



FORM 109 (RULE 22-2 (2) AND (7))

This is the 1st affidavit of
B. Randall in this case
and was made on July 12, 2022

No. S2013779
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

RE: WIND-UP OF 304768 B.C. LTD. AND GLENMERRY MARKET LTD. PURSUANT TO
SECTION 324 OF THE BUSINESS CORPORATIONS ACT, S.B.C. 2002, C.57

BETWEEN:

TULLIO VITO FRANCESO ESPOSITO

Petitioner

AND:

304768 B.C. LTD., GLENMERRY MARKET LTD., and
DEMITRIA LORAINÉ ESPOSITO

Respondents

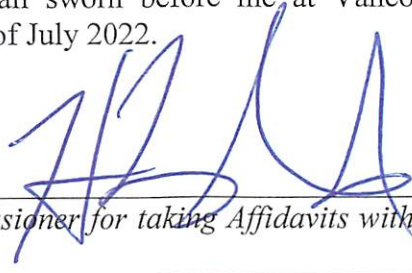
AFFIDAVIT

I, Bill Randall, real estate agent, of 1900 – 200 Granville Street, in the City of Vancouver, in the Province of British Columbia, AFFIRM THAT:

1. I am an Executive Vice President with Colliers Macaulay Nicolls, the brokerage that has conduct of the Lands' listing, and have been involved with marketing the Lands and the negotiations of the current contract of purchase and sale with the proposed purchasers, and as such I have personal knowledge of the matters and facts hereinafter deposed to, except where the same are stated to be based upon information and belief, and where so stated I verily believe the same to be true.

2. All capitalized terms are as defined in the accompanying Notice of Application, unless otherwise defined.
3. The Lands are a single family residential home located in Trail B.C. with a municipal address of 3427 Laburnum Drive.
4. The Lands have been listed for sale since June 14, 2022 at a listing price of \$450,000. Attached as Exhibit "A" is a copy of the marketing report that I prepared with Mario Berno of RE/MAX. I confirm that the facts set out therein are true.
5. The Lands were marketed widely online through various websites including a Multiple Listing Service, Realtor.ca, the RE/MAX website and via social media as outlined in my marketing report. The Lands have also been marketed via a local newspaper, signage at the RE/MAX office and signage on the Lands.
6. Since the Lands' listing and as a result of the marketing efforts there have been 1,405 online views of the Lands and six (6) interested parties that contacted Colliers and/or RE/MAX. These marketing efforts resulted in the subject offer on the Lands made by the Proposed Purchasers in the amount of \$435,000.
7. As outlined in my marketing report, the market has slowed due to the recent increase in interest rates. I am advised and believe to be true, that the Prospective Purchasers are able to purchase the Lands at this price as they have been previously pre-approved for a mortgage at a lower interest rate.
8. Based on my experience as a realtor, my involvement in the marketing of the Lands and given the circumstances, I strongly recommend that the Court accept the current CPS for the purchase of the Lands at a price of \$435,000. I am of the belief that this purchase price is fair and reasonable and represents market value.

This is Exhibit "A" referred to in the affidavit of
Bill Randall sworn before me, at Vancouver this
12 day of July 2022.



*A Commissioner for taking Affidavits within British
Columbia*

HEATHER A. FRYDENLUND
Barrister & Solicitor
P.O. Box 49130
2900-595 BURRARD STREET
VANCOUVER, B.C. V7X 1J5
(604) 691-7532



MARKETING ACTIVITY

To: The Bowra Group, in its Capacity as Liquidator of 304768 BC Ltd.
and Glenmerry Market Ltd.
Date: June 28th, 2022
From: Bill Randall, Executive Vice President, Colliers
Mario Berno, Broker, ReMax

RE: 3427 Laburnum Drive, Trail, BC

We have engaged in the following marketing activities

- Property listed June 14th, 2022
- Property advertised on MLS
- Property advertised on Realtor.ca
- Property has been continuously marketed on the ReMax website
- Signs erected on the Property
- Advertised in the local paper
- Property has been advertised on Facebook (office and personal)
- Advertised in ReMax office window

Inquiries

Six (6) calls on the property.

