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VANCOUVER
JUL 22 2026
REGISTRY

Province of British Columbia
Bankruptcy Division
Vancouver Registry
Court File No.VLC-S-B-260250
Estate No. 11-3352394

IN THE SUPREME COURT OF BRITISH COLUMBIA
IN BANKRUPTCY AND INSOLVENCY

IN THE MATTER OF THE NOTICE OF INTENTION TO
MAKE A PROPOSAL OF
1281805 BC LTD.

NOTICE OF APPLICATION

Name of applicant:	1281805 BC Ltd. (the "**Company**")
To:	The Service List, attached hereto as Schedule "A" and those parties who have filed registrations in the personal property registry in British Columbia

TAKE NOTICE that an Application will be made by the applicant to the presiding justice at the courthouse at 800 Smithe Street, Vancouver, British Columbia V6Z 2E1 on July 24, 2026, at 9:45 a.m. for the Order(s) set out in Part 1 below.

The applicant estimates that the Application will take 15 minutes.

☐ This matter is within the jurisdiction of an associate judge.

☒ This matter is not within the jurisdiction of an associate judge.

Part 1: ORDER(S) SOUGHT

1. The Company seeks orders substantially in the form of the draft orders attached hereto as **Schedules "B", "C", "D", and "E":**

   (a) abridging the time for service of this application such that it is properly returnable on the date that it is heard;

   (b) approving the order attached hereto as Schedule B, extending the time for filing a proposal pursuant to subsection 50.4(9) of the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3 (the **"BIA"**) to September 4, 2026;

   (c) approving the vesting orders attached hereto as Schedules "C" - "E"; and

2. such other relief as counsel may advise and this Honourable Court deems just.

Part 2: FACTUAL BASIS

1. The Company is a British Columbia company incorporated for the purpose of pursuing a real estate development project at 23697 Fern Crescent in Maple Ridge, BC (the **"Everwood Project"**).

2. On March 26, 2026, the Company filed a notice of intention (**"NOI"**) to make a proposal under s. 50.4 of the BIA with the Office of the Superintendent of Bankruptcy and thereby commenced these proceedings (the **"NOI Proceedings"**). FTI Consulting Canada Inc. (**"FTI"**) was appointed to act as the Proposal Trustee.

3. The time in which the Company could file a proposal was initially March 24, 2026.

4. On April 20, 2026, the Company obtained an order in the NOI Proceedings for the following relief, among other things:

   (a) extending the time to file a proposal pursuant to s. 50.4(9) of the BIA to June 9, 2026;

   (b) authorizing and empowering the Company to borrow funds pursuant to an interim debtor-in-possession facility from Envision Financial, a division of Tru Cooperative Bank, formerly First West Credit Union ("**Envision**") and granting a charge on the assets, property, and undertakings of the Company to secure repayment of such borrowings ranking in priority to all other security interests and claims of other persons; and

   (c) establishing a claims process for FTI to call for and determine claims against the Company's estate.

5. On June 1, 2026, the Company obtained a further order in the NOI Proceedings:

   (a) extending the time to file a proposal pursuant to s. 50.4(9) of the BIA to July 24, 2026;

   (b) granting certain approval and vesting orders for strata units within the Everwood Project.

6. The time by which the Company can file a proposal currently expires on July 24, 2026.

7. The Company requires the relief sought to allow it to continue to finalize construction of the units in the Everwood Project, close on the remaining pre-sale Contracts of Purchase and Sale in Phase 1, and finalize its restructuring options, such that it is able to present a viable proposal to creditors.

The Company's Efforts During its Extension of Time

8. The Company has acted in good faith and with due diligence prior to the filing of the NOI and continues to do so in order to advance its main asset, the Everwood Project, which is in an advanced stage of construction and marketing.

9. Since filing its Notice of Intention ("**NOI**") on March 26, 2026, the Company has undertaken a series of coordinated efforts aimed at stabilizing its operations, preserving value in the Everwood Project, and advancing a viable restructuring for the benefit of stakeholders. In particular, the Company has:

   (a) actively communicated with its secured creditor, trade and supply creditors, marketing agent and other stakeholders to solicit their ongoing support to continue construction of the Everwood Project;

   (b) worked with the Proposal Trustee to prepare and distribute notices and cash flow statements in a timely manner and to commence and conclude an early claims process in the proceeding;

   (c) advanced construction of the Everwood Project, such that Phase 1 of such project is anticipated to be completed within the stay extension period sought in this application;

   (d) continued marketing of the completed and under-construction units, such that all Phase 1 units have been contracted for sale; and

   (e) otherwise advanced the steps necessary to formulate and present a proposal to creditors.

10. The Company is not aware of any creditor that would be materially prejudiced if the extension of time were granted.

Additional Everwood Project Sales

11. The Company has continued to advance the construction and commercialization of the Everwood Project, which lies at the core of its restructuring strategy. From the outset, the Company has acted on the position that completing Phase I and closing pre-sale units is critical to maximizing recoveries. Reflecting the same:

   (a) the Company sought and obtained on June 1, 2026, court approval of six pre-sale transactions; and

   Mann #1 at para. 23.

   (b) the Company has successfully continued its sales and marketing process of its pre-sale units under the supervision and with the assistance of the Proposal Trustee, with the remaining units in Phase 1 (Unit 1 SL1; Unit 2

SL 2; Unit 5 SL 5) now under contract, the approval and vesting of which are such in this application.

Part 3: LEGAL BASIS

12. The Company relies on:

    (a) the BIA, in particular Part III, Division I and s. 65.13(1);

    (b) *Bankruptcy and Insolvency General Rules*, C.R.C., c. 368, Rules 6(4) and 11-13;

    (c) the *Supreme Court Civil Rules*, B.C. Reg 168/2009 (the **"Rules"**), in particular Rules 1-3, 8-1, 8-5, 22-1, and 22-4;

    (d) the inherent and equitable jurisdiction of this Court; and

    (e) such further and other legal basis as counsel may advise and this Court may allow.

An Extension of Time is Necessary and Appropriate

13. Section 50.4(9) of the BIA provides that this Court may grant an insolvent person an extension of time to file a proposal for a period up to 45 days if it is satisfied that:

    (a) the insolvent person has acted, and is acting, in good faith and with due diligence;

    (b) the insolvent person would likely be able to make a viable proposal if the extension being applied for was granted; and

    (c) no creditor would be materially prejudiced if the extension being applied for were granted.

14. The Company has acted in good faith and with due diligence both prior to the commencement of, and during these proceedings. Its progress is illustrated by the continued success of its marketing and sales efforts wherein the Company's achieved strong sale values notwithstanding prevailing market conditions.

