Statement from the former owners of 7580 152 Street, Surrey, BC

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Hi ,

I have received the Freedom of Information and privacy act regarding the purchase of 7580 152 Street Surrey BC. The report is very clear that the purchase was made with very bogus and fraudulent way. As an owners we were doing due diligence of the property from September to November of 2025 when city pick and choose the property for their own purpose without any knowledge or communication to us. The only communication was between [City staff member] from City of Surrey and [lawyer – name withheld] of [law firm – name withheld]. [lawyer – name withheld] as a lawyer did not disclose to me (Joga Lalli) as director that there is any kind of communication going on with the City of Surrey regarding the purchase of my property. As a member of Law Society of British Columbia he did not perform his duty as per code of Ethics and did not perform fiduciary duty to me as client.

[lawyer – name withheld] did not tell me (Joga Lalli) at any time that there is a sale deal going on with the city of Surrey for 7580 152 Street Surrey BC. At all times he acted without my knowledge and consent. I only became aware that the deal was going on when I was director of the company and during the change of directorship also he did not disclose any of the matters related to sale to me.

[City staff member] ordered appraisal on my property without any consent from me (Joga Lalli) on April 8th , 2026. The access was not allowed by me at all. This is clear tress passing. Furthermore, [lawyer – name withheld] advised [City staff member] that there are two directors of the company , which is wrong information. At no time [individual – name withheld] was director of company before May 2026. The discussions which [lawyer – name withheld] and [City staff member] from City of Surrey were doing were dated starting Jan 2026. Who [lawyer – name withheld] was representing in this matter and on what basis. Did [lawyer – name withheld] has any retainer agreement with Mr. Joga Lalli or any consent to make deal to sell his property.

Kirsten Bicego Centras Engineering Ltd. was hired to do due diligence on Jan 26th 2026 by [City staff member] without consent from Owners. This is the report regarding the Cricket Pitch

"Please note that the cricket field shown is 142 m x 119 m, which is not the full-size version. A full-size field would not fit within the parcel boundaries unless it extends into Surrey Lake Park, should you wish to explore that option." (Tommy Buchmann, P.Eng. Principal, Centras Engineering Ltd. #306-2630 Croydon Drive, Surrey, BC V3Z 6T3 Direct: [redacted] E-mail: [redacted] centras.ca)

This was email message to [City staff member] of City of Surrey from Tommy Buchmann on dated Feb 5th 2026. Even though the report clearly denied that full length pitch is not possible [City staff member] moved forward and hired EBB environmental consulting INC. on Feb 11, 2026 and ask for further reports on the property.

On March 10, 2026 Tommy Buchman gave the following report regarding the Kabaddi Court "For your info, you could fit the Kabaddi court but it would encroach into Surrey Lake Park. Below shows the kabaddi court footprint, without bleachers:" It means Kabaddi court is also not possibility.

The ponds are wetland and report clearly says that both the ponds on the east of the property are wetland "The presence of water within the ponds throughout the spring and summer months is indicative that the wetted features is present throughout the year and would satisfy the diagnostic criteria for wetland hydrology."

As per report presented to [City staff member] of City of Surrey "Bear Creek is a fish-bearing, Class A watercourse, and is formally protected under the provincial Water Sustainability Act, the Riparian Areas Protection Regulation, the federal Fisheries Act, and the City's Zoning Bylaw. Several channel measurements were taken during the field assessments to determine the typical channel width. All of the channel measurements exceeded 10 m, and therefore the designated streamside setbacks for the stream under both RAPR and the Zoning Bylaw is 30 m."

Another environment setback presented by Environment Study "It is expected that the protections afforded by the provincial Wildlife Act will apply to the observed beaver lodge. Prior to any infill works, authorization to remove the structure must be received from the province. Additionally, the federal Migratory Birds Convention Act will be applicable to any works involving the removal of vegetation, including trees, during the breeding window (March 1 to August 31). The year-round protection of nests applies to any identified pileated woodpecker nesting cavity and would necessitate three years of monitoring to confirm nest abandonment. This provision only applies if the tree where the nesting cavity is present, is to be removed."

After receiving all these sensitive reports On April 16th 2026, [City staff member] sent consideration for Acquiring the 7580 152 Street Surrey BC. The [lawyer – name withheld] and his law firm did not inform or communicate with Joga Lalli the only director of company. Rather they hide the information and continued working on it.

On April 16th [City staff member] through an email ordered an appraisal of the property to an appraiser at Colliers . "Hi [appraiser], Could you do an HBU appraisal on this property? The City is considering acquiring it to develop a future cricket field. Thx, [name withheld]"
The appraisal report has hided all the comparables and most of the part is blacked out as privacy documents.

On May 4th 2026 [City staff member] wrote an email to [law firm – name withheld] reception reading as "You don't often get email from [email redacted]. Learn why this is important Good Afternoon,"

The first offer was sent by [City staff member] of City of Surrey on late April 2026 with purchase price of 6 million which later on was revied by [law firm – name withheld] with knowledge to me as director for 6.8 million. The offer does not show involvement of any real estate agent at all. The accepted offer of 6.8 Million has been Signed by [City staff member] of City of Surrey as buyer and [individual – name withheld] as seller on 8th May 2026.

Environment assessment of the property has been done after acquiring the property . The property was put under contract on May 8th 2026, and phase one environment is completed on 27th May 2026. what a Joke.

Furthermore , The environmental site assessment questionnaire has been signed by [individual – name withheld] as owner of the property.

(I have complete 312 page report on this if any media outlet require this. These are facts from the report which I have received under FOIPA)

Thanks

Kuldeep Bansal & Joga Lalli