



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

This is the 1st Affidavit
of PRABHJOT CHAWLA in this case
and was made on MARCH 10, 2023

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 FRANCESCO ESPOSITO

Petitioner

AND:

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

Respondents

AFFIDAVIT

I, PRABHJOT CHAWLA, of 2900 – 733 Seymour Street, in the City of Vancouver, in the Province of British Columbia, AFFIRM THAT:

1. I am a legal assistant of Owen Bird Law Corporation (“Owen Bird”), solicitors for the petitioner, MNP LTD., Court appointed liquidator of the Respondents, 304768 B.C. Ltd. and Glenmerry Market Ltd., and as such 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. Capitalized terms are as defined in the accompanying Notice of Application unless otherwise defined.

3. Attached hereto as Exhibit "A" is a copy of the 2022 B.C. assessment for Bella Vista.
4. Attached hereto as Exhibit "B" is a copy of the 2022 B.C. assessment for Francesco's Estates.
5. Attached hereto as Exhibit "C" is a copy of the 2022 B.C. assessment for Ermelinda Estates.

AFFIRMED BEFORE ME at the City of)
Vancouver, in the Province of British)
Columbia, this 10 day of March, 2023.)
_____)
A Commissioner for taking Affidavits)
within British Columbia)

HEATHER A. FRYDENLUND
Barrister & Solicitor
P.O. Box 1
2900-733 SEYMOUR STREET
VANCOUVER, B.C. V6B 0S6
(604) 691-7532

Prabhjot Chawla

PRABHJOT CHAWLA

This is Exhibit "A" referred to in the affidavit of Prabhjot Chawla sworn before me at Vancouver this 10 day of March 2023.



A Commissioner for taking Affidavits within British Columbia

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Barrister & Solicitor

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2900-733 SEYMOUR STREET

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Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

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Report Date: Dec 09, 2022 **Report Time:** 09:45:51 AM
Folio: 39640-0000 **For:** PK52800
Roll Year: 2022 **Roll Number:** 03433.550
Area: 21 **Jurisdiction:** 232
School District: 20
Neighbourhood: 113 - East Trail & Shavers Bench
Property Address: 1976 SEVENTH AVE TRAIL BC V1R 3C3
Owner Name: 304768 BC LTD **# of Owners:** 1
Owner Address: C/O BOWRA GROUP INC 430-505 BURRARD ST VANCOUVER BC V7X 1M3
Document No: CA3438362
PID: 029-204-151
Legal Description: LOT A, PLAN EPP34324, DISTRICT LOT 2919, KOOTENAY LAND DISTRICT

2022 Value

Property Class	Land	Improvement
Residential	\$716000	\$3901000

Total Actual Value: \$4617000

2021 Value

Property Class	Land	Improvement
Residential	\$589000	\$2750000

Total Actual Value: \$3339000

2020 Value

Property Class	Land	Improvement
Residential	\$589000	\$2750000

Total Actual Value: \$3339000

Manual Class: D352 - Multiple Residence

Actual Use: 052 - Multi-Family (Garden Apartment & Row Housing)

Tenure: 01 - Crown-Granted

ALR:

Land Dimension: 155074 **Land Dimension Type:** Square Feet

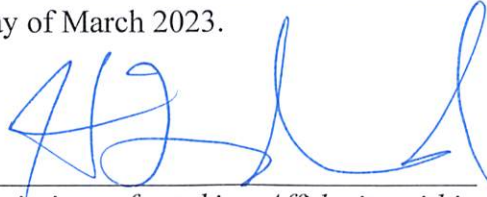
Sales: **Number** **Description**
#1 A NON-SALE occurred on 01 Nov 2013. The document # was CA3438362.

Additional Owners:

No Additional Owners

Associated PIDs:

This is Exhibit "B" referred to in the affidavit of Prabhjot Chawla sworn before me at Vancouver this 10 day of March 2023.