15. With the extension sought, the Company is likely able to make a viable proposal. The evidentiary record demonstrates a clear trajectory of progress since the initial extension of the stay: the Company has maintained stakeholder support, made significant progress in construction, and critically, converted its marketing strategy into tangible sales outcomes that enhance recoveries for stakeholders.

16. In light of the foregoing, no creditor will be materially prejudiced if the extension being applied for were granted.

The Sale of the Pre-Sale Units Should be Approved

17. Section 65.13(4) of the BIA provides the following factors for the Court to consider in approving a transaction generally during proposal proceedings:

    (a) whether the process leading to the proposed sale or disposition was reasonable in the circumstances;

    (b) whether the trustee approved the process leading to the proposed sale or disposition;

    (c) whether the trustee filed with the court a report stating that in their opinion the sale or disposition would be more beneficial to the creditors than a sale or disposition under a bankruptcy;

    (d) the extent to which the creditors were consulted;

    (e) the effects of the proposed sale or disposition on the creditors and other interested parties; and

    (f) whether the consideration to be received for the assets is reasonable and fair, taking into account their market value.

The process leading to the proposed sales is reasonable in the circumstances

18. The Company has been working with real estate brokers to market its remaining pre-sale units. In doing so, it has obtained sales that it proposes are reasonable in the circumstances.

Affidavit #1 of Tabir Mann at para. 24.

19. This process is commercially reasonable because it is a continuation of pre-existing sales efforts, supervised, market-based, and designed to maximize value rather than force liquidation.

The Proposal Trustee's approved of the process leading to the proposed sales

20. The Proposal Trustee is actively supervising the restructuring and sales process and, as noted, the marketing/sales process is conducted with its supervision and assistance.

21. Throughout these proceedings the Proposal Trustee has endorsed key related steps such as financing, the claims process, and the Company's restructuring strategy, showing its overall confidence in the restructuring path that depends on unit sales. To that end, it has stated that completing the project and closing pre-sales will maximize realization for stakeholders of the Company.

22. The Proposal Trustee continues to express support for an extension to allow the completion and closing of pre-sales, together with the sales contemplated herein.

Creditors have been actively engaged in the process

23. The Company's DIP Lender and primary secured lender, Envision Financial, is supportive of closing the pre-sale Contracts of Purchase and Sale.

24. Creditors have been meaningfully consulted through communications, claims procedures, and court-supervised notice processes.

25. This motion is being brought on notice to the service list and registered lien claimants.

The proposed sales benefit creditors and stakeholders better than alternatives

26. The completion of construction will preserve value of the Company's assets and maximize value for the benefits of all stakeholders.

27. The proceeds from the sale of these units will materially improve recovery, allowing for the repayment of DIP financing and reducing secured debt.

28. Given current market conditions, the Company believes the pre-sale Contracts of Purchase and Sale are aligned with recent pricing and will support the Company's ability to make a viable proposal to its creditors.

The proposed sales are reasonable and fair

29. The subject units are being sold through market-based negotiations via brokers and with arms-length purchasers and the prices achieved with respect to the subject units accord with those reached prior to the filing of the NOI Proceedings and as otherwise approved by Justice Blake on June 1, 2026.

Part 4: MATERIAL TO BE RELIED ON

1. Affidavit #1 of Talbir Mann made April 20, 2026.
2. Affidavit #3 of Talbir Mann made May 25, 2026.
3. Affidavit #1 of Jag Mann made July 22, 2026.
4. First Report of the Proposal Trustee made April 20, 2026;
5. Second Report of the Proposal Trustee made June 1, 2026;
6. Such further and other materials as counsel may advise and this Honourable Court may allow.

TO THE PERSONS RECEIVING THIS NOTICE OF APPLICATION: If you wish to respond to this Notice of Application, you must, within 5 business days after service of this Notice of Application or, if this Application is brought under Rule 9-7, within 8 business days after service of this Notice of Application,

(a) file an Application Response in Form 33,

(b) file the original of every Affidavit, and of every other document, that

  (i) you intend to refer to at the hearing of this Application, and

  (ii) has not already been filed in the proceeding, and

(c) serve on the applicant 2 copies of the following, and on every other party of record one copy of the following:

  (i) a copy of the filed Application Response;

  (ii) a copy of each of the filed Affidavits and other documents that you intend to refer to at the hearing of this application and that has not already been served on that person;

Date: July 22, 2026

Signature of ☐ applicant
☒ Lawyer for applicant
William Stransky

THIS NOTICE OF APPLICATION was prepared by William Stransky of the firm of McEwan Cooper Kirkpatrick LLP, whose place of business and address for delivery is Vancouver Centre II, 1500 – 733 Seymour Street, Vancouver, BC V6B 0S6, Telephone: (604) 283-7740; Fax: (778) 300-9393.

To be completed by the Court only:
Order made

☐ in the terms requested in paragraphs ____________ of Part 1 of this Notice of Application

☐ with the following variations and additional terms:

____

____

____

Date: ________________ ______________________________
Signature of ☐ Judge ☐ Associate Judge

APPENDIX

THIS APPLICATION INVOLVES THE FOLLOWING:

☐ discovery: comply with demand for documents

☐ discovery: production of additional documents

☐ other matters concerning document discovery

☐ extend oral discovery

☐ other matter concerning oral discovery

☐ amend pleadings

☐ add/change parties

☐ summary judgment

☐ summary trial

☐ service

☐ mediation

☐ adjournments

- ☐ proceedings at trial
- ☐ case plan orders: amend
- ☐ case plan orders: other
- ☐ experts
- ☐ none of the above

Schedule "A"
SERVICE LIST

McEwan Partners 1500 – 733 Seymour Street Vancouver, BC V6B 0S6 Attention: David Gruber William Stransky ***Counsel for 1281805 BC Ltd*** dgruber@mcewanpartners.com wstransky@mcewanpartners.com	FTI Consulting Canada 701 West Georgia Street Suite 1450 Vancouver, BC V7Y 1B6 Attention: Craig Munro Tessa Chiricosta ***Proposal Trustee*** craig.munro@fticonsulting.com tessa.chiricosta@fticonsulting.com
Dentons Canada LLP 250 Howe Street 20th Floor Vancouver, BC V6C 3R8 Attention: Sherryl Dubo Dannis Yang ***Counsel for Envision Financial, a division of Tru Cooperative Bank*** sherryl.dubo@dentons.com; dannis.yang@dentons.com	Department of Justice B.C. Regional Office 900 – 840 Howe Street Vancouver, BC V6Z 2S9 Attention: Jessico Ko jessica.ko@justice.gc.ca

