

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

PLW INVESTMENT LTD.

PETITIONER

AND:

1025332 B.C. LTD., 1025334 B.C. LTD., 1025336 B.C. LTD.,
CHONGYE DEVELOPMENTS LTD., WASHINGTON PROPERTIES
(POINT GREY) INC., WASHINGTON PROPERTIES (QEP) INC.,
LUCKY FIVE INVESTMENTS LTD., 1094321 B.C. LTD., PRARDA
DEVELOPMENTS CORPORATION, 1256306 B.C. LTD., 1256319 B.C.
LTD., AMY BARSHA WASHINGTON (A.K.A. FENGYUN SHAO),
EDISON WASHINGTON (A.K.A. QIANG WANG), LINDA
WASHINGTON, 35 PARK PARKING INC., EARLSTON MORTGAGE
CORP., WASHINGTON PROPERTIES (WEST 27TH) INC.,
WASHINGTON PROPERTIES (WEST 29TH) INC., ALIX ABELA,
THANH TRAN, HIKARI YASUHARA, MEREANIVAILEBA, PAOLO
BIANCHIN, GELAREH HASHEMISHAYAN, CHARLIE GOODCHILD,
JENNY GOODCHILD AND NICOLAS BINON

RESPONDENTS

REQUISITION – GENERAL

Filed by: Alvarez & Marsal Canada Inc., in its capacity as court appointed receiver
and manager (the “Applicant”)

Required:

To file the attached Receiver’s Closing Certificate, dated June 02, 2025.

This Requisition is supported by the following:

1. Order made after application dated October 11, 2024, before the Honourable Justice Blake.

Date: 03/JUNE/2025



Signature of lawyer for the Applicant
Catherine Ewasiuk

THIS REQUISITION is filed by the firm of Dentons Canada LLP, Barristers and Solicitors, 20th
Floor, 250 Howe Street, Vancouver, British Columbia, V6C 3R8 (Telephone: 604-687-4460) |
Email: jordan.schultz@dentons.com | Attention: Jordan Schultz / Catherine Ewasiuk

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RESPONDENTS

RECEIVER'S CLOSING CERTIFICATE

[SALE OF 501 - 5077 CAMBIE STREET]

RECITALS

- A. Pursuant to an Order of the Supreme Court of British Columbia (the “**Court**”) dated October 27, 2022 (as subsequently amended), Alvarez & Marsal Canada Inc. was appointed as the receiver and manager (the “**Receiver**”) of certain lands and property of 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd., Prarda Development Corporation, 1256306 B.C. Ltd. (“**1256306**”), 1256319 B.C. Ltd., Amy Barsha Washington, Edison Washington and Linda Washington (collectively, the “**Debtors**”).

- B. Pursuant to an Order of the Court dated February 12, 2025 (the “**Vesting Order**”), the Court approved the contract of purchase and sale dated November 24, 2024 (the “**Sale Agreement**”) between the Receiver, as seller, and Claudio Cesar Favela Garcia and Elena Yelizarov, as purchasers (the “**Purchasers**”), and provided for the vesting in the Purchasers of 1256306’s right, title and interest in and to the Purchased Assets, which vesting is to be effective with respect to the Purchased Assets upon the delivery by the Receiver to the Purchasers of a certificate confirming the Transaction has been completed to the satisfaction of the Receiver.
- C. Unless otherwise indicated herein, capitalized terms have the meanings set out in the Vesting Order.

THE RECEIVER CERTIFIES the following:

1. The Transaction has been completed to the satisfaction of the Receiver.

This Certificate was delivered by the Receiver on June 2, 2025.

ALVAREZ & MARSAL CANADA INC.,
solely in its capacity as Receiver of certain
lands and property of the Debtors, and not
in its personal capacity.



Per: _____
Name: **Pinky Law, Vice President**