



Affidavit #1 of Stephen Boale
Sworn on November 9th, 2017

1710510

No. _____
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN THE MATTER OF THE RECEIVERSHIP OF
0744860 B.C. LTD.

BETWEEN:

BOALE, WOOD & COMPANY LTD.
in its capacity as TRUSTEE IN BANKRUPTCY OF
MARIA YUEN-MAI KWONG a.k.a. MARIA KWONG

PETITIONER

AND:

0744860 B.C. LTD.

RESPONDENT

AFFIDAVIT

I, Stephen Boale, insolvency professional, c/o 1200 – 1075 West Georgia Street, Vancouver, B.C., MAKE OATH AND SAY AS FOLLOWS:

1. I am a shareholder and employee of Boale, Wood & Company Ltd. (the “Trustee”), which has been appointed trustee of the estate of Maria Yuen-Mai Kwong a.k.a. Maria Kwong (the “Bankrupt”) in proceedings commenced under to the *Bankruptcy and Insolvency Act*, R.S.C. 1985 (the “*BIA*”), Estate No: 11-226-6985.
2. I have personal knowledge of the facts and matters hereinafter deposed to, save and 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.
3. I make this Affidavit in support of an application for an order appointing the Trustee as receiver of 0744860 B.C. Ltd. (the “*Company*”), a company which was owned and managed by the Bankrupt prior to her assignment, and for no improper purpose.

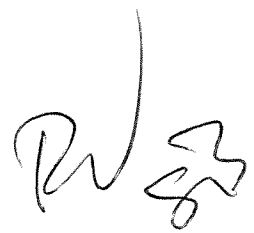
4. I am a licensed insolvency trustee, a chartered insolvency and restructuring professional, and a Chartered Professional Accountant.
5. Watson Goepel LLP has been appointed as counsel for the Trustee in the bankruptcy proceedings.

The assignment

6. On June 26, 2017, the Trustee filed, on behalf of the debtor, a Notice of Intention to Make a Proposal (the “**NOI**”). Attached and marked as:
 - (a) **Exhibit “A”** to this Affidavit is a true copy of the NOI; and
 - (b) **Exhibit “B”** is the Certificate of Filing of a Notice of Intention to Make a Proposal issued by the Office of the Superintendent of Bankruptcy on June 26, 2017.
7. The debtor did not file a proposal within 30 days of filing the NOI or seek an extension of the 30-day filing period.
8. As result, on July 26, 2017 the debtor was deemed to have made an assignment in bankruptcy, pursuant to s. 50.4(8) of the *BIA*.
9. On July 28, 2017, the Office of the Superintendent of Bankruptcy issued a Certificate of Assignment confirming that the Bankrupt was assigned into bankruptcy as of July 26, 2017. Attached and marked as **Exhibit “C”** to this Affidavit is a true copy of the Certificate of Assignment.
10. Since July 26, 2017, the Trustee has taken steps to identify creditors of the Bankrupt and locate, preserve and realize the assets of the Bankrupt’s estate (the “Estate”).

Interested parties

11. 0744860 B.C. Ltd. (the “Company”) is incorporated pursuant to the laws of British Columbia. The Bankrupt is the sole director and officer of the Company and owns 100% of the issued shares (the “Shares”). The Shares form part of the Estate.

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12. Gulf & Fraser Fisherman's Credit Union ("Gulf") is a financial institution which has mortgage security registered against real property owned by the Company.
13. John Combs is a businessman residing at 5025 Orbitor Drive, Building 4 & 5, Suite 400, Mississauga, Ontario L4V 1W1. Mr. Combs has retained Mr. John McLean QC of Gowling WLG (Canada) LLP. The Trustee has located documentation which suggests he may be a creditor of the Bankrupt and the Company.
14. Chartell Properties Ltd. ("Chartell") is a company which has mortgage security registered against real property owned by the Company. Chartell has retained Mr. John McLean QC of Gowling WLG (Canada) LLP.
15. On August 25, 2017 I became aware that the Company's minute book (the "Book") had been delivered to Mr. Jeffery Wu of Wu & Company Chartered Accountants. I have reviewed a BC Registry Services search which identifies Mr. Wu as a director of Chartell. I have also previously spoken to Mr. Wu who advised me that he has previously provided accountancy services for Mr. Combs.
16. I am advised by Mr. West (of Watson Goepel LLP) that Mr. Wu confirmed that he had received instructions, following the Bankrupt's assignment, to prepare resolutions which provided for the appointment of Mr. Combs as a director and officer of the Company but as a result of the Trustee's request those resolutions have not been filed.
17. At my request the minute books for the Company and Victor Anderson's Pharmacy (1977) Ltd. were uplifted from Mr. Wu and are held by Watson Goepel LLP.
18. Thomas Tsang is the spouse of the Bankrupt, has commenced proceedings pursuant to the *Family Law Act* against the Bankrupt and the Company and has registered a certificate of pending litigation against real property owned by the Company (the "Family Law Claim"). Axis Law is counsel for Mr. Tsang in the Family Law Claim.

Administration of the Estate

19. On August 16, 2017, the First Meeting of Creditors of the Estate was convened. At that meeting:
 - (a) the Trustee made an initial report to Ms. Kwong's creditors;

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- (b) the creditors confirmed the appointment of the Trustee; and
 - (c) Mahamud Jinnah and Alan Frydenlund QC were appointed as inspectors (the “Inspectors”).
20. Attached as Exhibit “D” to this Affidavit is a copy of the Minutes of the First Meeting of the Creditors.

The Company

21. The Company was incorporated January 4, 2006 pursuant to the laws of the province of British Columbia. A Companies Office search conducted on August 25, 2017 indicates that that its registered and records office is 111 W. Third Street, North Vancouver, British Columbia. Attached as **Exhibit “E”** to this Affidavit is a copy of a BC Registry Services search conducted August 25, 2017.
22. I have had the opportunity to review the minute book of Company for the purposes of preparing this affidavit and based on my review:
- (a) as at the date of assignment the Bankrupt was the sole owner of all of the issued shares in the Company (the “Shares”). Attached as **Exhibit “F”** to this Affidavit is a copy of a share certificate (in the name of the Bankrupt) dated January 4, 2006 representing 100 common shares in the Company;
 - (b) I am not aware of any shareholders agreement or restrictions on transfer of the Shares; and
 - (c) the bankrupt is the sole officer and director of the Company.
23. By operation s. 71 of *BIA*, as a result of the assignment the Shares of the Company immediately pass to and vest in the Trustee’s name.
24. Since July 26, 2017, the Trustee has been investigating the affairs of the Company and has requested that the persons involved with the Company provide it with any information and documents in their possession or control.

A handwritten signature in black ink, appearing to be 'RW' followed by a stylized flourish.

Assets of the Company

25. Based on my investigations it appears that the Company's primary asset is a piece of real property the particulars of which are as follows:

111 3rd Street West,
North Vancouver, British Columbia, V7M 1E7
PID: 015-131-696
Lot 10, Block 140, District Lot 274, Plan 879
(the "Property")

Attached as **Exhibit "G"** to this Affidavit is a copy of a Land Titles Office Search for the Property.

26. The Property is located on the corner of Lonsdale and Third Street in North Vancouver and my preliminary investigations suggest that it has development potential, perhaps as a part of a land assembly.