1383604 B.C. Ltd. dba Taiga Landscapes 9148 189th Street Surrey V4N 3M6 ***Lien Claimant*** sat@taqigalandscapes.ca	Devin Cheema Law Corporation 202 – 8434 – 120th Street Surrey, BC V3W 7S2 ***Counsel to 138604 B.C. Ltd.*** reception@dclawcorp.ca
Active Doors & Mouldings Ltd. 8519 – 132 Street Surrey, BC V3W 4N8 Attention: Gurleen Kaur Brar ***Lien Claimant*** jasdhaliwal@activedoors.com	
Amar Exteriors Ltd. 19415 78 Ave, Surrey, V4N 6C7 ***Lien Claimant*** manjot@amarexteriors.com	Baker Newby 200-2955 Gladwin Road, Abbotsford, BC, V2T 5T4 Attention: A. Habib ***Counsel to Amar Exteriors Ltd.*** ahabib@bakernewby.com
Bucks Garage Doors Ltd. 9249 202B St, Langley, BC V1M 3Y1 ***Lien Claimant*** bucks_doors@hotmail.com	
Boyal Enterprises Ltd. 324-31935 South Fraser Way, Abbotsford, BC V2T 1V5 ***Lien Claimant*** csboyal@hotmail.com	RSG Law 1 – 2838 Garden Street Abbotsford, BC V2T 4W7 ***Counsel to Boyal Enterprises Ltd.*** clientcontact@rsglawyers.ca

CP Painting Ltd. 1931-136A St, Surrey, BC V4A 9E9 ***Lien Claimant*** **harjit@colourspainting.ca**	
Diamond Cabinets Ltd. 3-31236 Peardonville Rd, Abbotsford, BC V2T 6K3 ***Lien Claimant*** ***diamondcabinet@gmail.com***	RSG Law 1 – 2838 Garden Street Abbottsford, BC V2T 4W7 Attention: Navjeet Sandhu ***Counsel to Diamond Cabinets Ltd.*** ***navjeet@rsglawyers.ca***
Dick's Lumber 2580 Gilmore Avenue, Burnaby, BC V5C 4T5 ***Lien Claimant*** ***gregg@dickslumber.com***	McKechnie & Company 300-1122 Mainland Street, Vancouver, BC V6B 5L1 ***Counsel to Dick's Lumber*** ***gordon@mckechnie.bc.ca***
Fast Frost Heating & Air Conditioning Ltd. 8279 171 St Surrey, BC V4N 0B2 **Lien Claimant** ***fastfrost@hotmail.com***	

Fibretech Distributors Inc. c/o Alliance Lawyers #103 – 20316 – 56th Avenue Langley BC V3A 3Y7 ***Lien Claimant*** ***sunney@fibretechbc.ca***	Alliance Lawyers #103 – 20316 – 56th Avenue Langley BC V3A 3Y7 ***Counsel to Fibretech Distributors Inc.*** ***pavan@alliancelawyers.ca***
Koome Urban Forestry Ltd. #305 – 1163 The Hight Street Coquitlam, BC V3B 7W2 Attention: Kelly Kome **Lien Claimant**	
Lucky Tiles Ltd. 14294-110 Avenue, Surrey, BC V3R 1Z9 ***Lien Claimant*** **luckytilesltd@gmail.com**	Herr Law Group Unit 211, 15240 – 56 Avenue Surrey, BC V3S 5K7 ***Counsel to Lucky Tiles Ltd.*** ***reception@herrlawgroup.com***
Morrison Windows Ltd. 8400 – 124 Street, Surrey, BC V3W 6K1 Attention: Gurtej Singh Dhillon ***Lien Claimant***	
Millwood Finishing Ltd. 15712 96A Avenue, Surrey BC V4N 2T2 ***Lien Claimant*** **princirooprai@gmail.com**	Ahuja Litigation Mediation Arbitration 208 – 15272 Croydon Drive Surrey, BC V3Z 0Z5 ***Counsel to Millwood Finishing Ltd.*** ***harman@almalaw.ca***

M&N Drywall Ltd. 12242 98A Avenue Surrey, BC V3V 7S5 ***Lien Claimant*** **hgosal14@gmail.com**	Herr Law Group Unit 211, 15240 – 56 Avenue Surrey, BC V3S 5K7 ***Counsel to M&N Drywall Ltd.*** ***reception@herrlawgroup.com***
Omax Concrete & Pumping Ltd. 18284 – 64 Avenue Surrey, BC V3S 8A7 Attention: Onkar Singh ***Lien Claimant*** **onkar.rai01@gmail.com**	Paragon Rebar & Dampproofing (2010) Ltd. 5838 Kettle Crescent E, Surrey BC V3S 8R5 ***Lien Claimant*** **paragonrebar@gmail.com**
S & B Janitorial Services 13831 60a Avenue, Surrey BC V3X 0H3 ***Lien Claimant*** **bains.inderjit@gmail.com**	Ahuja Litigation Mediation Arbitration 208 - 15272 Croydon Drive Surrey BC V3Z 0Z5 ***Counsel to S & B Janitorial Services*** ***reception@almalaw.ca***
Securiforce Security 5946 124 St. Surrey, B.C. V3X1X5 ***Lien Claimant*** **admin@securiforce.com**	

West Harbour Electric ***Lien Claimant*** praneel@westharbourelectric.com	West Harbour Electric c/o Atwal & Associates Trial Lawyers #309 – 3211 - 152 Street Surrey, BC V3S 3M1 Attention: Raman S. Atwal ***Counsel to West Harbour Electric*** rsatwal@atwallawyers.ca

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<u>Schedule "B"</u>

Province of British Columbia
Bankruptcy Division
Vancouver Registry
Court File No. VLC-S-B-260250
Estate No. 11-3352394

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN BANKRUPTCY

IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF 1281805 BC LTD.

ORDER MADE AFTER APPLICATION

(EXTENSION OF TIME)

BEFORE THE HONOURABLE	)	
	)	July 24, 2026
	)	

ON THE APPLICATION of the Applicant, 1281805 BC Ltd. (the "**Company**"), coming on for hearing at Vancouver, British Columbia, on the 24th day of July, 2026; AND ON HEARING counsel listed in Schedule "A" hereto; AND UPON READING the material filed, AND pursuant to the *Bankruptcy and Insolvency Act,* the *British Columbia Supreme Court Civil Rules* and the inherent jurisdiction of this Honourable Court;

THIS COURT ORDERS that:

1. The time for service of this Notice of Motion herein be and is hereby abridged and the Notice of Motion is properly returnable today and service hereof upon any interested party is dispensed with.

2. The time for filing a proposal by the Company is hereby extended to September 4, 2026.

3. An automatic stay of execution pursuant to section 69(1) of the *Bankruptcy and Insolvency Act* is in place until September 4, 2026, and all creditors of the Company are prohibited from continuing execution under writs of seizure served prior to the date of filing of the Notice of Intention to make a proposal.

