

NO. H220369  
VANCOUVER REGISTRY

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

BETWEEN:

PLW INVESTMENT LTD.

PETITIONER

AND:

1025332 B.C. LTD., 1025334 B.C. LTD., 1025336 B.C. LTD., CHONGYE DEVELOPMENTS LTD., WASHINGTON PROPERTIES (POINT GREY) INC., WASHINGTON PROPERTIES (QEP) INC., LUCKY FIVE INVESTMENTS LTD., 1094321 B.C. LTD., PRARDA DEVELOPMENTS CORPORATION, 1256306 B.C. LTD., 1256319 B.C. LTD., AMY BARSHA WASHINGTON (A.K.A. FENGYUN SHAO), EDISON WASHINGTON (A.K.A. QIANG WANG), LINDA WASHINGTON, 35 PARK PARKING INC. AND EARLSTON MORTGAGE CORP. WASHINGTON PROPERTIES (WEST 27TH) INC. AND WASHINGTON PROPERTIES (WEST 29TH) INC.

RESPONDENTS

**ORDER MADE AFTER APPLICATION**

	)	THE HONOURABLE	)
BEFORE	)		)
	)	JUSTICE BLAKE	)
			October 11, 2024

ON THE APPLICATION of Alvarez & Marsal Canada Inc., in its capacity as court appointed receiver and manager of certain assets, undertakings and properties of 1025332 B.C. Ltd., 1025334 B.C. Ltd., 1025336 B.C. Ltd., Chongye Developments Ltd., Washington Properties (Point Grey) Inc., Washington Properties (QEP) Inc., Lucky Five Investments Ltd., 1094321 B.C. Ltd, Prarda Developments Corporation, 1256306 B.C. Ltd., 1256319 B.C. Ltd., Amy Barsha Washington (a.k.a. Fengyun Shao), Edison Washington (a.k.a. Qiang Wang), Linda Washington, Washington Properties (West 27th) Inc. and Washington Properties (West 29th) Inc. (the "Receiver"), coming on for hearing at Vancouver, British Columbia on this day, and on hearing Jordan Schultz and Catherine Ewasiuk, counsel for the Receiver, and those other counsel listed on Schedule "A" hereto, and no one else appearing, although duly served;

THIS COURT ORDERS THAT:

1. the City of Vancouver forthwith remove the levy in respect of the vacancy tax assessed under *City of Vancouver By-law 11674* (the "**Bylaw**") for the 2022 calendar year (the "**2022 Vacancy Tax Assessment**"), together with all penalties levied for failure to pay such tax (collectively, the "**2022 Vacancy Tax Levy**"), from the real property tax roll in respect of the real property legally described as:

(a) PID: 010-858-300, Lot 3 Block 1 District Lot 140 Plan 6583;

(b) PID: 010-858-296, Lot 2 Block 1 District Lot 140 Plan 6583; and

(c) PID: 010-858-288, Lot 1, Except Part in Explanatory Plan 3376 Block 1 District Lot 140 Plan 6583

(collectively, the "**Belmont Properties**");

2. without liming the foregoing, any charge or lien securing the 2022 Vacancy Tax Levy is hereby discharged and released from the Belmont Properties, in accordance with paragraph 3 of the Order made July 20, 2023, as amended by Order made August 28, 2023 in these proceedings (as amended, the "**Approval and Vesting Order**");

3. the 2022 Vacancy Tax Levy hereby is attached to funds in the amount of \$1,800,000 currently held in trust by Dentons Canada LLP (the "**Vacancy Tax Holdback Funds**"), representing a portion of the proceeds from the sale of the Belmont Properties, in accordance with paragraph 5 of the Approval and Vesting Order;

4. Dentons Canada LLP shall forthwith transfers the Vacancy Tax Holdback Funds to Fasken Martineau DuMoulin LLP, in trust, which funds shall remain subject to the 2022 Vacancy Tax Levy;

5. any and all right, title and interest of 1434000 B.C. Ltd., 1434002 B.C. Ltd., 1434003 B.C. Ltd. and the Receiver in and to: (i) the notice of complaint (the "**Complaint**") submitted by the Receiver in respect of the 2022 Vacancy Tax Assessment; and (ii) the Vacancy Tax Holdback Funds, is hereby assigned and transferred to the Petitioner for all purposes;

6. the Petitioner shall forthwith assume conduct of the Complaint, and notwithstanding anything to the contrary in the Bylaw:

(a) any notice or request for information in respect of the 2022 Vacancy Tax Assessment shall be delivered to the Petitioner care of:

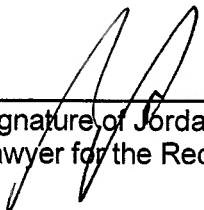
Fasken Martineau DuMoulin LLP


550 Burrard Street, Suite 2900  
Vancouver, BC V6C 0A3  
**Attention: Kibben Jackson**

- (b) the Petitioner shall, for all purposes in relation to the 2022 Vacancy Tax Assessment, be deemed to be the "registered owner" of the Belmont Properties, and without limitation the Petitioner shall have the right to request a review by the Tax Review Panel or apply for judicial review or take such other remedies as would otherwise be available of or in respect of any determination made in respect of the Complaint.

7. Endorsement of this Order by counsel appearing on this application other than counsel 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:

  
\_\_\_\_\_  
Signature of Jordan Schultz  
Lawyer for the Receiver

By the Court.   
\_\_\_\_\_  
Registrar



**SCHEDULE "A"**  
**LIST OF COUNSEL**

Name	Appearing for
M. Gill	PLW Investment Ltd.

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INVESTMENTS LTD., 1094321 B.C. LTD., PRARDA DEVELOPMENTS  
CORPORATION, 1256306 B.C. LTD., 1256319 B.C. LTD., AMY BARSHA  
WASHINGTON (A.K.A. FENGYUN SHAO), EDISON WASHINGTON  
(A.K.A. QIANG WANG), LINDA WASHINGTON, 35 PARK PARKING INC.  
AND EARLSTON MORTGAGE CORP.

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RESPONDENTS

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**ORDER MADE AFTER APPLICATION**

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DENTONS CANADA LLP  
BARRISTERS & SOLICITORS  
250 Howe Street, 20<sup>th</sup> Floor  
Vancouver, BC V6C 3R8  
Phone No.: (604) 687-4460  
Attention: Jordan Schultz

File No. 529227-23