



NO. H250150
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

PETERSON INVESTMENT GROUP INC.

PETITIONER

AND:

1076255 B.C. LTD., LIGHTSTONE DEVELOPMENT LTD.,
1082463 B.C. LTD., 1218548 B.C. LTD., GOLD COAST
INDUSTRIES LTD., XIAO SONG ZHENG, XIAO LI, YING ZHENG
YU, BLUESHORE LEASING LTD., GOULD LEASING LTD.,
LI JIANG, BEI CHEN, QING SU, JIDE LIU, 686912366
INVESTMENT LTD., LEI BUN LEUNG, XIAO LIAN ZHANG,
JOHNSON RUI LEUNG, JON KIT LEUNG, KAREN LEUNG,
SHUN FENG INVESTMENT LTD., LIWEI SUN and
12503343 B.C. LTD.

RESPONDENTS

ORDER MADE AFTER APPLICATION
(Authorisation and Direction to Disclaim)

BEFORE THE HONOURABLE
MADAM JUSTICE FITZPATRICK

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THURSDAY, THE 21st DAY
OF AUGUST, 2025

ON THE APPLICATION of FTI Consulting Canada, Inc., in its capacity as court-appointed receiver and manager (the "**Receiver**"), without security, of the Property, as defined in the Receivership Order dated February 13, 2025, of 1076255 B.C. Ltd. ("**107**") and Lightstone Development Ltd. ("**Lightstone**", and together with 107, the "**Debtors**") coming on for hearing at Vancouver, British Columbia, on the ^{21st}~~16th~~ day of ^{August}~~July~~, 2025, *OK* AND ON HEARING H. Lance Williams and Nico Rullmann, counsel for the Petitioner, and those other counsel listed on **Schedule "A"** hereto; AND UPON READING the material filed, including the First Report of the Receiver, dated July 4, 2025 (the "**First Report**") and the Confidential Supplement to First Report, dated July 4, 2025;

THIS COURT ORDERS that:

1. The Receiver is authorised and directed to disclaim the following pre-sale contract entered into by the Debtors for the sale of a residential strata lot in the development known as "Chloe" and located at 2096 West 47th Avenue, Vancouver, British Columbia:

Strata Lot #	Suite #	Purchaser(s) (Or assignees where indicated)	Contract Date
Residential Units			
9	209	Yihan Yang	December 19, 2023

2. Endorsement of this Order by counsel other than for the Receiver is dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:



Lawyer for FTI Consulting Canada, Inc.
McCarthy Tétrault LLP
(H. Lance Williams and Nico Rullmann)

BY THE COURT



REGISTRAR

CHECKED


LIST OF COUNSEL

[illegible]