

NO. S240493
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

FOX ISLAND DEVELOPMENT LTD. and ADVANCED VENTURE HOLDING
CO., LTD.

PETITIONERS

- AND -

KENSINGTON UNION BAY PROPERTIES NOMINEE LTD. (FORMERLY
KNOWN AS 34083 YUKON INC.), KENSINGTON UNION BAY PROPERTIES
LIMITED PARTNERSHIP, KENSINGTON UNION BAY PROPERTIES GP LTD,
INTERNATIONAL TRADE CENTER PROPERTIES LTD., SUNWINS
ENTERPRISE LTD., MO YEUNG CHING ALSO KNOWN AS MICHAEL CHING,
MO YEUNG PROPERTIES LTD., SFT DIGITAL HOLDINGS 30 LTD., HOTEL
VERSANTE LTD., BEEM CREDIT UNION, MORTEQ LENDING CORP., CHUN
YU LIU, 1307510 B.C. LTD., JEFFREY RAUCH, HEUNG KEI SUNG, AND RCC
HOLDINGS LTD.

RESPONDENTS

ORDER MADE AFTER APPLICATION

BEFORE) THE HONOURABLE JUSTICE)
) FITZPATRICK)
)) 24/FEB/2026)

ON THE APPLICATION of Deloitte Restructuring Inc., in its capacity as court appointed receiver (in such capacity, the "Receiver") of the assets, undertakings and properties of International Trade Center Properties Ltd., Hotel Versante Ltd., and RCC Holdings Ltd. (the "Debtors") acquired for, or used in relation to the business and operations, of the hotel known as the "Versante Hotel", including without limiting the foregoing all proceeds

thereof, with a civic address of 8499 Bridgeport Road, Richmond, B.C. and with the following legal descriptions:

PID: 030-795-851

Air Space Parcel 2 Section 21 Block 5 North Range 6 West New Westminster
District Air Space Plan EPP73985 (the "**Air Space Parcel**")

PID: 029-611-598

Lot 1 Section 21 Block 5 North Range 6 West New Westminster District
Plan EPP37734 Except Air Space Plan EPP73985 (the "**Remainder Parcel**")

(the "**Hotel Property**")

Coming on for hearing at 800 Smithe Street, Vancouver, British Columbia on 24/FEB/2026 and on hearing John Sandrelli and Cassandra Federico, counsel for the Receiver, and those parties listed on **Schedule "A"** hereto;

THIS COURT ORDERS AND DECLARES that:

1. The Notice of Application is properly returnable today and service thereof upon any interested party other than those parties served as well as those on the Service List, as defined in the Order granted by the Honourable Justice Fitzpatrick on April 2, 2025 (the "**Receivership Order**") maintained by the Receiver for these proceedings is hereby dispensed with.
2. The letter of termination notice dated January 30, 2026 sent by 1036524 B.C. Ltd. ("**103**") to the Receiver (the "**Termination Notice**") which purports to terminate the trademark license agreement dated as of August 1, 2021 between 103 as licensor, and Hotel Versante Ltd., as licensee (the "**Trademark Agreement**") constitutes a violation of the stay of proceedings provisions of the Receivership Order, including paras 9 and 11, thereof, and accordingly, the Court declares that the Termination Notice is of no force or effect and the Trademark Agreement remains in full force and effect.
3. Any and all login credentials, usernames, passwords, multi-factor authentication methods, recovery codes, authentication keys, administrative permissions, and other access rights granting administrative access and control to the Debtors' Google Workspace account, Squarespace, Inc. account, and any other online platform used in connection with or required for the operation, management, marketing, branding, reservation systems, or online presence of the Hotel Versante (collectively, the "**Digital Accounts**") are Purchased Assets pursuant to, and as defined in, the Order granted by the Honourable Justice Fitzpatrick on December 17, 2025 (the "**Sale Approval Order**"), which approved the Asset Purchase Agreement dated December 12, 2026 (the "**APA**")

between the Receiver and 1483610 B.C. Ltd. (the "**Purchaser**"), and are assets properly subject to transfer by the Receiver in accordance with the APA.

4. Mo Yeung Ching, also known as Michael Ching, Hung Lin Ching, also known as Linda Ching, 1036524 B.C. Ltd., or any other person or persons who have possession, custody or control of the Digital Accounts are hereby ordered and directed to forthwith deliver, transfer, and provide the Digital Accounts to the Receiver, including all usernames, passwords, authentication credentials, and administrative privileges, and to take all further necessary steps necessary to ensure that the Receiver has and maintains full and exclusive administrative access to and control over the Digital Accounts, for the purpose of effecting their transfer to the Purchaser in accordance with the APA. For greater certainty, this obligation is ongoing and includes any updated, reset, or replacement credentials relating to the Digital Accounts.

5. Nothing in this Order is intended to transfer or compel the transfer of the Licensed Marks themselves as such term is defined in the Trademark Agreement nor modify the terms of the Trademark Agreement and the rights of the parties thereto and thereunder are hereby preserved subject to any further Order this Court or any other court of competent jurisdiction may make.

6. 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 Receiver 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 Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

7. The Receiver 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.

8. The costs of and in connection with this Application for the period beginning February 9, 2026 up to and including the date of this Order are awarded to the Petitioners and the Receiver as special costs on a solicitor and own client basis to be assessed and to be paid by 1036524 B.C. Ltd.

9. Endorsement of this Order, other than by counsel for the Receiver, is hereby dispensed with.

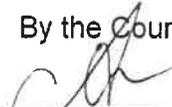
THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:



Signature of Cassandra Federico
Lawyer for the Receiver



By the Court.



Registrar

SCHEDULE "A"

Counsel Appearing

Counsel	Party Represented
John Sandrelli and Cassandra Federico	<i>Deloitte Restructuring Inc., Court Appointed Receiver and Manager</i>
Colin Brousson	<i>FOX ISLAND DEVELOPMENT LTD. and ADVANCED VENTURE HOLDING CO., LTD., the Petitioners</i>
Peter Reardon	1036524 B.C. Ltd.

No. S-240493
Vancouver Registry

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Respondents

ORDER MADE AFTER APPLICATION

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Phone No.: 604.687.4460
Attention: John Sandrelli
West Coast

File No.: 131048-000106