27. The Property operates as commercial premises and individual units are presently leased to various tenants (collectively, the "Tenants"). Based on information provided by the Bankrupt and representatives of the Company I understand that the current Tenants, and their corresponding monthly rents, are as follows:

Starbucks Coffee Canada, Inc.:	\$5,839.58
Pink Magnolia Nails:	\$1,855.16
Victor Anderson's Pharmacy (1977) Ltd.:	\$1,575.00
Thomas Tsang:	\$0.00

28. Attached as **Exhibit "H"** to this Affidavit is a copy of a document located during the course of the bankruptcy setting out the rent roll for the Property. I have also had the opportunity to review the leases for the premises presently occupied by Starbucks Coffee Canada, Inc. and Victor Anderson's Pharmacy (1977) Ltd.

29. Based on the information received to date the Company's total annual revenue from the Property is estimated to be \$111,236.88.

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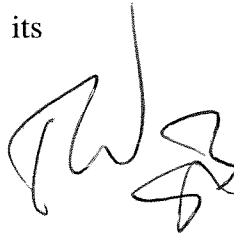
30. The Bankrupt is also the sole shareholder and director of Victor Anderson's Pharmacy (1977) Ltd. which operates a pharmacy business at the Property. Those shares have also vested on the Trustee.
31. In order to get an initial idea of the value of the Shares I arranged a preliminary broker's opinion as to value of the Property from CBRE Limited which indicates a market value of between \$4,000,000.00 and \$4,600,000.00. I have also made enquiries with Cushman Wakefield who have provided a preliminary indication that the Property would be best marketed through a competitive bid process and may secure offers in the \$3,000,000 to mid \$4,000,000 range.
32. The following encumbrances are a registered against title to the Property:
- (a) Mortgage CA3401722 registered on title to the Property, in favour of Gulf (the "Gulf Mortgage");
 - (b) Assignment of Rents CA3401723 registered on title to the Property, in favour of Gulf;
 - (c) Mortgage CA5781118 registered on title to the Property, in favour of Chartell; and
 - (d) Certificate of Pending Litigation CA5999051 registered on title to the Property, in favour of Mr. Tsang as a result of the Family Law Claim;

(collectively, the "Encumbrances")

33. In order to try and determine the status of the Company and the value of the Shares for the Estate I have made enquiries with the following individuals who I am advised have been involved with the operation of the Company:
- (a) the Bankrupt;
 - (b) Thomas Tsang, the bankrupt's spouse; and
 - (c) Peter Kwong, the brother of the Bankrupt.

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34. I have been communicating with those individuals in an effort to secure the documents relating to the operations, debts and liabilities of the Company. Unfortunately I have experienced difficulties in securing all of the relevant information. I have received bank statements for a bank account (Account # 100001763572) operated by the Company. The statements for the period October 25, 2016 - October 25, 2017 show a negative variance of \$35,359.97 between the rental payments which should have been received (based on the Exhibit "H" rent roll) and the funds actually deposited. I have requested an explanation for the variance from the Bankrupt and Peter Kwong but as at the date of this affidavit none has been forthcoming. Attached as **Exhibit "I"** to this Affidavit is a copy of a spreadsheet I prepared based on the bank account statements which shows the variance.
35. In addition to the information outlined above I have been advised by Mr. Kwong that Mr. Tsang, the Bankrupt's husband who has commenced the Family Law Claim, is "managing" the Property and collecting rents on behalf of the Company.
36. The Company does not currently have any directors and I am not aware of anyone who is actively managing the Company's business (other than described herein). It is also unclear who is responsible for paying expenses as they become due. I have been advised by the Company's insurance broker (Mr. Robert Thomlinson at Pluto Insurance Agencies Inc.) that insurance for the Property is current however I have also been advised that the Company is in arrears to the broker for that payment.
37. I am not aware of:
- (a) any employment agreements or service agreements with the Company; or
 - (b) any partnership, joint venture, profit-sharing agreement, or similar arrangement involving the Company.
38. At present the bankrupt has been managing the Company.
39. Counsel retained by the Trustee has made enquiries regarding the status of the Gulf Mortgage with counsel for Gulf. As of October 23, 2017 Gulf confirmed through its

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counsel, Mr. Wayne Powell, that the mortgage payments under the Gulf Mortgage were current. I am advised by Mr. West that Gulf has been advised that the Trustee intends to make an application to be appointed receiver of the Company and indicated that it would take no position.

40. As of July 1, 2017 there was an outstanding amount due and owing on the Gulf Mortgage of \$1,489,698.21. Attached and marked as **Exhibit "J"** is a copy of a statement issued by Gulf to the Company on July 1, 2017.
41. On October 19, 2017 counsel for Mr. Combs and Chartell provided to the Trustee a copy of letter which was sent to the Company making demand for the sum \$1,049,333, together with interest accruing at a rate of 12% per annum and costs, expenses, taxes legal fees and other expenses allegedly owing to Chartell/Mr. Combs. The letter also enclosed a Notice of Intention to Enforce Security issued pursuant to the *Bankruptcy and Insolvency Act* (the s.244 Notice"). Attached as **Exhibit "K"** to this Affidavit is a copy of the letter dated October 19, 2017 sent to the Company.
42. Counsel for Mr. Combs and Chartell has also advised, since the expiry of the s.244 Demand, that he is in the process of preparing foreclosure proceedings for filing.
43. I am advised by Mr. West that he has advised Gulf, Mr. Tsang, Chartell and Mr. Combs, through their respective counsel, that the Trustee intends to bring an application for appointment as receiver of the Company.

Appointment as Receiver

44. As a result of the assignment the Shares have vested in the Estate and the Trustee is effectively the sole shareholder. The Bankrupt is disqualified, pursuant to Section 124 of the *Business Corporations Act* – British Columbia to act as a director of the Company and I am aware there is no one presently controlling its affairs.
45. The Inspectors have directed the Trustee to take steps to preserve the value of the Shares and assume control of the Company.



46. I am of the view that it is in the best interests of the Company, its creditors and the Estate that the Trustee be appointed receiver in order to:

- (a) secure access to all financial and related information for the Company;
- (b) ensure that the assets of the Company are preserved;
- (c) to deal with creditors of the Company;
- (d) to determine, and pay, the liabilities of the Company;
- (e) deal with any litigation, including the Family Law Claim, initiated against the Company;
- (f) investigate the possible sale of the Property; and
- (g) to ensure the orderly disposition of its assets so that the value of the Shares is preserved and maintained for the benefit of the Estate.

47. Attached and marked as **Exhibit "L"** is a Consent to Act as Receiver executed by Boale, Wood & Company Ltd.

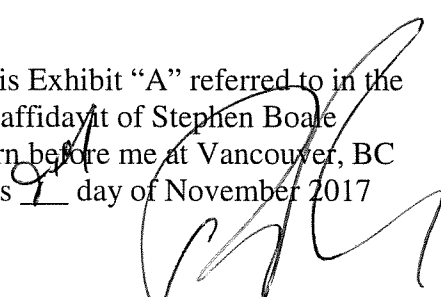
SWORN BEFORE ME at the City of)
Vancouver, in the Province of British)
Columbia, this 9th day of November, 2017.)
_____)
A Commissioner for taking Affidavits within)
the Province of British Columbia)



STEPHEN BOALE

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193

This is Exhibit "A" referred to in the
affidavit of Stephen Boale
sworn before me at Vancouver, BC
this 1 day of November 2017



A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193

District of: British Columbia
Division No. 03 - Vancouver
Court No.
Estate No. 11 - 2266985



- FORM 33 -
Notice of Intention To Make a Proposal
(Subsection 50.4(1) of the Act)

B-170543

In the matter of notice of intention
to file a proposal of Maria Yuen-Mai KWONG
of the city of West Vancouver
in the province of British Columbia

Take notice that:

1. I, Maria Yuen-Mai KWONG, an insolvent person, state, pursuant to subsection 50.4(1) of the Act, that I intend to make a proposal to my creditors.
2. Boale, Wood & Company Ltd. of 1140 - 800 West Pender Street, Vancouver, BC, V6C 2V6, a licensed trustee, has consented to act as trustee under the proposal. A copy of the consent is attached.
3. A list of the names of the known creditors with claims of \$250 or more and the amounts of their claims is also attached.
4. Pursuant to section 69 of the Act, all proceedings against me are stayed as of the date of filing of this notice with the official receiver in my locality.

