



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.

RESPONDENTS

ORDER MADE AFTER APPLICATION

BEFORE)
) *MADAM JUSTICE WILKINSON*)
) *28/ AUG/2023*)

ON THE APPLICATION of 1365361 B.C. Ltd., 1428218 B.C. Ltd. and 1428221 B.C. Ltd. (collectively, the "**Applicants**"), coming on for hearing at ^{800 Smith Street,} Vancouver, British Columbia on this day, and on hearing Sean Beesla, counsel for the Applicants, and no one else appearing, although duly served;

THIS COURT ORDERS AND DECLARES THAT:

1. Paragraph 1 of the Order of Justice Ahmad made on July 20, 2023 be deleted and replaced as follows:

The sale of:

- (a) the lands as 4883 Belmont Avenue, Vancouver, British Columbia, legally known and described as:

PID: 010-858-300

Lot 3 Block 1 District Lot 140 Plan 6583

("4883 Belmont")

to 1434000 B.C. LTD. ("**4000**");

- (b) the lands as 4889 Belmont Avenue, Vancouver, British Columbia, legally known and described as:

PID: 010-858-296

Lot 2 Block 1 District Lot 140 Plan 6583

("4889 Belmont")

to 1434002 B.C. LTD. ("**4002**");

- (c) the lands as 4899 Belmont Avenue, Vancouver, British Columbia, legally known and described as:

PID: 010-858-288

Lot 1, Except Part in Explanatory Plan 3376 Block 1 District Lot 140 Plan 6583

("4899 Belmont", and together with 4883 Belmont and 4889 Belmont, the "Lands")

to 1434003 B.C. LTD. ("**4003**", and together with 4000 and 4002, the "**Purchasers**");

for the purchase price of \$39,000,000 and on the other terms and conditions set out in the contract of purchase and sale dated July 20, 2023, as subsequently amended from time to time (collectively, the "**Contract**"), is hereby approved:

2. Paragraph 4 of the Order of Justice Ahmad made on July 20, 2023 be deleted and replaced as follows:

On filing a certified copy of this Order in the Vancouver Land Title Office together with a letter from the Receiver's solicitor authorizing the filing:

- (a) 4883 Belmont be conveyed to and vest in 4000;
- (b) 4889 Belmont be conveyed to and vest in 4002; and
- (c) 4899 Belmont be conveyed to and vest in 4003,

in each case as registered owners in fee simple, free and clear of any estate, right, title, interest, equity of redemption and other claims of the parties, together with any other

charges, liens, encumbrances caveats, or certificates of pending litigation registered against the Lands subsequent to the Petitioner's Certificate of Pending Litigation, but subject to the reservations, provisos, exceptions, and conditions express in the original grants thereof from the Crown.

3. All other paragraphs in the Order of Justice Ahmad made on July 20, 2023 shall remain in force and effect.

4. Endorsement of this Order by counsel appearing on this application other than counsel for the Applicants 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 Sean Beesla
Lawyer for the Applicants

By the Court.



Registrar



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RESPONDENTS

BELMONT SALE AMENDMENT ORDER

AQUILINI INVESTMENT GROUP LP

89 West Georgia Street

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Attention: SUZAN EL-KHATIB