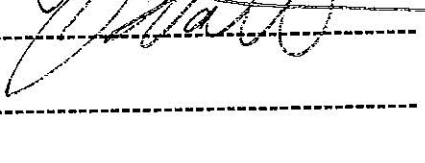
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Name	Address	Signature
X Jennifer Burns	X 8100 FAIRBROOK CR. X	
X DAVID WATT	X 8100 FAIRBROOK CR. X	
X	X	X
X	X	X

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Name

Address

Signature

X	M.F. Lorrance Wellman	X	8231 Fairbell Place	X	M.F. Lorrance Wellman
X	Roger F. Wellman	X	8231 Fairbell Place	X	R.F. Wellman
X	-----	X	-----	X	-----
X	-----	X	-----	X	-----

3451 Jeays Rd
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Name	Address	Signature
X <u>Paul McIntosh</u>	X <u>3591 FRANCIS ROAD</u>	X <u>[Signature]</u>
X <u>Jim McIntosh</u>	X <u>3591 FRANCIS ROAD</u>	X <u>[Signature]</u>
X <u>Kimi McIntosh</u>	X <u>3591 FRANCIS RD</u>	X <u>[Signature]</u>
X _____	X _____	X _____

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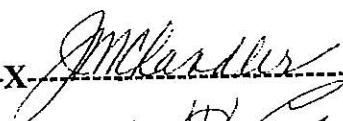

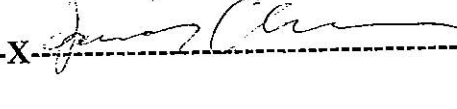
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Name	Address	Signature
X- Janet M. Chandler	X- 3860 Pacemore Ave. RMD	X- 
X- Martin H. Chandler	X- 3860 Pacemore Ave. RMD	X- 
X- Spencer S. Chandler	X- 3860 Pacemore Ave RMD	X- 
X- _____	X- _____	X- _____

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Name	Address	Signature
JANET L. MEEK		
X <u>Janet L. Meek</u>	X <u>8400 FAIRBROOK CRES</u>	X <u>Janet L. Meek</u>
X <u>Graham Meek</u>	X <u>8400 Fairbrook Cres.</u>	X <u>Alan Meek</u>
X <u>David Meek</u>	X <u>8400 Fairbrook Cres.</u>	X <u>Alan Meek</u>
X _____	X _____	X _____

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Name	Address	Signature
X <u>W. SCHOEPFER</u> X	<u>3580 ROYALMORE</u> X	<u>W. Schoepfer</u>
X <u>M. SCHOEPFER</u> X	<u>3580 ROYALMORE</u> X	<u>M. Schoepfer</u>
X <u>L. SCHOEPFER</u> X	<u>3047300 MONTAT RD</u> X	<u>L. Schoepfer</u>
X _____ X	_____ X	_____

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Name	Address	Signature
X HENRY FRATE X	8451 SEAFAR X	Henry Frate X
X MELISSA FRATE X	#13 8720 NO 1 RD X	Melissa Frate X
X JULIA FRATE X	8451 SEAFAR X	Julia Frate X
X-----X-----X		

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Name

Address

Signature

X- PATRICIA MACKENZIE X- 8040 FAIRBROOK CRE. X- Patricia Mackenzie

X- X- X-

X- X- X-

X- X- X-

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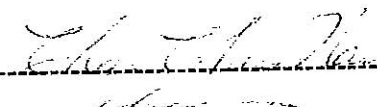

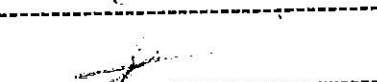
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Name	Address	Signature
X CHAN, CHUN NAM JAMES X	8980 FAIRDELL PL. RMD VTC 373	X 
X FOK, BIK KAY BECKY X		X 
X CHAN, JACKY LAP KEI X		X 
X-----X		X-----X