Dated at the city of Vancouver in the Province of British Columbia, this 26th day of June 2017.

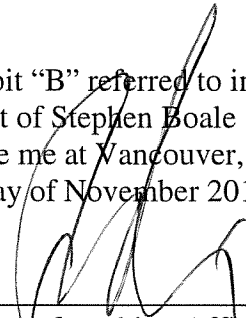
Maria Yuen-Mai KWONG
Insolvent Person

To be completed by Official Receiver:

Filing Date

Official Receiver

This is Exhibit "B" referred to in the
affidavit of Stephen Boale
sworn before me at Vancouver, BC
this 9th day of November 2017



A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193



Industry Canada

Office of the Superintendent
of Bankruptcy Canada

Industrie Canada

Bureau du surintendant
des faillites Canada

District of British Columbia
Division No. 03 - Vancouver
Court No. 11-2266985
Estate No. 11-2266985

In the Matter of the Notice of Intention to make a
proposal of:

Maria Yuen-Mai KWONG
Insolvent Person

BOALE, WOOD & COMPANY LTD.
Licensed Insolvency Trustee

Date of the Notice of Intention: June 26, 2017

CERTIFICATE OF FILING OF A NOTICE OF INTENTION TO MAKE A PROPOSAL
Subsection 50.4 (1)

I, the undersigned, Official Receiver in and for this bankruptcy district, do hereby certify that the aforementioned insolvent person filed a Notice of Intention to Make a Proposal under subsection 50.4 (1) of the *Bankruptcy and Insolvency Act*.

Pursuant to subsection 69(1) of the Act, all proceedings against the aforementioned insolvent person are stayed as of the date of filing of the Notice of Intention.

Date: June 27, 2017, 19:33

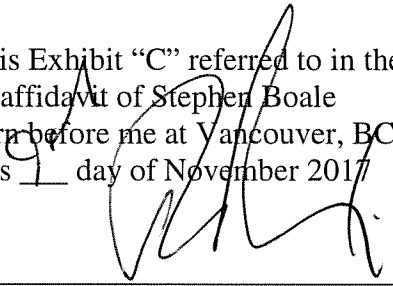
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Official Receiver

300 Georgia Street W, Suite 2000, Vancouver, British Columbia, Canada, V6B6E1, (877)376-9902

Canada

This is Exhibit "C" referred to in the
affidavit of Stephen Boale
sworn before me at Vancouver, BC
this 1 day of November 2017



A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193



Industry Canada

Office of the Superintendent
of Bankruptcy Canada

Industrie Canada

Bureau du surintendant
des faillites Canada

District of: British Columbia
 Division No.: 03 - Vancouver
 Court No.: 11-2266985
 Estate No.: 11-2266985

CERTIFIED COPY ACCORDING TO THE
RECORDS OF THE SUPERINTENDENT
OF BANKRUPTCYTHIS.....^{1st}.....DAY OF August 20 17
OFFICIAL RECEIVER

In the Matter of the Bankruptcy of:

Maria Yuen-Mai KWONG

Debtor

BOALE, WOOD & COMPANY LTD.

Licensed Insolvency Trustee

Ordinary Administration

Date of bankruptcy: July 26, 2017

Security: \$0.00

Meeting of creditors:

Chair:

Designated person: Maria Yuen-Mai
KWONGCERTIFICATE OF ASSIGNMENT - Paragraph 50.4(8)(b.1) of the Act

I, the undersigned, official receiver in and for this bankruptcy district, do hereby certify that:

- a notice of intention in respect of the aforementioned debtor was filed under section 50.4 of the *Bankruptcy and Insolvency Act*;
- the debtor has failed to file a cash-flow statement or a proposal within the provided period following the filing of the notice of intention or within any Court-granted extension and is thereupon deemed to have made an assignment.

The said trustee is required:

- to provide to me, without delay, security in the aforementioned amount;
- to send to all creditors, within five days after the date of the trustee's appointment, a notice of the bankruptcy; and
- when applicable, to call in the prescribed manner a first meeting of creditors, to be held at the aforementioned time and place or at any other time and place that may be later requested by the official receiver.

E-File/Dépôt Electronique

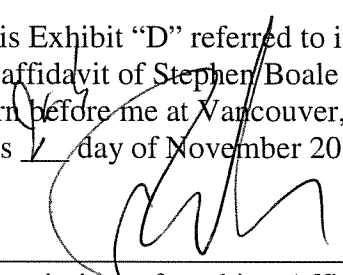
Date: July 28, 2017

Official Receiver

300 Georgia Street W, Suite 2000, Vancouver, British Columbia, Canada, V6B6E1, (877)376-9902

Canada

This is Exhibit "D" referred to in the
affidavit of Stephen Boale
sworn before me at Vancouver, BC
this 7 day of November 2017



A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193

In the Matter of the Bankruptcy of
MARIA YUEN-MAI KWONG

Bankrupt

BOALE, WOOD & COMPANY LTD.

Trustee

ORDINARY ADMINISTRATION
MINUTES OF THE FIRST MEETING OF CREDITORS

Held at 230 – 830 West Pender St.
Vancouver, BC, V6C 1J8
On 16th day of August 2017, at 2:00 PM

CHAIRPERSON: Si-Jie Liu, Official Receiver, Office of the Superintendent of
Bankruptcy ("OSB")

Attendance

The Attendance List is attached as Appendix "A" to the minutes.

Call to Order

The Chairperson called the meeting to order at 2:00 PM and advised that he was chairing the meeting pursuant to the authority granted under the Bankruptcy and Insolvency Act ("BIA"). Any decision made as chair may be appealed to court.

Quorum

The Chairperson declared there was a quorum. He further advised that he had reviewed the notice sent for the meeting, the proof of mailing the notice and the proofs of claims. The Chairperson stated that the meeting could proceed.

Purpose

The Chairperson informed the assembly that the purpose of the meeting of creditors as set out in subsection 102(5) of the BIA "shall be to consider the affairs of the bankrupt, to affirm the appointment of the trustee or substitute another in place thereof, to appoint inspectors and to give such directions to the trustee as the creditors may see fit with reference to the administration of the estate."

The Chairperson introduced Zaeed Buksh and Aaron Landa, also from the OSB, to the assembly. The Chairperson then requested the trustee, Stephen Boale, to deliver his report to the creditors.

The trustee began by making introductions of everyone present, including the bankrupt and all creditors, so everyone had an understanding of who was present.