4. The Company, the Proposal Trustee, or any other party have liberty to apply for such further or other directions or relief as may be necessary or desirable to give effect to this Order.

5. References in this Order to the singular shall include the plural, references to the plural shall include the singular and to any gender shall include the other gender.

6. Endorsement of this Order by counsel appearing on this application, other than counsel for the Company, is hereby dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS NOTED ABOVE:

Signature of William Stransky
Lawyer for the Applicant

BY THE COURT

REGISTRAR IN BANKRUPTCY

Schedule "A"

Counsel List

Lawyer	Party

Schedule "C"

Province of British Columbia
Bankruptcy Division
Vancouver Registry
Court File No. VLC-S-B-260250
Estate No. 11-3352394

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN BANKRUPTCY

IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF 1281805 BC LTD.

ORDER MADE AFTER APPLICATION

(Sale Approval and Vesting Order – Unit 1 SL 1)

BEFORE THE HONOURABLE JUSTICE	)))	July 24, 2026

ON THE APPLICATION of the Applicant, 1281805 B.C. Ltd. (the **"Company"**) coming on for hearing in person at Vancouver, British Columbia, on the 24th day of July, 2026; AND ON HEARING counsel listed on **Schedule "A"** hereto; AND UPON READING the material filed; AND pursuant to the *Bankruptcy and Insolvency Act*, RSC 1985 c B-3, as amended (the **"BIA"**), the British Columbia *Supreme Court Civil Rules*, and the inherent jurisdiction of this Honourable Court;

THIS COURT ORDERS that:

1. The time for service of this Notice of Motion herein be and is hereby abridged and the Notice of Motion is properly returnable today and service hereof upon any interested party is dispensed with.

Sale Transaction

2. The sale transaction (the **"Transaction"**) contemplated by the purchase order effective June 5, 2026 (the **"Sale Agreement"**) between the Vendor and Yahdein Senibo Sokaribo and Kapinga Tshimanga (the **"Purchasers"**) is hereby approved. The execution of the Sale Agreement by the Vendor is hereby authorized and approved, and the Vendor is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance to the Purchasers of Strata Lot 1, Unit 1 in the development known as Everwood, to be constructed on

lands municipally known as 23697 Fern Crescent, Maple Ridge, British Columbia, and legally described as Lot 1 Section 28 Township 12 New Westminster District Plan EPP113344 (PID: 031-618-511), together with all rights related thereto (the **"Purchased Asset"**).

3. Upon delivery by the Proposal Trustee to the Purchasers of a certificate substantially in the form attached as **Schedule "B"** hereto (the **"Proposal Trustee's Certificate"**) confirming: (i) the payment by the Purchasers of the purchase price outlined in the Sales Agreement for the Purchased Asset; and (ii) the Transaction has been completed to the satisfaction of the Proposal Trustee, all of the Vendor's right, title and interest in and to the Purchased Asset described in the Sale Agreement shall vest absolutely in the Purchasers in fee simple, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the **"Claims"**) including, without limiting the generality of the foregoing, all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* of British Columbia or any other personal property registry system (all of which are collectively referred to as the "Encumbrances" and listed in **Schedule "C"** hereto, which term shall not include excluding the permitted encumbrances, easements, and restrictive covenants listed in **Schedule "D"** hereto), and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Asset are hereby expunged and discharged as against the Purchased Asset.

4. Upon presentation for registration in the Land Title Office for the Land Title District of New Westminster of a certified copy of this Order, together with a letter from the Proposal Trustee, authorizing registration of this Order, the British Columbia Registrar of Land Titles is hereby directed to:

   (a) enter the Purchasers specified in the applicable Proposal Trustee's Certificate as the owner of the Purchased Asset identified therein together with all buildings and other structures, facilities and improvements located thereon and fixtures, systems, interests, licenses, rights, covenants, restrictive covenants, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed or appurtenant thereto, in fee simple in respect of the Lands, and this Court declares that it has been proved to the satisfaction of the Court on investigation that the title of the Purchaser in and to the Lands is a good, safe holding and marketable title and directs the BC Registrar to register indefeasible title in favour of the Purchasers as aforesaid; and

   (b) having considered the interest of third parties, to discharge, release, delete and expunge from title to the Lands all of the registered Encumbrances except for those listed in Schedule "D".

5. For the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Asset shall stand in the place and stead of the Purchased Asset and from and after the delivery of the Proposal Trustee's Certificate all Claims shall attach to the net proceeds from the sale of the Purchased Asset with the same priority as they had with respect to the Purchased Asset immediately prior to the sale, as if the Purchased Asset had not been sold and remained in the possession or control of the person having had possession or control immediately prior to the sale.

6. The Proposal Trustee is to file with the Court a copy of the Proposal Trustee's Certificate forthwith after delivery thereof.

7. The Proposal Trustee, with the consent of the Purchasers, shall be at liberty to extend the Closing Date to such later date as those parties may agree without the necessity of a further Order of this Court.

8. Notwithstanding:

   (a) these proceedings;

   (b) any applications for a bankruptcy order in respect of the Vendor now or hereafter made pursuant to BIA and any bankruptcy order issued pursuant to any such applications; and

   (c) any assignment in bankruptcy made by or in respect of the Vendor,

   the vesting of the Purchased Asset in the Purchasers pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Vendor and shall not be void or voidable by creditors of the Vendor, nor shall it constitute or be deemed to be a transfer at undervalue, fraudulent preference, assignment, fraudulent conveyance or other reviewable transaction under the BIA or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

9. This Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body, wherever located, to give effect to this Order and to assist the Proposal Trustee and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Proposal Trustee, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Proposal Trustee and its agents in carrying out the terms of this Order.

10. References in this Order to the singular shall include the plural, references to the plural shall include the singular and to any gender shall include the other gender.

11. The Proposal Trustee or any other party have liberty to apply for such further or other directions or relief as may be necessary or desirable to give effect to this Order.

12. Endorsement of this Order by counsel appearing on this application, other than counsel for the Company, is hereby dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS NOTED ABOVE:

Signature of William Stransky
Lawyer for the Applicant

BY THE COURT

REGISTRAR IN BANKRUPTCY

Schedule "A"
Counsel List

Name	Party

Schedule "B"

FORM OF PROPOSAL TRUSTEE'S CERTIFICATE

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF THE BANKRUPTCY AND INSOLVENCY ACT, RSC 1985, C. B-3, AS AMENDED

AND

IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF 1281805 BC LTD.