Comments

There has been relatively strong interest in the Property but the recent increase in interest rates have slowed the market. We believe this is a strong offer and the buyers were able to pay this price as they were pre-approved for a mortgage a couple of months ago at a lower interest rate. If the buyers do not close by early September, they lose the current below market mortgage rate. We are strongly recommending this offer.

Offers

Eric Venier and Mirraka Moreau – Four Hundred and Thirty-Five Thousand (\$435,000) unconditional with a Five Thousand (\$5,000) non-refundable deposit.

Best Regards,

Colliers Macaulay Nicolls

Bill Randall
Executive Vice President
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\$450,000

3427 LABURNUM DRIVE
Trail, British Columbia
V1R2S9

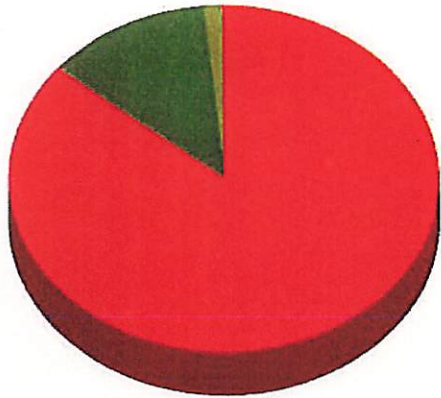
RE/MAX All Pro Realty

MLS® Number : 2465674 Last Updated : 2022-06-17

Feedback

Views by Websites & Apps

Last 30 Days

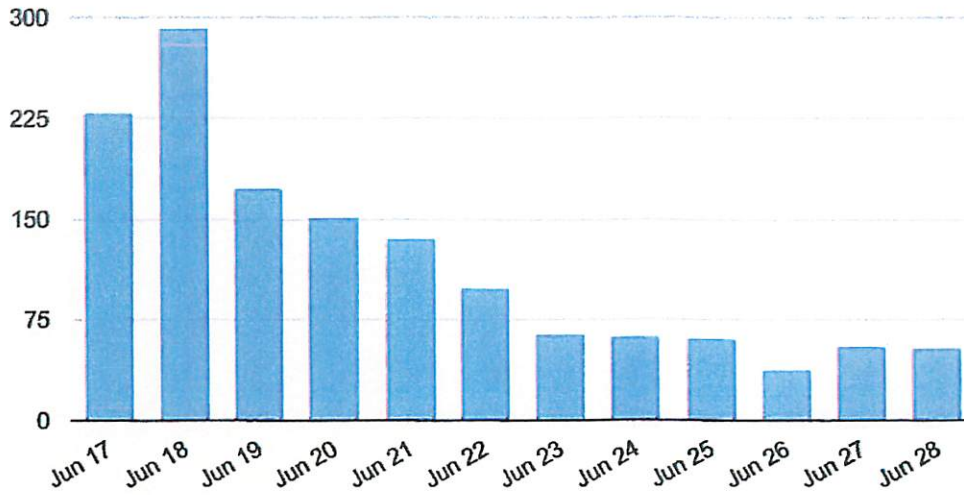


- REALTOR.ca Websites & Apps
- Real Estate Advertising Websites
- DDF® Member Websites

1405 Views on 12 Sites

Views Compared Over Time

Last 30 Days



Listing statistics are displayed in UTC time.

Feedback

- REALTOR.ca Websites & Apps** (Last 30 Days: 1,173 Views on 4 Sites) ➤
- Real Estate Advertising Websites** (Last 30 Days: 170 Views on 3 Sites) ➤
- DDF® Member Websites** (Last 30 Days: 22 Views on 2 Sites) ➤
- Franchisor Sites** (Last 30 Days: 39 Views on 2 Sites) ➤
- DDF® National Shared Pool Websites** (Last 30 Days: 1 Views on 1 Sites) ➤

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

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(https://www.realtorlink.ca/content/realtorlink/crea/en_CA/tech-tools---services0/Member-Tools/realtor-ca.html)

About CREA

(<https://www.crea.ca/about/organization/>)

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Respondents

AFFIDAVIT

OWEN BIRD LAW CORPORATION

P.O. Box 49130
Three Bentall Centre
2900 - 595 Burrard Street
Vancouver, BC V7X 1J5

Attention: Scott H. Stephens
File No. 39640-0000