Report to Creditors

The Trustee summarised the contents of the report to creditors (a copy of the Trustee's Preliminary Report to Creditors is attached hereto as Appendix "B"). However, the trustee elaborated on the following points:

- The trustee stated that the bankrupt worked closely with her brother, Peter, with respect to the investments and her knowledge is not as astute as that of her brother's. The trustee added that Peter had also filed for bankruptcy and has been discharged.
- Trustee stated that the interest on the Axxess Capital loans were for 14 or 15%. Axxess Capital has submitted a proof of claim for \$6.1M.
- Trustee stated that Maria has a lot of properties in her name. However, the trustee advised that Maria's spouse, Thomas Tsang, has CPL's against the properties which are part of matrimonial proceedings. The trustee has registered the estate's interest on title of the properties.
- Trustee stated that he has sent letters to the bank asking them to direct all funds to the trustee.
- Trustee stated that he has received cheques from the renters of the rental properties. He said they have received the September cheques; however, the August cheques were sent to the owner company or to Maria directly. He stated that he will be receiving the cheques going forward.
- With respect to Victor Anderson's Pharmacy shares, the trustee stated that the bankrupt has been employed there for a long time. She is paid below market rates because the company is not making any money "so to speak". He further stated that there a lot of restrictions placed on pharmacies and that he suspects there is very little value of the pharmacy shares.

- With respect to Acquire Enterprises, the trustee stated that Mr. John Coombs advanced money to the bankrupt to fund Acquire and registered a mortgage against the property owned by 744860 BC Ltd., which is a company of Maria's. The trustee said he has requested a realtor to do a Comparative Market Analysis of the property. The trustee stated that he would like to defer further discussion of this with the inspectors as it has to deal with the realization of the shares of 744860 BC Ltd.
- With respect to the property at 1415 Queens Ave, the trustee added that the mortgages are not being paid.
- With respect to the property at 3261 E 14th Ave, the trustee stated this ties into the funds held in trust, which is discussed later in the report. The trustee's counsel, Jeremy West, then briefly spoke about the long standing litigation surrounding the property. He stated that this relates to the will of Maria's mother and has been a large piece of litigation for many years. He said there is not a lot of money; \$160,000 which is being held in trust by Maria's lawyer. Mr. West added that there are properties registered in the name of Maria that are subject to dispute and there are large outstanding legal fees.
- With respect to surplus income, the trustee added that he does not anticipate there being any surplus income at this point.
- With respect to the provable claims, the trustee stated that the table in the report does not include Sarah Nelligan's (counsel for Saminah Jinnah) claim, which was recently filed, so \$6.1M has to be added to the \$3.1M claims filed to date amount.
- With respect to the claim of Ayaz Velji, the trustee stated Mr. Velji has both secured and unsecured claims.
- With respect to the Preferences and Transfers at Under Value, the trustee stated that he would like to defer this to the inspectors later on as there were a lot of large transactions to discuss.
- With respect to Fitraco, the trustee stated they have not received a claim from Fitraco but if one is received it could have an impact on the claims of the other creditors. He said they are not sure of what the exact claim might be and it will have to be dealt with later on.
- Finally, the trustee stated that this is a very complicated matter and that they have touched on a lot of different things, but that he thought a lot of it was better left to the inspectors to discuss.

Question period

The Chairperson then opened the floor to questions. Only one question was asked from Saima Haque regarding how much equity there actually is as a lot of it says "TBD".

In response the trustee stated that Page 7 of the report has a Summary of Real Property which outlines the estimated equity. He said that there is a CPL on everything and it is unknown what Maria's percentage actually is. They estimated it as 50%. The trustee added that the summary does not include the shares of 744860 BC Ltd. as an estimation of the realizable amount if very difficult, but the trustee has done his best to estimate the amount.

No further questions were asked.

Affirmation of Appointment or Substitution of Trustee

The Chairperson advised the meeting that it was now time to proceed with confirmation of the appointment of the trustee by creditors.

BE IT RESOLVED THAT Boale, Wood & Company Ltd. be affirmed as trustee of the estate of Maria Yuen-Mai Kwong.

Moved by Sarah Nelligan, proxy for Samina Jinnah.

Second by Hailey Graham, proxy for Ayaz Velji.

Motion was carried unanimously.

Appointment of Inspectors

The Chairperson advised that the creditors may appoint up to five inspectors for the estate. The inspectors are appointed as representatives of all creditors and are expected to assist the trustee by virtue of their experience and are required to supervise certain aspects of the trustee's administration.

The Chairperson called for any nominations for inspectors. There were 2 nominations for inspectors as follows.

BE IT RESOLVED THAT Mahamud Jinnah and Alan Friedland (of Owen Bird Law Corporation) be appointed as inspectors.

Moved by Sarah Nelligan, proxy for Samina Jinnah.

Second by Hailey Graham, proxy for Ayaz Velji.

Motion was carried unanimously.

Directions to the trustee

The Chairperson asked if the creditors wished to give any directions to the trustee. No directions were given.

Adjournment of Meeting

There being no further business the Chairperson requested a creditor to make a motion to adjourn the meeting.

BE IT RESOLVED THAT the meeting be adjourned.

Moved by Sarah Nelligan, proxy for Samina Jinnah.

Second by Hailey Graham, proxy for Ayaz Velji.

Motion carried unanimously and the meeting was adjourned at 2:25 PM.



Si-Jie Liu, Chairperson

Estate No. 11-2266985
Vancouver Registry










ATTENDANCE LIST

Date: August 16th, 2017

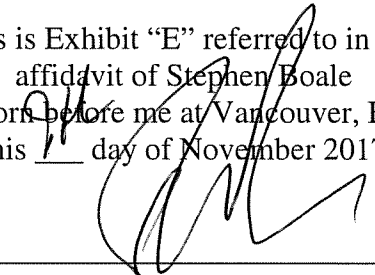
In the Matter of the Bankruptcy of
Maria Yuen-Mai Kwong

Debtor
Maria Yuen-Mai Kwong
Trustee-Boale, Wood & Company Ltd.
per: S. Boale



Name	Creditor	Signature	Amount
H. Hailey Graham	Ayaz Veli		81,238.17
Si Jie Li	OSB		
Zaeed Bush	OSB		
Aaron Leung	OSB		
Jeremy West	Counsel Walk Chapel (Estate)		
SARAH HAQUE	SARAH HAQUE		450,000
Sarah Nellison (Counsel)	Sarina Janah		86,149,954.73
FRANK STAN	John Coombs		
MINE JUNG	Thomas Tsang		

This is Exhibit "E" referred to in the
affidavit of Stephen Boale
sworn before me at Vancouver, BC
this ___ day of November 2017



A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193



**BC Registry
Services**

Mailing Address:
PO Box 9431 Stn Prov Govt
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard Street
Victoria BC
1 877 526-1526

BC Company Summary

For
0744860 B.C. LTD.