PROPOSAL TRUSTEE'S CERTIFICATE

RECITALS

A. 1281805 BC Ltd. (the **"Vendor"**) commenced these proceedings by filing a notice of intention to make a proposal under the Bankruptcy and Insolvency Act, R.S.C. 1985, c. B-3, as amended on June 28, 2023 (the **"NOI"**);

B. FTI Consulting Inc. was appointed as trustee in regards of the Proposal of the Vendor (in such capacity, the **"Proposal Trustee"**) under the NOI;

C. Pursuant to an Order of the Honourable Justice ________ of the Supreme Court of British Columbia (the **"Court"**) dated July 24, 2026 (the **"Approval and Vesting Order"**), the Court approved the sale transaction (the **"Transaction"**) contemplated by the purchase order effective June 5, 2026 (the **"Sale Agreement"**) between the Vendor and Yahdein Senibo Sokaribo and Kapinga Tshimanga (the **"Purchasers"**), provided for the vesting in the Purchasers of the Vendor's right, title and interest in and to Strata Lot 1, Unit 1 in the development known as Everwood, to be constructed on lands municipally known as 23697 Fern Crescent, Maple Ridge, British Columbia, and legally described as Lot 1 Section 28 Township 12 New Westminster District Plan EPP113344 (PID: 031-618-511), together with all rights related thereto (the "**Purchased Asset**"), which vesting is to be effective with respect to the Purchased Asset upon the delivery by the Proposal Trustee to the Purchasers of a certificate confirming: (i) the payment by the Purchasers of the purchase price outlined in the Sales Agreement for the Purchased Asset; and (ii) the Transaction has been completed to the satisfaction of the Proposal Trustee.

D. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

THE PROPOSAL TRUSTEE CERTIFIES the following:

1. The payment by the Purchasers of the purchase price outlined in the Sales Agreement for the Purchased Asset;
2. The Transaction has been completed to the satisfaction of the Proposal Trustee; and
3. This Certificate was delivered by the Proposal Trustee at ______ on July __, 2026.

FTI Consulting Inc., solely in its capacity as the Proposal Trustee of 1281805 BC Ltd.

Per: ______________________________

Name:

Title:

Schedule "C"

Claims to be Deleted/Expunged from Title

REGISTERED OWNER(S)	NATURE OF INTEREST(S)	REGISTRATION NUMBER
FIRST WEST CREDIT UNION	MORTGAGE	CB737591
FIRST WEST CREDIT UNION	ASSIGNMENT OF RENTS	CB737592
	PRIORITY AGREEMENT	CB2058474
FAST FROST HEATING & AIR CONDITIONING LTD.	CLAIM OF BUILDERS LIEN	CB2584959
AMAR EXTERIORS LTD.	CLAIM OF BUILDERS LIEN	BB5011575
FIBRETECH DISTRIBUTORS INC.	CLAIM OF BUILDERS LIEN	CB2607445
DIAMOND CABINETS LTD.	CLAIM OF BUILDERS LIEN	CB2619664
BOYAL ENTERPRISES LTD.	CLAIM OF BUILDERS LIEN	CB2620949
AMAR EXTERIORS LTD.	CLAIM OF BUILDERS LIEN	CB2626184
ACTIVE DOORS & MOULDINGS LTD.	CLAIM OF BUILDERS LIEN	HB20005
OMAX CONCRETE & PUMPING LTD.	CLAIM OF BUILDERS LIEN	WX5012819
PARAGON REBAR & DAMPPROOFING (2010) LTD.	CLAIM OF BUILDERS LIEN	CB2657988
MILLWOOD FINISHING LTD.	CLAIM OF BUILDERS LIEN	CB2657997
WEST HARBOUR ELECTRIC LTD.	CLAIM OF BUILDERS LIEN	CB2663116
SECURIFORCE SECURITY SERVICES LTD.	CLAIM OF BUILDERS LIEN	HB20797
SANDEEP BAINS	CLAIM OF BUILDERS LIEN	CB2681700
KOOME URBAN FORESTRY LTD.	CLAIM OF BUILDERS LIEN	WX5013325
MORRISON WINDOWS LTD.	CLAIM OF BUILDERS LIEN	WX5013466
ALL SEASON EXCAVATING & TRUCKING (2003) LTD.	CLAIM OF BUILDERS LIEN	CB2743199

NEW WAY RAILING & METAL WORKS LTD.	CLAIM OF BUILDERS LIEN	CB2814548

Schedule "D"

Permitted Encumbrances

Non-Financial Encumbrances and Legal Notations

1. EASEMENT X29319
2. EASEMENT X29320
3. COVENANT CA9659661
4. COVENANT CA9659663
5. COVENANT CA9659666
6. COVENANT CA9659673
7. STATUTORY RIGHT OF WAY CB1091859
8. STATUTORY RIGHT OF WAY CB1518201
9. STATUTORY RIGHT OF WAY CB1518202
10. EASEMENT APPURTENANT TO THE COMMON PROERTY STRATA PLAN EPS11476 AND STRATA LOTS 1 TO 21 STRATA PLAN EPS11476

Schedule "D"

Province of British Columbia
Bankruptcy Division
Vancouver Registry
Court File No. VLC-S-B-260250
Estate No. 11-3352394

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN BANKRUPTCY

IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF 1281805 BC LTD.

ORDER MADE AFTER APPLICATION

(Sale Approval and Vesting Order – Unit 2 SL 2)

BEFORE THE HONOURABLE JUSTICE	)))	July 24, 2026

ON THE APPLICATION of the Applicant, 1281805 B.C. Ltd. (the **"Company"**) coming on for hearing in person at Vancouver, British Columbia, on the 24th day of July, 2026; AND ON HEARING counsel listed on **Schedule "A"** hereto; AND UPON READING the material filed; AND pursuant to the *Bankruptcy and Insolvency Act*, RSC 1985 c B-3, as amended (the **"BIA"**), the British Columbia *Supreme Court Civil Rules*, and the inherent jurisdiction of this Honourable Court;

THIS COURT ORDERS that:

1. The time for service of this Notice of Motion herein be and is hereby abridged and the Notice of Motion is properly returnable today and service hereof upon any interested party is dispensed with.

Sale Transaction

2. The sale transaction (the **"Transaction"**) contemplated by the purchase order effective June 7, 2026 (the **"Sale Agreement"**) between the Vendor and Ian Patrick Buckley and Michelle Marie Buckley (the **"Purchasers"**) is hereby approved. The execution of the Sale Agreement by the Vendor is hereby authorized and approved, and the Vendor is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance to the Purchasers of Strata

Lot 2, Unit 2 in the development known as Everwood, to be constructed on lands municipally known as 23697 Fern Crescent, Maple Ridge, British Columbia, and legally described as Lot 1 Section 28 Township 12 New Westminster District Plan EPP113344 (PID: 031-618-511), together with all rights related thereto (the **"Purchased Asset"**).

