

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)	WEDNESDAY, THE 16 TH DAY
MADAM JUSTICE FITZPATRICK)	OF JULY, 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 16th day of July, 2025; AND ON HEARING H. Lance Williams and Andrew Butler, 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:

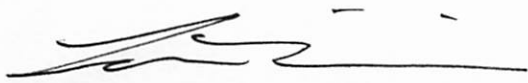
1. The Receiver is authorised and directed to disclaim the following pre-sale contracts entered into by the Debtors for the sale of residential and commercial strata lots in the development known as "Chloe" and located at 2096 West 47th Avenue, Vancouver, British Columbia:

Strata Lot #	Suite #	Purchaser(s) (Or assignees where indicated)	Contract Date
Residential Units			
2	202	Andy Ting Lu Wang	November 1, 2024
3	203	Andy Ting Lu Wang	November 1, 2024
3	203	Xuelian Jiang	January 24, 2025
5	205	Zi Hao Li	June 23, 2021
6	206	Taupe Hospitality Group Inc.	February 19, 2025
15	215	Xiangjun Wang	June 24, 2021
19, 37, 43	302, 402, 408	Bei Chen, Qing Su, Jide Liu	October 27, 2024
25	309	Xuelian Jiang	January 24, 2025
27	311	1250334 B.C. Ltd.	August 10, 2021
34	318	686912366 Investment Ltd.	May 9, 2024
37	402	1250334 B.C. Ltd.	July 14, 2021
39	404	Xuelian Jiang	January 24, 2025
43	408	Liwei Sun	July 14, 2021
46	411	Lin Zhou	February 22, 2022

Strata Lot #	Suite #	Purchaser(s) (Or assignees where indicated)	Contract Date
Commercial Units			
1, 2	1, 2	Kui Chen	May 16, 2022
3, 4, 5	3, 4, 5	1363448 B.C. Ltd. and Qing Su	September 25, 2023
3, 4, 5	3, 4, 5	1518861 B.C. Ltd. (Assigned to Lunanova Shipping Ltd.)	January 6, 2025
6, 7, 8	6, 7, 8	Lei Bun Leung, Xiao Lian Zhang, Johnson Rui Leung, Jon Kit Leung, Karen Leung	September 25, 2023
6, 7, 8	6, 7, 8	He, Hao	September 24, 2024
9, 10, 11	9, 10, 11	1518861 B.C. Ltd.	January 6, 2025

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 Andrew Butler)

BY THE COURT



REGISTRAR

→ 3. The disclaimer of any agreement under this order is without prejudice to Lei Bun Leung, Xiao Lian Zhang, Johnson Rui Leung, Jon Kit Leung and Karen Leung relying on the prior existence of the agreement.



SCHEDULE "A"
LIST OF COUNSEL

Counsel Name	Party Represented
Nerissa Yan and Alex Levine (Yan Muirhead LLP)	Lei Bun Leung, Xiao Lian Zhang, Johnson Rui Leung, Jon Kit Leung, Karen Leung
Nicole Tam, Lawyer (agent for David Chen) (Avid Law Corporation)	Liwei Sun, 12503343 B.C. Ltd.
Nathania Ng (Gall Legge Grant Zwack LLP)	Yihan Yang
Ouran Li (OLPLC Metrotower Law Chambers)	Bei Chen, Qing Su, Jide Liu
Agent, Ouran Li (OLPLC Metrotower Law Chambers)	Zi Hao Li
Peter Rubin (Blake Cassels & Graydon LLP)	National Bank of Canada
Bryan Gibbons (Lawson Lundell LLP)	Westmount West Services Inc.
Arad Mojtahedi (DLA Piper (Canada) LLP)	Peterson Investment Group In.

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RESPONDENTS

ORDER MADE AFTER APPLICATION

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****FILING AGENT: HL LITIGATION****