Date and Time of Search: August 25, 2017 12:08 PM Pacific Time
Currency Date: August 03, 2017

ACTIVE

Incorporation Number: BC0744860
Name of Company: 0744860 B.C. LTD.
Recognition Date and Time: Incorporated on January 04, 2006 09:26 AM Pacific Time **In Liquidation:** No
Last Annual Report Filed: January 04, 2017 **Receiver:** No

REGISTERED OFFICE INFORMATION

Mailing Address:
111 W. 3RD STREET
NORTH VANCOUVER BC V7M 1E7
CANADA

Delivery Address:
111 W. 3RD STREET
NORTH VANCOUVER BC V7M 1E7
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
111 W. 3RD STREET
NORTH VANCOUVER BC V7M 1E7
CANADA

Delivery Address:
111 W. 3RD STREET
NORTH VANCOUVER BC V7M 1E7
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:
Kwong, Maria

Mailing Address:
273 LONSDALE AVENUE
NORTH VANCOUVER BC V7M 2E9
CANADA

Delivery Address:
273 LONSDALE AVENUE
NORTH VANCOUVER BC V7M 2E9
CANADA

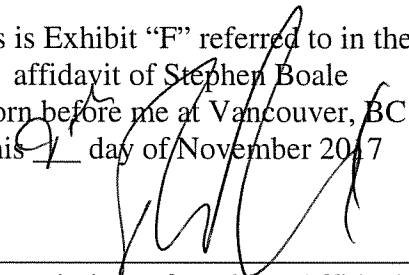
OFFICER INFORMATION AS AT January 04, 2017

Last Name, First Name, Middle Name:

Kwong, Maria

Office(s) Held: (President)**Mailing Address:**273 LONSDALE AVENUE
NORTH VANCOUVER BC V7M 2E9
CANADA**Delivery Address:**273 LONSDALE AVENUE
NORTH VANCOUVER BC V7M 2E9
CANADA

This is Exhibit "F" referred to in the
affidavit of Stephen Boale
sworn before me at Vancouver, BC
this 7 day of November 2017



A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193

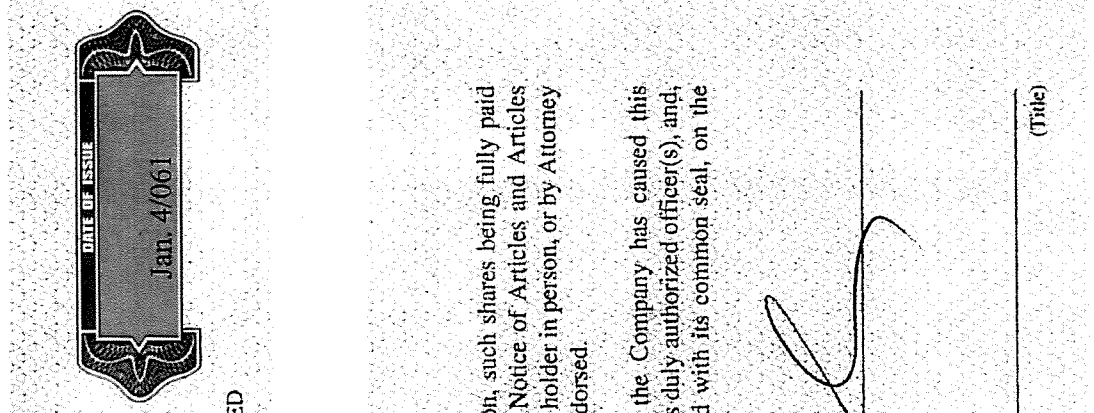
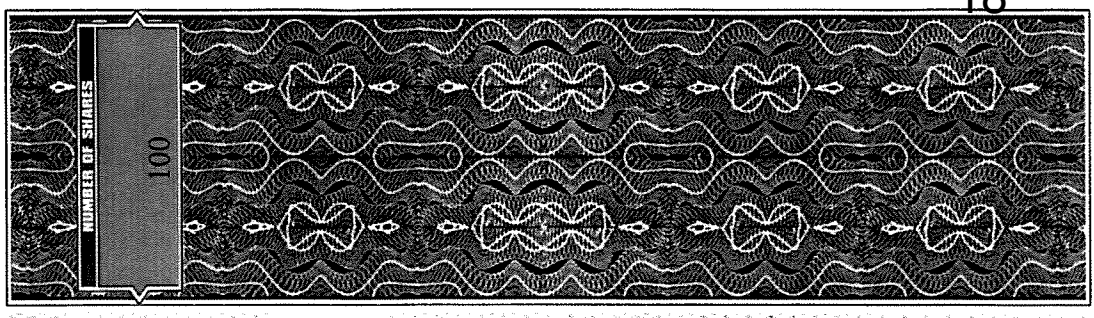
744860 B.C. Ltd.

CERTIFICATE RECEIVED
DATE January 4, 2006

COMPANY _____
REGISTERED HOLDER _____
TRANSFER (OR ALLOTMENT) FROM _____

Maria Kwong
Signature _____

NUMBER OF SHARES 100
CERTIFICATE NUMBER 1
CLASS Common
PAR VALUE NPV
DATE OF ISSUE January 4/06



A BRITISH COLUMBIA COMPANY
PAR VALUE
NPV

CLASS
Common

TRANSFER OF THESE SHARES IS RESTRICTED

744860 B.C. Ltd.

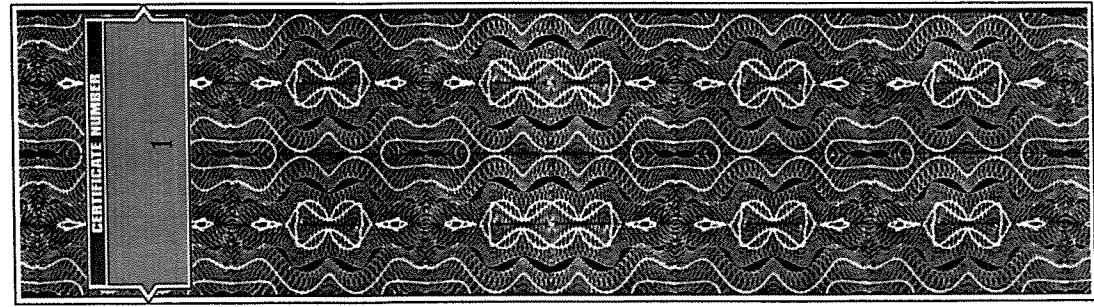
THIS CERTIFIES THAT

Maria Kwong

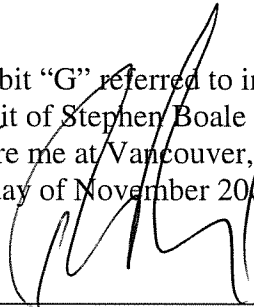
is the registered holder of the number and class of shares described herein, such shares being fully paid up and non-assessable in the Capital of the Company, and subject to the Notice of Articles and Articles of the Company, transferable on the books of the Company by the registered holder in person, or by Attorney duly authorized in writing, upon surrender of this Certificate properly endorsed.

IN WITNESS WHEREOF the Company has caused this Certificate to be signed by its duly authorized officer(s), and, where required, to be sealed with its common seal, on the date of issue.