3. Upon delivery by the Proposal Trustee to the Purchasers of a certificate substantially in the form attached as **Schedule "B"** hereto (the **"Proposal Trustee's Certificate"**) confirming: (i) the payment by the Purchasers of the purchase price outlined in the Sales Agreement for the Purchased Asset; and (ii) the Transaction has been completed to the satisfaction of the Proposal Trustee, all of the Vendor's right, title and interest in and to the Purchased Asset described in the Sale Agreement shall vest absolutely in the Purchasers in fee simple, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the **"Claims"**) including, without limiting the generality of the foregoing, all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* of British Columbia or any other personal property registry system (all of which are collectively referred to as the "Encumbrances" and listed in **Schedule "C"** hereto, which term shall not include excluding the permitted encumbrances, easements, and restrictive covenants listed in **Schedule "D"** hereto), and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Asset are hereby expunged and discharged as against the Purchased Asset.

4. Upon presentation for registration in the Land Title Office for the Land Title District of New Westminster of a certified copy of this Order, together with a letter from the Proposal Trustee, authorizing registration of this Order, the British Columbia Registrar of Land Titles is hereby directed to:

   (a) enter the Purchasers specified in the applicable Proposal Trustee's Certificate as the owner of the Purchased Asset identified therein together with all buildings and other structures, facilities and improvements located thereon and fixtures, systems, interests, licenses, rights, covenants, restrictive covenants, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed or appurtenant thereto, in fee simple in respect of the Lands, and this Court declares that it has been proved to the satisfaction of the Court on investigation that the title of the Purchaser in and to the Lands is a good, safe holding and marketable title and directs the BC Registrar to register indefeasible title in favour of the Purchasers as aforesaid; and

   (b) having considered the interest of third parties, to discharge, release, delete and expunge from title to the Lands all of the registered Encumbrances except for those listed in Schedule "D".

5. For the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Asset shall stand in the place and stead of the Purchased Asset and from and after the delivery of the Proposal Trustee's Certificate all Claims shall attach to the net proceeds from the sale of the Purchased Asset with the same priority as they had with respect to the Purchased Asset immediately prior to the sale, as if the Purchased Asset had not been sold and remained in the possession or control of the person having had possession or control immediately prior to the sale.

6. The Proposal Trustee is to file with the Court a copy of the Proposal Trustee's Certificate forthwith after delivery thereof.

7. The Proposal Trustee, with the consent of the Purchasers, shall be at liberty to extend the Closing Date to such later date as those parties may agree without the necessity of a further Order of this Court.

8. Notwithstanding:

   (a) these proceedings;

   (b) any applications for a bankruptcy order in respect of the Vendor now or hereafter made pursuant to BIA and any bankruptcy order issued pursuant to any such applications; and

   (c) any assignment in bankruptcy made by or in respect of the Vendor,

   the vesting of the Purchased Asset in the Purchasers pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Vendor and shall not be void or voidable by creditors of the Vendor, nor shall it constitute or be deemed to be a transfer at undervalue, fraudulent preference, assignment, fraudulent conveyance or other reviewable transaction under the BIA or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

9. This Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body, wherever located, to give effect to this Order and to assist the Proposal Trustee and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Proposal Trustee, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Proposal Trustee and its agents in carrying out the terms of this Order.

10. References in this Order to the singular shall include the plural, references to the plural shall include the singular and to any gender shall include the other gender.

11. The Proposal Trustee or any other party have liberty to apply for such further or other directions or relief as may be necessary or desirable to give effect to this Order.

12. Endorsement of this Order by counsel appearing on this application, other than counsel for the Company, is hereby dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS NOTED ABOVE:

Signature of William Stransky
Lawyer for the Applicant

BY THE COURT

REGISTRAR IN BANKRUPTCY

Schedule "A"

Counsel List

Name	Party

Schedule "B"

FORM OF PROPOSAL TRUSTEE'S CERTIFICATE

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF THE BANKRUPTCY AND INSOLVENCY ACT, RSC 1985, C. B-3, AS AMENDED

AND

IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF 1281805 BC LTD.

PROPOSAL TRUSTEE'S CERTIFICATE

RECITALS

A. 1281805 BC Ltd. (the **"Vendor"**) commenced these proceedings by filing a notice of intention to make a proposal under the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended on June 28, 2023 (the **"NOI"**);

B. FTI Consulting Inc. was appointed as trustee in regards of the Proposal of the Vendor (in such capacity, the **"Proposal Trustee"**) under the NOI;

C. Pursuant to an Order of the Honourable Justice ________ of the Supreme Court of British Columbia (the **"Court"**) dated July 24, 2026 (the **"Approval and Vesting Order"**), the Court approved the sale transaction (the **"Transaction"**) contemplated by the purchase order effective June 5, 2026 (the **"Sale Agreement"**) between the Vendor and Ian Patrick Buckley and Michelle Marie Buckley (the **"Purchasers"**), provided for the vesting in the Purchasers of the Vendor's right, title and interest in and to Strata Lot 2, Unit 2 in the development known as Everwood, to be constructed on lands municipally known as 23697 Fern Crescent, Maple Ridge, British Columbia, and legally described as Lot 1 Section 28 Township 12 New Westminster District Plan EPP113344 (PID: 031-618-511), together with all rights related thereto (the **"Purchased Asset"**), which vesting is to be effective with respect to the Purchased Asset upon the delivery by the Proposal Trustee to the Purchasers of a certificate confirming: (i) the payment by the Purchasers of the purchase price outlined in the Sales Agreement for the Purchased Asset; and (ii) the Transaction has been completed to the satisfaction of the Proposal Trustee.

D. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

THE PROPOSAL TRUSTEE CERTIFIES the following:

1. The payment by the Purchasers of the purchase price outlined in the Sales Agreement for the Purchased Asset;
2. The Transaction has been completed to the satisfaction of the Proposal Trustee; and
3. This Certificate was delivered by the Proposal Trustee at ______ on July __, 2026.

FTI Consulting Inc., solely in its capacity as the Proposal Trustee of 1281805 BC Ltd.

