



Affidavit No. 2 of Diana Ramsey
Sworn (or affirmed) January 26, 2021

No.H200605
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

CANADIAN WESTERN BANK

PETITIONER

AND:

2173 ARGYLE AVENUE LIMITED PARTNERSHIP, ARGYLE GP LTD.,
1104194 B.C. LTD., ABANA CAPITAL MANAGEMENT GROUP INC.,
ATTI MANAGEMENT GROUP INC., ARMAN TEHRANI, 1224979 B.C. LTD.,
ASCENT DRYWALL AND COATINGS LTD., ILIR VUKAJ,
PF MECHANICAL LTD. and TORR ELECTRIC LTD.

RESPONDENTS

AFFIDAVIT

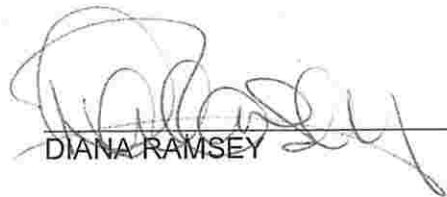
I, DIANA RAMSEY, of 700 - 401 West Georgia Street, Vancouver, British Columbia, V6B 5A1,
Legal Administrative Assistant, SWEAR (OR AFFIRM) THAT:

1. I am a Legal Assistant with the firm of Richards Buell Sutton LLP, lawyers for the
Petitioner in this action, and as such have personal knowledge of the facts and matters
hereinafter deposed to, save and except where such facts and matters are stated to be made
upon information and belief, and as to such facts and matters I verily believe them to be true.

2. Attached hereto and marked as **Exhibit "A"** is a true copy of a letter dated
January 18, 2021 from Mario Mainella of The Bowra Group consenting to act as Receiver and
manager of the assets, undertakings and properties of the Respondent Companies, 2173 Argyle
Avenue Limited Partnership, Argyle GP Ltd. And 1104194 B.C. Ltd.

SWORN (OR AFFIRMED) BEFORE ME at)
the City of Vancouver, in the Province of)
British Columbia, this 26th day of December,)
2020.)

A Commissioner for Oaths in and for the)
Province of British Columbia)



DIANA RAMSEY

THIS AFFIDAVIT is filed and delivered by Daniel D. Nugent, of the firm of Richards Buell Sutton LLP, Barristers and
Solicitors, whose place of business and address for delivery is 700 - 401 West Georgia Street, Vancouver, BC
V6B 5A1. Telephone: 604.682.3664.



The Bowra Group Inc.
Suite 430, One Bentall Centre
505 Burrard Street, Box 72
Vancouver, BC Canada
V7X 1M3
Tel: 604.689.8939
Fax: 604.689.8584
bowragroup.com

January 18, 2021

Richards Buell Sutton LLP
700-401 West Georgia Street
Vancouver, BC V6B 5A1

Attention: Daniel Nugent

Dear Sirs;


**Re: 2173 Argyle Avenue Limited Partnership, Argyle GP Ltd. and 1104194 B.C. Ltd.
(collectively referred to as the "Companies")**

We confirm that The Bowra Group Inc. is prepared to act as Receiver and Manager of the assets, undertakings and properties of the Companies and will abide by any Order of the Supreme Court of British Columbia.

Yours very truly,
The Bowra Group Inc.

Per: 

Mario Mainella, CPA, CIRP

This is Exhibit "A" referred to in the
affidavit of Diana Ramsey
made before me on January 16 2021

A Commissioner for taking Affidavits
within British Columbia