

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, KA-  
REN LEUNG, SHUN FENG INVESTMENT LTD., LIWEI SUN and  
12503343 B.C. LTD.

RESPONDENTS

### SEALING ORDER

BEFORE THE HONOURABLE

MADAM JUSTICE FITZPATRICK

)  
)  
)  
)

WEDNESDAY, THE 16<sup>th</sup> DAY

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 Receiv-  
ership Order dated February 13, 2025, of 1076255 B.C. Ltd. ("**107**") and Lightstone Develop-  
ment Ltd. ("**Lightstone**", and together with 107, the "**Debtors**") coming on for hearing at Van-  
couver, British Columbia, on the 16<sup>th</sup> 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 (the "**Confidential Supplement**");

THIS COURT ORDERS THAT:

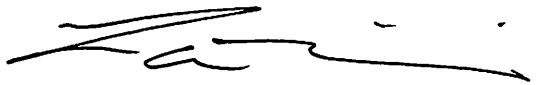
1. The following documents be sealed by the Registrar of this Honourable Court for the duration noted:

Description:	Date filed, if applicable	Number of copies filed, including any extra copies for the judge	Duration of sealing order [until further order of the Court; until the first day of trial; or until a specific date]	Sought	Granted	
					YES	NO
1a) Specific documents <b>Confidential Supplement to the First Report of the Receiver dated July 4, 2025</b>	To be filed	Original	Until further order of this Court	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1b) Entire court file				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Other court records stored by the court [e.g. court clerk's log notes, court audio recording]				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Orders [please specify]				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Reasons for Judgment				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. The Receiver is directed to seek an order lifting this sealing order on the first application brought by it after the Property of the Debtors has been fully realised on.
3. Access to the sealed items is restricted to the Receiver and its counsel (McCarthy Tétrault LLP).
4. Endorsement of this order by counsel appearing on this application, other than counsel for the Receiver, is hereby dispensed with.

BY THE COURT

REGISTRAR

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



**SCHEDULE "A"**

**LIST OF COUNSEL**

<b>Counsel Name</b>	<b>Party Represented</b>
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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JOHNSON RUI LEUNG, JON KIT LEUNG, KAREN LEUNG,  
SHUN FENG INVESTMENT LTD., LIWEI SUN and  
12503343 B.C. LTD.**

**RESPONDENTS**

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**ORDER MADE AFTER APPLICATION**

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