

FORM 87
NOTICE AND STATEMENT OF THE RECEIVER
(Subsection 245(1) and 246(1))
IN THE MATTER OF THE RECEIVERSHIP OF
1104194 B.C. LTD.
(The "Company")

TAKE NOTICE THAT:

1. On the 9th 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 as described below:

Assets	Estimated Realization (\$000's)
Three unit townhouse development located at 2173 Argyle Avenue, West Vancouver ¹	<u>Unknown</u>
Notes:	
1. 99% complete. Occupancy to be obtained.	

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 076458K.
3. The undersigned has taken possession and control of the property described above on the 10th 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

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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	6,800	Mortgage and GSA
Total mortgages and GSA's	6,800	
Advance Euro Paving	52	Builder's lien
Ascent Drywall and Coatings Ltd.	28	Builder's lien
Perfect Fit Plumbing & Heating Ltd.	36	Builder's lien
Torr Electric Ltd.	31	Builder's lien
Total builder's liens	147	
Total amounts owed	6,947	

6. 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

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DATED AT Vancouver, British Columbia this 16th day December, 2020.

THE BOWRA GROUP INC., LIT

In its capacity as Receiver of 1104194 B.C. Ltd.

Per:



Mario Mainella, CPA, CA, CIRP, LIT

- Creditor Mailing List -

In the matter of the Receivership of
1104194 B.C. LTD.
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	Advance Euro Paving		7988 170A ST SURREY BC V4N 0C6
	Ascent Drywall and Coatings Ltd.		8543 Commerce Court BURNABY BC V5A 4N4
	Perfect Fit Plumbing & Heating Ltd		Unit 4 - 651 West 14th Street NORTH VANCOUVER BC v7m 1r3
	Torr Electric LTD.		1447 129A STREET SURREY BC V4A 3Y8