(Title)



This is Exhibit "G" referred to in the affidavit of Stephen Boale sworn before me at Vancouver, BC this 1 day of November 2017



A Commissioner for taking Affidavits for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193

JEREMY D. WEST
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193

TITLE SEARCH PRINT

2017-07-27, 17:05:06

File Reference: 2264990002

Requestor: Belle Jutla

Declared Value \$613000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

Title Number

From Title Number

BA77155

H55008

Application Received

2006-03-20

Application Entered

2006-03-23

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

0744860 B.C. LTD., INC.NO. 0744860

273 LONSDALE AVENUE

NORTH VANCOUVER, BC

V7M 2E9

Taxation Authority

North Vancouver, The Corporation of the City of

Description of Land

Parcel Identifier:

015-131-696

Legal Description:

LOT 10 BLOCK 140 DISTRICT LOT 274 PLAN 879

Legal Notations

HERETO IS ANNEXED EASEMENT R21450 OVER PART OF LOT A

PLAN 16270 AS SHOWN ON EXPLANATORY PLAN 18433

Charges, Liens and Interests

Nature:

COVENANT

Registration Number:

R24033

Registration Date and Time:

1987-03-20 14:49

Registered Owner:

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

Remarks:

INCLUDES INDEMNITY UNDER S. 215(2)(A)

LAND TITLE ACT

Nature:

MORTGAGE

Registration Number:

CA3401722

Registration Date and Time:

2013-10-15 10:02

Registered Owner:

GULF AND FRASER FISHERMEN'S CREDIT UNION

INCORPORATION NO. FI-95

TITLE SEARCH PRINT

File Reference: 2264990002

Declared Value \$613000

2017-07-27, 17:05:06

Requestor: Belle Jutla

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA3401723
 Registration Date and Time: 2013-10-15 10:02
 Registered Owner: GULF AND FRASER FISHERMEN'S CREDIT UNION
 INCORPORATION NO. FI-95

Nature: MORTGAGE
 Registration Number: CA5781118
 Registration Date and Time: 2017-01-23 14:37
 Registered Owner: CHARTELL PROPERTIES LTD.
 INCORPORATION NO. BC0349388

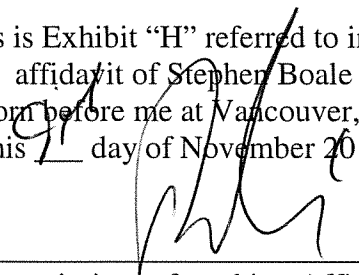
Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: CA5999051
 Registration Date and Time: 2017-05-16 14:38
 Registered Owner: THOMAS HIN KEUNG TSANG
 Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

This is Exhibit "H" referred to in the
affidavit of Stephen Boale
sworn before me at Vancouver, BC
this 9th day of November 2017



A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Notary Public & Solicitor
WALTON & DUPPEL LLP
1200-1075 West Georgia Street
Vancouver, British Columbia V6E 3C9
Tel: 604-688-8193 Fax: 604-688-8193

Rent Roll for 0744860 BC Ltd.

Unit Number	Tenant	Terms	Options	Area Sq. Ft.	Monthly Rent (Gross)
273 Lonsdale	Starbucks	10 Years	1 - 10 Yrs	1,500	5839.58
105 West 3rd	Pink Magnolia Nails	monthly	nil	300	1855.16
111 West 3rd	Anderson's Pharmacy	10 Years	2 - 10 Yrs	1,225	1575.00
103 West 3rd	Thomas Tsang Architect	5 years	1 - 5 Yrs	600	in lieu of mgmt

This is Exhibit "I" referred to in the
affidavit of Stephen Boale
sworn before me at Vancouver, BC
this 7 day of November 2017



A Commissioner for taking Affidavits
for British Columbia

JEREMY WEST
Solicitor
WEST & WEST LLP
1200 - 1000 Burrard Street
Vancouver, BC V6Z 1G9
Tel: 604-688-8193

0744860 B.C. Ltd

Rent Roll

Based on Bank statement print Acct 100001763572

For the period Oct 25, 2016 to Oct 25, 2017

Rent Due	Gross	Month	Total
Starbucks	5,839.58		
Pink Magnolia	1,855.16		
Anderson's	1,575.00		
Thomas	-		
	<u>9,269.74</u>	12	111,236.88
		Nov, 2016 - Oct, 2017	

Date	Amt Deposited	Amt Due	Month	Variance
03-Nov-16	8,631.35	9,269.74	Nov	- 638.39
02-Dec-16	8,731.35	9,269.74	Dec	- 538.39
02-Jan-17	10,522.47	9,269.74	Jan	1,252.73
31-Mar-17	7,339.58	9,269.74	Feb	- 1,930.16
01-Apr-17	2,326.68	9,269.74	Mar	- 6,943.06
01-Jun-17	10,666.26	9,269.74	Apr	1,396.52
30-Jun-17	7,839.58	9,269.74	May	- 1,430.16
06-Jul-17	1,855.16	9,269.74	June	- 7,414.58
24-Aug-17	7,414.58			7,414.58
01-Sep-17	1,855.16	9,269.74	July	- 7,414.58
23-Sep-17	1,000.00			1,000.00
23-Sep-17	5,839.58	9,269.74	Aug	- 3,430.16
02-Oct-17	1,855.16	9,269.74	Sept	- 7,414.58
		9,269.74	Oct	- 9,269.74
Total	<u>75,876.91</u>	<u>111,236.88</u>		- 35,359.97

0744860 BC LTD
 111 3rd St W
 NORTH VANCOUVER BC V7M 1E7

-----Note Balance History Account Number 100001763572-----
 25-Oct-2016 to 27-Oct-2017

