

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

(Declaration and Direction to Pay)

BEFORE THE HONOURABLE

MADAM JUSTICE FITZPATRICK

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WEDNESDAY, THE 16TH DAY

OF JULY, 2025

ON THE APPLICATION of FTI Consulting Canada Inc. ("FTI") in its capacity as court-appointed receiver and manager (the "Receiver") without security, of all of the assets, undertakings and property ("Property") 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 at 10:00 a.m. on the 16th day of July, 2025 and on hearing H. Lance Williams and Andrew Butler, counsel for the Receiver, 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;**

THIS COURT ORDERS that:


1. With the exception of \$725,000 (the “**Contested Holdback**”), the funds paid by the following persons (the “**Purchasers**”) in the following amounts to Clark Wilson LLP (“**Clark Wilson**”) and held by Clark Wilson as holdback funds pursuant to the *Strata Property Act*, S.B.C. 1998, c 43 (the “**SPA Holdbacks**”), and any interest accrued thereon, are Property of the Debtors (as those terms are defined in the order pronounced in these proceedings on February 13, 2025 appointing the Receiver):
 - (a) Matthew Wei Yan Tong: \$121,163.00
 - (b) Kevin Li: \$97,020.00
 - (c) Dr. Howard Chang Inc.: \$178,500.00
 - (d) Yi Xuan Qi: \$120,694.00
 - (e) Liam Emerton Blake: \$146,860.00
 - (f) Shang Jing Jiang: \$77,700.00
 - (g) Ching Yee So and Robert Chiu Keung Wong: \$118,230.00
 - (h) Hsiu-Hua Yu: \$68,600.00
 - (i) Yan Shao: \$67,613.00
 - (j) 1138555 B.C. Ltd.: \$67,900.00
 - (k) Yin Fong Tong: \$175,000.00
 - (l) Thomas Kwan Ho Lau: \$110,383.00
 - (m) Sunny Goyal: \$116,200.00
 - (n) Hui Tang: \$126,000.00
 - (o) Fiona Mellaleen Lee: \$211,470.00
 - (p) Yen Hung Chen and Li-Pin Chen: \$110,523.00
 - (q) Chun Zhu Liu: \$191,023.00
 - (r) Yuen Kei Tang: \$245,000.00
 - (s) PMJC Trading Ltd.: \$202,020.00
 - (t) Leslie Dale Saperstein: \$168,000.00
 - (u) Suk Wah Kwan: \$199,500.00

- (v) Francis Oneill and Joan Marie O'Neill: \$191,352.00.
2. The SPA Holdbacks, plus any interest accrued thereon, less the Contested Holdback (the difference representing the "**Uncontested Holdback**"), may be utilised and/or held by the Receiver in the same manner as any other Property.
 3. Clark Wilson LLP pay the Uncontested Holdback to the Receiver.
 4. Neither Clark Wilson, nor the Purchasers, shall have any liability whatsoever to any person claiming an interest in the Uncontested Holdback as a result of payment of the Uncontested Holdback to the Receiver in compliance with this Order.
 5. This Order is without prejudice to:
 - (a) Any position or argument that any party may take or make in Supreme Court of British Columbia Vancouver Registry Court File No. VLC-S-S-248509; and
 - (b) Any application brought by any party with respect to the Contested Holdback.
 6. This application as it relates to the Contested Holdback, is adjourned generally.
 7. Endorsement of this Order by counsel other than for the Receiver is dispensed with.

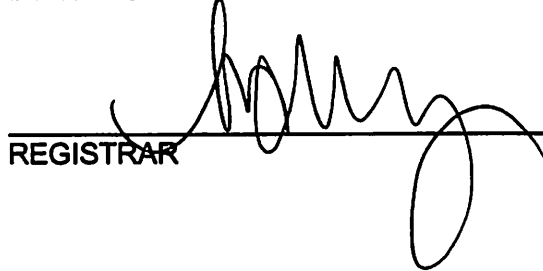
THE FOLLOWING PARTIES APPROVE OF THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:



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



BY THE COURT


REGISTRAR

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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ORDER MADE AFTER APPLICATION

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Attention: H. Lance Williams and Andrew Butler
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****FILING AGENT: HL LITIGATION****