Per: ____

Name:

Title:

Schedule "C"

Claims to be Deleted/Expunged from Title

REGISTERED OWNER(S)	NATURE OF INTEREST(S)	REGISTRATION NUMBER
FIRST WEST CREDIT UNION	MORTGAGE	CB737591
FIRST WEST CREDIT UNION	ASSIGNMENT OF RENTS	CB737592
	PRIORITY AGREEMENT	CB2058474
FAST FROST HEATING & AIR CONDITIONING LTD.	CLAIM OF BUILDERS LIEN	CB2584959
AMAR EXTERIORS LTD.	CLAIM OF BUILDERS LIEN	BB5011575
FIBRETECH DISTRIBUTORS INC.	CLAIM OF BUILDERS LIEN	CB2607445
DIAMOND CABINETS LTD.	CLAIM OF BUILDERS LIEN	CB2619664
BOYAL ENTERPRISES LTD.	CLAIM OF BUILDERS LIEN	CB2620949
AMAR EXTERIORS LTD.	CLAIM OF BUILDERS LIEN	CB2626184
ACTIVE DOORS & MOULDINGS LTD.	CLAIM OF BUILDERS LIEN	HB20005
OMAX CONCRETE & PUMPING LTD.	CLAIM OF BUILDERS LIEN	WX5012819
PARAGON REBAR & DAMPPROOFING (2010) LTD.	CLAIM OF BUILDERS LIEN	CB2657988
MILLWOOD FINISHING LTD.	CLAIM OF BUILDERS LIEN	CB2657997
WEST HARBOUR ELECTRIC LTD.	CLAIM OF BUILDERS LIEN	CB2663116
SECURIFORCE SECURITY SERVICES LTD.	CLAIM OF BUILDERS LIEN	HB20797
SANDEEP BAINS	CLAIM OF BUILDERS LIEN	CB2681700
KOOME URBAN FORESTRY LTD.	CLAIM OF BUILDERS LIEN	WX5013325
MORRISON WINDOWS LTD.	CLAIM OF BUILDERS LIEN	WX5013466
ALL SEASON EXCAVATING & TRUCKING (2003) LTD.	CLAIM OF BUILDERS LIEN	CB2743199

NEW WAY RAILING & METAL WORKS LTD.	CLAIM OF BUILDERS LIEN	CB2814548

Schedule "D"

Permitted Encumbrances

Non-Financial Encumbrances and Legal Notations

11. EASEMENT X29319
12. EASEMENT X29320
13. COVENANT CA9659661
14. COVENANT CA9659663
15. COVENANT CA9659666
16. COVENANT CA9659673
17. STATUTORY RIGHT OF WAY CB1091859
18. STATUTORY RIGHT OF WAY CB1518201
19. STATUTORY RIGHT OF WAY CB1518202
20. EASEMENT APPURTENANT TO THE COMMON PROERTY STRATA PLAN EPS11476 AND STRATA LOTS 1 TO 21 STRATA PLAN EPS11476

Schedule "E"

Bankruptcy Division
Vancouver Registry
Court File No. VLC-S-B-260250
Estate No. 11-3352394

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN BANKRUPTCY

IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF 1281805 BC LTD.

ORDER MADE AFTER APPLICATION

(Sale Approval and Vesting Order – Unit 5 SL 5)

BEFORE THE HONOURABLE JUSTICE	)))	July 24, 2026

ON THE APPLICATION of the Applicant, 1281805 B.C. Ltd. (the **"Company"**) coming on for hearing in person at Vancouver, British Columbia, on the 24th day of July, 2026; AND ON HEARING counsel listed on **Schedule "A"** hereto; AND UPON READING the material filed; AND pursuant to the *Bankruptcy and Insolvency Act*, RSC 1985 c B-3, as amended (the **"BIA"**), the British Columbia *Supreme Court Civil Rules*, and the inherent jurisdiction of this Honourable Court;

THIS COURT ORDERS that:

1. The time for service of this Notice of Motion herein be and is hereby abridged and the Notice of Motion is properly returnable today and service hereof upon any interested party is dispensed with.

Sale Transaction

2. The sale transaction (the **"Transaction"**) contemplated by the purchase order effective June 4, 2026 (the **"Sale Agreement"**) between the Vendor and Christina Liane Robertson and Tyler Jeffares Robertson (the **"Purchasers"**) is hereby approved. The execution of the Sale Agreement by the Vendor is hereby authorized and approved, and the Vendor is hereby authorized and directed to take such additional steps and execute such additional documents as may be necessary or desirable for the completion of the Transaction and for the conveyance to the

Purchasers of Strata Lot 5, Unit 5 in the development known as Everwood, to be constructed on lands municipally known as 23697 Fern Crescent, Maple Ridge, British Columbia, and legally described as Lot 1 Section 28 Township 12 New Westminster District Plan EPP113344 (PID: 031-618-511), together with all rights related thereto (the **"Purchased Asset"**).

3. Upon delivery by the Proposal Trustee to the Purchasers of a certificate substantially in the form attached as **Schedule "B"** hereto (the **"Proposal Trustee's Certificate"**) confirming: (i) the payment by the Purchasers of the purchase price outlined in the Sales Agreement for the Purchased Asset; and (ii) the Transaction has been completed to the satisfaction of the Proposal Trustee, all of the Vendor's right, title and interest in and to the Purchased Asset described in the Sale Agreement shall vest absolutely in the Purchasers in fee simple, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the **"Claims"**) including, without limiting the generality of the foregoing, all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* of British Columbia or any other personal property registry system (all of which are collectively referred to as the "Encumbrances" and listed in **Schedule "C"** hereto, which term shall not include excluding the permitted encumbrances, easements, and restrictive covenants listed in **Schedule "D"** hereto), and, for greater certainty, this Court orders that all of the Encumbrances affecting or relating to the Purchased Asset are hereby expunged and discharged as against the Purchased Asset.

4. Upon presentation for registration in the Land Title Office for the Land Title District of New Westminster of a certified copy of this Order, together with a letter from the Proposal Trustee, authorizing registration of this Order, the British Columbia Registrar of Land Titles is hereby directed to:

    a. enter the Purchasers specified in the applicable Proposal Trustee's Certificate as the owner of the Purchased Asset identified therein together with all buildings and other structures, facilities and improvements located thereon and fixtures, systems, interests, licenses, rights, covenants, restrictive covenants, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed or appurtenant thereto, in fee simple in respect of the Lands, and this Court declares that it has been proved to the satisfaction of the Court on investigation that the title of the Purchaser in and to the Lands is a good, safe holding and marketable title and directs the BC Registrar to register indefeasible title in favour of the Purchasers as aforesaid; and

b. having considered the interest of third parties, to discharge, release, delete and expunge from title to the Lands all of the registered Encumbrances except for those listed in Schedule "D".

5. For the purposes of determining the nature and priority of Claims, the net proceeds from the sale of the Purchased Asset shall stand in the place and stead of the Purchased Asset and from and after the delivery of the Proposal Trustee's Certificate all Claims shall attach to the net proceeds from the sale of the Purchased Asset with the same priority as they had with respect to the Purchased Asset immediately prior to the sale, as if the Purchased Asset had not been sold and remained in the possession or control of the person having had possession or control immediately prior to the sale.

6. The Proposal Trustee is to file with the Court a copy of the Proposal Trustee's Certificate forthwith after delivery thereof.

7. The Proposal Trustee, with the consent of the Purchasers, shall be at liberty to extend the Closing Date to such later date as those parties may agree without the necessity of a further Order of this Court.