Post Date	Eff Date	Check Nbr	Description	Amount	Running Bal	Status
02-Oct-2017	02-Oct-2017		Withdrawal Transfer to 100009	(1,010.58)	844.58	Completed
02-Oct-2017	02-Oct-2017		Deposit TO Chq #137 - Pink Ma	1,855.16	1,855.16	Completed
01-Oct-2017	01-Oct-2017		Withdrawal Transfer to 100009	(7,539.42)	0.00	Completed
30-Sep-2017	30-Sep-2017		Paper Statement Fee	(2.00)	7,539.42	Completed
30-Sep-2017	30-Sep-2017		Service Charges	(5.95)	7,541.42	Completed
30-Sep-2017	30-Sep-2017		Monthly Transaction Fees	(3.00)	7,547.37	Completed
23-Sep-2017	23-Sep-2017		Deposit	5,839.58	7,550.37	Completed
23-Sep-2017	23-Sep-2017		Deposit	1,000.00	1,710.79	Completed
01-Sep-2017	01-Sep-2017		Withdrawal Transfer to 100009	(8,550.00)	710.79	Completed
01-Sep-2017	01-Sep-2017		Deposit PINK MAGNOLIA NAILS	1,855.16	9,260.79	Completed
31-Aug-2017	31-Aug-2017		Paper Statement Fee	(2.00)	7,405.63	Completed
31-Aug-2017	31-Aug-2017		Service Charges	(5.95)	7,407.63	Completed
31-Aug-2017	31-Aug-2017		Monthly Transaction Fees	(1.00)	7,413.58	Completed
24-Aug-2017	24-Aug-2017		Deposit STARBUCKS/VICTOR ANDE	7,414.58	7,414.58	Completed
01-Aug-2017	01-Aug-2017		Withdrawal Transfer to 100009	(4,310.97)	0.00	Completed
31-Jul-2017	31-Jul-2017		Paper Statement Fee	(2.00)	4,310.97	Completed
31-Jul-2017	31-Jul-2017		Service Charges	(5.95)	4,312.97	Completed
31-Jul-2017	31-Jul-2017		Monthly Transaction Fees	(1.00)	4,318.92	Completed
06-Jul-2017	06-Jul-2017		Deposit PINK MAGNOLIA NAILS	1,855.16	4,319.92	Completed
01-Jul-2017	01-Jul-2017		Withdrawal Transfer to 100009	(8,550.00)	2,464.76	Completed
30-Jun-2017	30-Jun-2017		Paper Statement Fee	(2.00)	11,014.76	Completed
30-Jun-2017	30-Jun-2017		Service Charges	(5.95)	11,016.76	Completed
30-Jun-2017	30-Jun-2017		Monthly Transaction Fees	(2.00)	11,022.71	Completed
30-Jun-2017	30-Jun-2017		Deposit	7,839.58	11,024.71	Completed
01-Jun-2017	01-Jun-2017		Withdrawal Transfer to 100009	(8,550.00)	3,185.13	Completed
01-Jun-2017	01-Jun-2017		Deposit	10,666.26	11,735.13	Completed
31-May-2017	31-May-2017		Paper Statement Fee	(2.00)	1,068.87	Completed
31-May-2017	31-May-2017		Service Charges	(5.95)	1,070.87	Completed
01-May-2017	01-May-2017		Withdrawal Transfer to 100009	(8,330.00)	1,076.82	Completed
30-Apr-2017	30-Apr-2017		Paper Statement Fee	(2.00)	9,406.82	Completed
30-Apr-2017	30-Apr-2017		Service Charges	(5.95)	9,408.82	Completed
30-Apr-2017	30-Apr-2017		Monthly Transaction Fees	(1.00)	9,414.77	Completed
20-Apr-2017	20-Apr-2017		Descriptive Withdrawal MC - L	(5,999.40)	9,415.77	Completed
01-Apr-2017	01-Apr-2017		Deposit Pink Magnolia Nails	2,326.68	15,415.17	Completed
31-Mar-2017	31-Mar-2017		Paper Statement Fee	(2.00)	13,088.49	Completed
31-Mar-2017	31-Mar-2017		Service Charges	(5.95)	13,090.49	Completed
31-Mar-2017	31-Mar-2017		Monthly Transaction Fees	(1.00)	13,096.44	Completed
31-Mar-2017	31-Mar-2017		Deposit	7,339.58	13,097.44	Completed
28-Feb-2017	28-Feb-2017		Paper Statement Fee	(2.00)	5,757.86	Completed
28-Feb-2017	28-Feb-2017		Service Charges	(5.95)	5,759.86	Completed
31-Jan-2017	31-Jan-2017		Paper Statement Fee	(2.00)	5,765.81	Completed
31-Jan-2017	31-Jan-2017		Service Charges	(5.95)	5,767.81	Completed
31-Jan-2017	31-Jan-2017		Monthly Transaction Fees	(2.00)	5,773.76	Completed
25-Jan-2017	25-Jan-2017		Withdrawal	(6,003.32)	5,775.76	Completed
06-Jan-2017	06-Jan-2017		Deposit	10,522.47	11,779.08	Completed

0744860 BC LTD
 111 3rd St W
 NORTH VANCOUVER BC V7M 1E7

-----Note Balance History Account Number 100001763572-----

25-Oct-2016 to 27-Oct-2017

Post Date	Eff Date	Check Nbr	Description	Amount	Running Bal	Status
31-Dec-2016	31-Dec-2016		Paper Statement Fee	(2.00)	1,256.61	Completed
31-Dec-2016	31-Dec-2016		Service Charges	(5.95)	1,250.61	Completed
31-Dec-2016	31-Dec-2016		Monthly Transaction Fees	(2.00)	1,264.56	Completed
08-Dec-2016	08-Dec-2016		Withdrawal MC - MTG PAYMENT 1	(8,330.00)	1,266.56	Completed
02-Dec-2016	02-Dec-2016		Deposit	8,731.35	9,596.56	Completed
02-Dec-2016	02-Dec-2016		Deposit	(8,730.47)	865.21	Error Corrected
02-Dec-2016	02-Dec-2016		Deposit	8,730.47	9,595.68	Completed
30-Nov-2016	30-Nov-2016		Paper Statement Fee	(2.00)	865.21	Completed
30-Nov-2016	30-Nov-2016		Service Charges	(5.95)	867.21	Completed
30-Nov-2016	30-Nov-2016		Monthly Transaction Fees	(2.00)	873.16	Completed
09-Nov-2016	09-Nov-2016		Withdrawal MC - MTG PAYMENT 1	(8,330.00)	875.16	Completed
03-Nov-2016	03-Nov-2016		Deposit starbucks/pink magnol	8,631.35	9,205.16	Completed
31-Oct-2016	31-Oct-2016		Paper Statement Fee	(2.00)	573.81	Completed
31-Oct-2016	31-Oct-2016		Service Charges	(5.95)	575.81	Completed
31-Oct-2016	31-Oct-2016		Monthly Transaction Fees	(2.00)	581.76	Completed

This is Exhibit "J" referred to in the
affidavit of Stephen Boale
sworn before me at Vancouver, BC
this 1 day of November 2017

A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-8101 Fax: 604-688-8101



G&F
FINANCIAL GROUP

life beyond banking™

PAGE: 1 of 2
MEMBER NUMBER: 71954
STATEMENT PERIOD: Jul 1 - 31 2017
CONTACT US: www.gffg.com
604-419-8888

0744860 BC LTD
111 3RD ST W
NORTH VANCOUVER BC V7M 1E7

Share in
your credit union
profits



LIMITED TIME OFFER!

With our new **Investment Equity Shares** offering, invest a minimum of \$500 for the potential to earn a high rate*

*Historical dividend rate of 4% from 2008-2016, dividend not guaranteed.

ACCOUNT(S) SUMMARY by Category

ACCOUNT NAME	DEPOSITS	LOANS
Chequing	4,310.97	
Savings	15,687.05	
Loan		1,489,698.21
Membership Equity Shares	8.14	
TOTALS:	20,006.16	1,489,698.21

DETAILS

ACCOUNT NAME: Venture Pay-As-You-GO Plan
ACCOUNT NUMBER: 100001763572
OWNER(S): 0744860 BC LTD

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
01 Jul 17	Balance Forward			11,014.76

continued on next page →

1.70%*

Take control
with **financial
confidence**

Contact your G&F wealth advisor today and take advantage of our market leading rate.



*Rate subject to the applicable terms and conditions.

AFTER MEMBER HUB BUSINESS HOURS, TO REPORT A LOST OR STOLEN CARD PLEASE CALL 1-888-277-1043 | VISIT US ONLINE!



DETAILS, CONTINUED

DATE	DESCRIPTION	WITHDRAWALS	DEPOSITS	BALANCE
01 Jul 17	Withdrawal Transfer to 100009983149	8,550.00		2,464.76
06 Jul 17	Deposit PINK MAGNOLIA NAILS		1,855.16	4,319.92
31 Jul 17	Monthly Transaction Fees	1.00		4,318.92
31 Jul 17	Service Charges	5.95		4,312.97
31 Jul 17	Paper Statement Fee	2.00		4,310.97
TOTALS:		8,558.95	1,855.16	4,310.97

ACCOUNT NAME: Venture GROW Daily Plan, Mortgage
ACCOUNT NUMBER: 100003157914
OWNER(S): 0744860 BC LTD

DATE	DESCRIPTION	WITHDRAWAL	DEPOSIT	BALANCE
01 Jul 17	Balance Forward			8,167.01
21 Jul 17	Deposit		7,519.58	15,686.59
31 Jul 17	Credit Interest		0.46	15,687.05

ACCOUNT NAME: Com Mtg Closed Fixed Blended
ACCOUNT NUMBER: 100009983149
OWNER(S): 0744860 BC LTD
RATE, START OF PERIOD (%): 3.85 %
RATE, END OF PERIOD (%): 3.85 %

DATE	DESCRIPTION	PAYMENTS	PRINCIPAL	INTEREST	BALANCE
01 Jul 17	Balance Forward				1,493,559.48
01 Jul 17	Regular Payment	8,550.00	3,861.27	4,688.73	1,489,698.21
	Past Due	0.00			

The actual payment amount and repayment will remain as set out in your loan agreement and any amendments thereto and will be based on the interest rate in effect from time to time. All Past Due amounts are due and payable immediately.