A Commissioner for taking Affidavits within British Columbia

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Barrister & Solicitor
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Report Date: Dec 09, 2022 **Report Time:** 09:47:08 AM
Folio: 39640-0000 **For:** PK52800
Roll Year: 2022 **Roll Number:** 03477.200
Area: 21 **Jurisdiction:** 232
School District: 20
Neighbourhood: 118 - Glenmerry
Property Address: 3550 HIGHWAY DR TRAIL BC V1R 2V1
Owner Name: 304768 BC LTD **# of Owners:** 1
Owner Address: C/O BOWRA GROUP INC 430-505 BURRARD ST VANCOUVER BC V7X 1M3
Document No: KV142272
PID: 008-435-235
Legal Description: LOT B, PLAN NEP4971, DISTRICT LOT 4598, KOOTENAY LAND DISTRICT, EXCEPT PLAN 6250

2022 Value

Property Class	Land	Improvement
Residential	\$316000	\$1888000

Total Actual Value: \$2204000

2021 Value

Property Class	Land	Improvement
Residential	\$260000	\$1428000

Total Actual Value: \$1688000

2020 Value

Property Class	Land	Improvement
Residential	\$260000	\$1428000

Total Actual Value: \$1688000

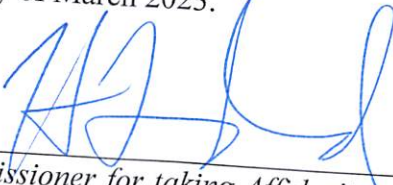
Manual Class: D352 - Multiple Residence
Actual Use: 050 - Multi-Family (Apartment Block)
Tenure: 01 - Crown-Granted
ALR:
Land Dimension: 88471 **Land Dimension Type:** Square Feet

Sales:	Number	Description
	#1	A NON-SALE occurred on 18 Nov 2003. The document # was KV142272.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 17 Feb 1988. This was a CASH sale and the price was 440,700. The document # was XB4863.
	#3	A NON-SALE occurred on 18 Sep 1987. The document # was W18743.
	#4	A SINGLE PROPERTY, VACANT SALE occurred on 15 Mar 1980. This was a CASH sale and the price was 130,000. The document # was P4659.
	#5	A NON-SALE occurred on 11 Nov 1911. The document # was 162200I.

Additional Owners:
No Additional Owners

Associated PIDs:

This is Exhibit "C" referred to in the affidavit of
Prabhjot Chawla sworn before me at Vancouver this
10 day of March 2023.



*A Commissioner for taking Affidavits within British
Columbia*

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Report Date: Dec 09, 2022 **Report Time:** 09:48:02 AM
Folio: 39640-0000 **For:** PK52800
Roll Year: 2022 **Roll Number:** 03467.000
Area: 21 **Jurisdiction:** 232
School District: 20
Neighbourhood: 118 - Glenmerry
Property Address: 3188 HIGHWAY DR TRAIL BC V1R 2V1
Owner Name: 304768 BC LTD **# of Owners:** 1
Owner Address: C/O BOWRA GROUP INC 430-505 BURRELL ST VANCOUVER BC V7X 1M3
Document No: KV142275
PID: 013-167-031
Legal Description: LOT 4, PLAN NEP2436, DISTRICT LOT 4598, KOOTENAY LAND DISTRICT, AMD (SEE 118812I) EXC PL 13260

2022 Value

Property Class	Land	Improvement
Residential	\$366000	\$2454000

Total Actual Value: \$2820000

2021 Value

Property Class	Land	Improvement
Residential	\$301000	\$1820000

Total Actual Value: \$2121000

2020 Value

Property Class	Land	Improvement
Residential	\$301000	\$1820000

Total Actual Value: \$2121000

Manual Class: D352 - Multiple Residence
Actual Use: 050 - Multi-Family (Apartment Block)
Tenure: 01 - Crown-Granted
ALR:
Land Dimension: 74057 **Land Dimension Type:** Square Feet

Sales:	Number	Description
	#1	A NON-SALE occurred on 18 Nov 2003. The document # was KV142275.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 04 Jun 1990. This was a CASH sale and the price was 785,000. The document # was XD15704.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 17 Feb 1989. This was a CASH sale and the price was 884,500. The document # was XC3384.
	#4	A NON-SALE occurred on 11 Dec 1980. The document # was P29811.
	#5	A NON-SALE occurred on 15 Jun 1979. The document # was N14920.
	#6	A NON-SALE occurred on 15 Mar 1979. The document # was N9090.

Additional Owners:

No Additional Owners

Associated PIDs:

No. S2013779
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH
COLUMBIA**

RE: WIND-UP OF 304768 B.C. LTD. AND GLENMERRY MARKET LTD.
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Petitioner

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DEMITRIA LORAINÉ ESPOSITO

Respondents

AFFIDAVIT

OWEN BIRD LAW CORPORATION

P.O. Box 1
Vancouver Centre II
2900 – 733 Seymour Street
Vancouver, BC V6B 0S6
Attention: Heather A. Frydenlund
File No. 39640-0000