8. Notwithstanding:

   (a) these proceedings;

   (b) any applications for a bankruptcy order in respect of the Vendor now or hereafter made pursuant to BIA and any bankruptcy order issued pursuant to any such applications; and

   (c) any assignment in bankruptcy made by or in respect of the Vendor,

   the vesting of the Purchased Asset in the Purchasers pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of the Vendor and shall not be void or voidable by creditors of the Vendor, nor shall it constitute or be deemed to be a transfer at undervalue, fraudulent preference, assignment, fraudulent conveyance or other reviewable transaction under the BIA or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.

9. This Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body, wherever located, to give effect to this Order and to assist the Proposal Trustee and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Proposal Trustee, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Proposal Trustee and its agents in carrying out the terms of this Order.

10. References in this Order to the singular shall include the plural, references to the plural shall include the singular and to any gender shall include the other gender.

11. The Proposal Trustee or any other party have liberty to apply for such further or other directions or relief as may be necessary or desirable to give effect to this Order.

12. Endorsement of this Order by counsel appearing on this application, other than counsel for the Company, is hereby dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS NOTED ABOVE:

Signature of William Stransky
Lawyer for the Applicant

BY THE COURT

REGISTRAR IN BANKRUPTCY

Schedule "A"

Counsel List

Name	Party

Schedule "B"

FORM OF PROPOSAL TRUSTEE'S CERTIFICATE

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN THE MATTER OF THE BANKRUPTCY AND INSOLVENCY ACT, RSC 1985, C. B-3, AS AMENDED

AND

IN THE MATTER OF THE NOTICE OF INTENTION TO MAKE A PROPOSAL OF 1281805 BC LTD.

PROPOSAL TRUSTEE'S CERTIFICATE

RECITALS

A. 1281805 BC Ltd. (the **"Vendor"**) commenced these proceedings by filing a notice of intention to make a proposal under the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended on June 28, 2023 (the **"NOI"**);

B. FTI Consulting Inc. was appointed as trustee in regards of the Proposal of the Vendor (in such capacity, the **"Proposal Trustee"**) under the NOI;

C. Pursuant to an Order of the Honourable Justice _________ of the Supreme Court of British Columbia (the **"Court"**) dated July 24, 2026 (the **"Approval and Vesting Order"**), the Court approved the sale transaction (the **"Transaction"**) contemplated by the purchase order effective June 4, 2026 (the **"Sale Agreement"**) between the Vendor and Christina Liane Robertson and Tyler Jeffares Robertson (the **"Purchasers"**), provided for the vesting in the Purchasers of the Vendor's right, title and interest in and to Strata Lot 5, Unit 5 in the development known as Everwood, to be constructed on lands municipally known as 23697 Fern Crescent, Maple Ridge, British Columbia, and legally described as Lot 1 Section 28 Township 12 New Westminster District Plan EPP113344 (PID: 031-618-511), together with all rights related thereto (the **"Purchased Asset"**), which vesting is to be effective with respect to the Purchased Asset upon the delivery by the Proposal Trustee to the Purchasers of a certificate confirming: (i) the payment by the Purchasers of the purchase price outlined in the Sales Agreement for the Purchased Asset; and (ii) the Transaction has been completed to the satisfaction of the Proposal Trustee.

D. Unless otherwise indicated herein, terms with initial capitals have the meanings set out in the Sale Agreement.

THE PROPOSAL TRUSTEE CERTIFIES the following:

1. The payment by the Purchasers of the purchase price outlined in the Sales Agreement for the Purchased Asset;
2. The Transaction has been completed to the satisfaction of the Proposal Trustee; and
3. This Certificate was delivered by the Proposal Trustee at ______ on July __, 2026.

FTI Consulting Inc., solely in its capacity as the Proposal Trustee of 1281805 BC Ltd.

Per: ________________________________

Name:

Title:

Schedule "C"

Claims to be Deleted/Expunged from Title

REGISTERED OWNER(S)	NATURE OF INTEREST(S)	REGISTRATION NUMBER
FIRST WEST CREDIT UNION	MORTGAGE	CB737591
FIRST WEST CREDIT UNION	ASSIGNMENT OF RENTS	CB737592
	PRIORITY AGREEMENT	CB2058474
FAST FROST HEATING & AIR CONDITIONING LTD.	CLAIM OF BUILDERS LIEN	CB2584959
AMAR EXTERIORS LTD.	CLAIM OF BUILDERS LIEN	BB5011575
FIBRETECH DISTRIBUTORS INC.	CLAIM OF BUILDERS LIEN	CB2607445
DIAMOND CABINETS LTD.	CLAIM OF BUILDERS LIEN	CB2619664
BOYAL ENTERPRISES LTD.	CLAIM OF BUILDERS LIEN	CB2620949
AMAR EXTERIORS LTD.	CLAIM OF BUILDERS LIEN	CB2626184
ACTIVE DOORS & MOULDINGS LTD.	CLAIM OF BUILDERS LIEN	HB20005
OMAX CONCRETE & PUMPING LTD.	CLAIM OF BUILDERS LIEN	WX5012819
PARAGON REBAR & DAMPPROOFING (2010) LTD.	CLAIM OF BUILDERS LIEN	CB2657988
MILLWOOD FINISHING LTD.	CLAIM OF BUILDERS LIEN	CB2657997
WEST HARBOUR ELECTRIC LTD.	CLAIM OF BUILDERS LIEN	CB2663116
SECURIFORCE SECURITY SERVICES LTD.	CLAIM OF BUILDERS LIEN	HB20797
SANDEEP BAINS	CLAIM OF BUILDERS LIEN	CB2681700
KOOME URBAN FORESTRY LTD.	CLAIM OF BUILDERS LIEN	WX5013325
MORRISON WINDOWS LTD.	CLAIM OF BUILDERS LIEN	WX5013466
ALL SEASON EXCAVATING & TRUCKING (2003) LTD.	CLAIM OF BUILDERS LIEN	CB2743199

NEW WAY RAILING & METAL WORKS LTD.	CLAIM OF BUILDERS LIEN	CB2814548

Schedule "D"

Permitted Encumbrances

Non-Financial Encumbrances and Legal Notations

21. EASEMENT X29319
22. EASEMENT X29320
23. COVENANT CA9659661
24. COVENANT CA9659663
25. COVENANT CA9659666
26. COVENANT CA9659673
27. STATUTORY RIGHT OF WAY CB1091859
28. STATUTORY RIGHT OF WAY CB1518201
29. STATUTORY RIGHT OF WAY CB1518202
30. EASEMENT APPURTENANT TO THE COMMON PROERTY STRATA PLAN EPS11476 AND STRATA LOTS 1 TO 21 STRATA PLAN EPS11476