ACCOUNT NAME: Membership Equity Shares, (8313913) Membership Equity Shares
ACCOUNT NUMBER: 100002299675
OWNER(S): 0744860 BC LTD

DATE	DESCRIPTION	WITHDRAWAL	DEPOSIT	BALANCE
01 Jul 17	Balance Forward			8.14

END OF STATEMENT - You are required to notify the Credit Union of any errors or omissions in this statement within 30 days of the statement date. If no errors are reported within this timeframe, this statement will be considered correct. Questions regarding your statement? Call your branch or toll free 1-866-736-GFFG (4334).

0744860 BC LTD
 111 3rd St W
 NORTH VANCOUVER BC V7M 1E7

-----Note Balance History Account Number 100001763572-----
 01-Jun-2017 to 04-Sep-2017

Post Date	Eff Date	Check Nbr	Description	Amount	Running Bal	Status
24-Aug-2017	24-Aug-2017		Deposit STARBUCKS/VICTOR ANDE	7,414.58	7,414.58	Completed
01-Aug-2017	01-Aug-2017		Withdrawal Transfer to 100009	(4,310.97)	0.00	Completed
31-Jul-2017	31-Jul-2017		Paper Statement Fee	(2.00)	4,310.97	Completed
31-Jul-2017	31-Jul-2017		Service Charges	(5.95)	4,312.97	Completed
31-Jul-2017	31-Jul-2017		Monthly Transaction Fees	(1.00)	4,318.92	Completed
06-Jul-2017	06-Jul-2017		Deposit PINK MAGNOLIA NAILS	1,855.16	4,319.92	Completed
01-Jul-2017	01-Jul-2017		Withdrawal Transfer to 100009	(8,550.00)	2,464.76	Completed
30-Jun-2017	30-Jun-2017		Paper Statement Fee	(2.00)	11,014.76	Completed
30-Jun-2017	30-Jun-2017		Service Charges	(5.95)	11,016.76	Completed
30-Jun-2017	30-Jun-2017		Monthly Transaction Fees	(2.00)	11,022.71	Completed
30-Jun-2017	30-Jun-2017		Deposit	7,839.58	11,024.71	Completed
01-Jun-2017	01-Jun-2017		Withdrawal Transfer to 100009	(8,550.00)	3,185.13	Completed
01-Jun-2017	01-Jun-2017		Deposit	10,666.26	11,735.13	Completed

This is Exhibit "K" referred to in the
affidavit of Stephen Boale
sworn before me at Vancouver, BC
this 1 day of September 2017

A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Lawyer & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-8111 Fax: 604-688-8111



October 19, 2017

John I. McLean, QC
 Direct +1 604 891 2285
 john.mclean@gowlingwlg.com
 File no. V111802

BY REGISTERED MAIL

0744860 B.C. Ltd.
 Registered and Records Office
 111 West 3rd Street
 North Vancouver, BC V7M 1E7

Dear Sirs:

Re: Loan from Chartell Properties Ltd./John W. Combs (the "Lender") to 0744860 B.C. Ltd. and Mortgage on Lot 10, Block 140 District Lot 274, Plan 879 (the "Mortgage")

We are the solicitors for the Lender and are writing in connection with the captioned Loan and Mortgage.

We hereby make demand for payment. The amount owing as at October 10, 2017 is \$1,049,333 together with interest accruing at the rate of 12% per annum, together with all costs, expenses, taxes, legal fees, and other costs incurred by the Lender before or after the date of this letter.

Unless the amount owing, together with interest and our legal fees to date of \$1,500, **by cash or certified cheque**, payable to Gowling WLG (Canada) LLP in trust, is received on or before October 29, 2017, our client will be at liberty to commence legal proceedings to enforce the security it holds.

We also enclose for service upon you a Notice of Intention to Enforce Security pursuant to the *Bankruptcy and Insolvency Act*.

Yours truly,

GOWLING WLG (CANADA) LLP

John I. McLean, QC

/msh
 Enc.

NOTICE OF INTENTION TO ENFORCE A SECURITY

TO: 0744860 B.C. LTD.
Registered and Records Office
111 West 3rd Street
North Vancouver, BC V7M 1E7

(an insolvent person)

TAKE NOTICE THAT:

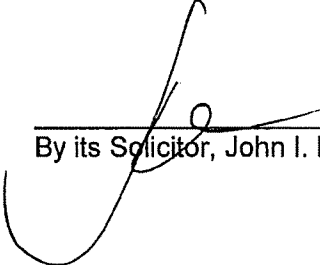
1. Chartell Properties Ltd./John W. Combs, a secured creditor, intends to enforce its security on the insolvent person's property described below:
 - (a) those lands and premises legally described as:

Corporation of the City of North Vancouver
Parcel Identifier: 015-131-696
Lot 10 Block 140 District Lot 274 Plan 879

(the "**Lands**")
2. The security that is to be enforced is in the form of a Mortgage on the Lands.
3. The total amount of indebtedness secured by the security as at October 10, 2017 is:
 - (a) \$1,049,333 plus interest accruing at the rate of 12% per annum.
 - (b) all costs, expenses, taxes, legal fees, and other costs incurred by the secured creditor before or after the date of this Notice.
4. The secured creditor will not have the right to enforce the security until after the expiration of the 10-day period after this notice is sent, unless the insolvent person consents to an earlier enforcement.

**CHARTELL PROPERTIES LTD.
/ JOHN W. COMBS**

Dated: October 19, 2017


By its Solicitor, John I. McLean QC

This is Exhibit "L" referred to in the
affidavit of Stephen Boale
sworn before me at Vancouver, BC
this 7 day of November 2017

A Commissioner for taking Affidavits
for British Columbia

JEREMY D. WEST
Barrister & Solicitor
WATSON GOEPEL LLP
1200 - 1075 W. Georgia Street
Vancouver, B.C. V6E 3C9
Tel: 604-688-1301 Fax: 604-688-8193

No.
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN THE MATTER OF THE RECEIVERSHIP OF
0744860 B.C. LTD.

BETWEEN:

BOALE, WOOD & COMPANY LTD.
in its capacity as TRUSTEE IN BANKRUPTCY OF
MARIA YUEN-MAI KWONG a.k.a. MARIA KWONG

PETITIONER

AND:

0744860 B.C. LTD.

RESPONDENT

CONSENT TO APPOINTMENT AS RECEIVER-MANAGER

We, **BOALE WOOD & COMPANY LTD.** HEREBY CONSENT TO THE

APPOINTMENT AS RECEIVER-MANAGER OF 0744860 B.C. LTD. PURSUANT
TO COURT ORDER MADE IN THIS PROCEEDING.

Signed at Vancouver, BC this 9th
day of NOVEMBER, 2017

**BOALE WOOD & COMPANY
LTD.**

Per:



Authorized Signatory

Name: Stephen Boale