

**FORM 87**  
**NOTICE AND STATEMENT OF THE RECEIVER**  
**(Subsection 245(1) and 246(1))**  
**IN THE MATTER OF THE RECEIVERSHIP OF**  
**2173 ARGYLE AVENUE LIMITED PARTNERSHIP**  
**(The "Company")**

TAKE NOTICE THAT:

1. On the 9<sup>th</sup> day of December 2020, the undersigned The Bowra Group Inc. became the Receiver of all the assets, undertakings and properties (the "Assets") of the Company. By way of a Trust and Nominee Agreement between the Company and 1104194 B.C. Ltd. dated June 9, 2017, the Company holds equitable interest in the three unit townhouse development located at 2173 Argyle Avenue, West Vancouver. The estimated realizable value of the asset is unknown at this time. The Company does not have any other assets.
2. The undersigned became a Receiver of the Assets as described above pursuant to a private appointment under a general security agreement dated June 15, 2017 registered in the British Columbia Personal Property Registry under base registration number 076456K.
3. The undersigned has taken possession and control of the property described above on the 10<sup>th</sup> day of December 2020.
4. The following information relates to the receivership:
  - Address of property: 2173 Argyle Avenue, West Vancouver, BC V7V 1A5
  - Principal line of business: Property development
  - Location of business: 2173 Argyle Avenue, West Vancouver, BC V7V 1A5
5. The amount owed by the Company to creditors who hold security on the Assets described above is as follows:

Secured Party	Amount Owed (\$000's)	Description
Canadian Western Bank	<u>6,800</u>	Mortgage and GSA

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6. Attached is a list of unsecured creditors with amounts owed as at December 9, 2020 based on Company records. There are 26 unsecured creditors owed a total of \$542,577.
7. The Bowra Group Inc., pursuant to the aforementioned appointment will review the options available to dispose of the Assets.

Contact person for Receiver:

Kevin Koo

Telephone: (604) 608-6248  
Facsimile: (604) 689-8584  
Email: [kkoo@bowragroup.com](mailto:kkoo@bowragroup.com)

DATED AT Vancouver, British Columbia this 16<sup>th</sup> day December, 2020.

**THE BOWRA GROUP INC., LIT**

In its capacity as Receiver of 2173 Argyle Avenue Limited Partnership

Per:



Mario Mainella, CPA, CA, CIRP, LIT

**- Creditor Mailing List -**

In the matter of the Receivership of  
2173 ARGYLE AVENUE LIMITED PARTNERSHIP  
of the City of WEST VANCOUVER, in the Province of British Columbia

Creditor Type	Name	Attention	Address
Secured	Canadian Western Bank C/O RICHARDS BUELL SUTTON LLP		700 – 401 West Georgia Street VANCOUVER BC V6B 5A1
Unsecured	1122723 B.C. Ltd.		2760 Highgrove Place WEST VANCOUVER BC V7S 0A4
	Advance Euro Paving		7988 170A ST SURREY BC V4N 0C6
	Arcwood Millwork Inc		#A 367 Lynn ave NORTH VANCOUVER BC V7J2C4
	Ascent Drywall and Coatings Ltd.		8543 Commerce Court BURNABY BC V5A 4N4
	BURNABY BLACKTOP LTD.		P.O. Box 81200 BURNABY BC V5H 4K2
	Creus Engineering Ltd		Suite 610 - East Tower, 221 Esplanade W NORTH VANCOUVER BC V7M 3J3
	Dankor Construction		2171 munster ave # 28 NORTH VANCOUVER BC v7h 1b4
	Eeq Concrete Restoration Service Ltd		
	Golden Rock Construction		1464 INGLEWOOD AVENUE WEST VANCOUVER BC V7T1Z1
	H& H Insulation Ltd		160 3rd St W #601, NORTH VANCOUVER BC V7M 0A9
	IMMACULATE DETAILING, INC.		5768 LARSON PLACE WEST VANCOUVER BC V7W 1S4
	Larry Bennett		197 KHATSILANO ROAD WEST VANCOUVER BC V7P 0A4
	Nahanee Architectural Sheet Metal		1210 175 WEST 14TH STREET NORTH VANCOUVER BC V7M 2M9
	Nahid Moselhi		85 Stevens Drive WEST VANCOUVER bc V7S 1C1
	Onside Restoration		3157 Grandview Hwy VANCOUVER BC V5M 2E9
	Perfect Fit Plumbing & Heating Ltd		Unit 4 - 651 West 14th Street NORTH VANCOUVER BC v7m 1r3
	PureLuxe Painting		8543 COMMERCE COURT BURNABY BC V5A 4N4
	Reliable Granite & Marble Ltd		11635 Eburne Way RICHMOND BC V6V 2M1
	Smythe CPA		475 Howe St #1700 VANCOUVER BC V6C 2B3
	Stan Glass works Ltd		1441 Dominion St NORTH VANCOUVER BC V7J 1B3
	Streamline Drywall Inc.		23540 47 Avenue LANGLEY BC V2Z 2S3
	Torr Electric LTD.		1447 129A STREET SURREY BC V4A 3Y8
	University Sprinklers		500 - 1777 56 Street DELTA BC V4L 0A6
	Veramax Holdings Ltd.		1902 - 1139 West Cordova Street Vancouver BC V6C 0A2
	W.S. Fire Protection Ltd.		1009 Edgehill Place KAMLOOPS BC V2C 0G6

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Creditor Type	Name	Attention	Address
Unsecured	Western Hudson Coombe LLP		1040 W Georgia St Vancouver BC V6E 4H1

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