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VANCOUVER  
SUPREME COURT SCHEDULING

NO. S-240493  
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

**APPLICATION RECORD**

<p>Lawyer for the Applicant</p> <p>John Sandrelli Cassandra Federico Dentons Canada LLP 20<sup>th</sup> Floor, 250 Howe Street Vancouver, British Columbia, V6C 3R8</p> <p>Email: <a href="mailto:john.sandrelli@dentons.com">john.sandrelli@dentons.com</a> <a href="mailto:cassandra.federico@dentons.com">cassandra.federico@dentons.com</a> Telephone: (604) 443-7132</p>	
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DATE, TIME, PLACE OF APPLICATION

Monday, February 24, 2026 at 10:00 a.m.  
800 Smithe Street, Vancouver BC

Time estimate: Half Day

Application Record provided by:

John Sandrelli and Cassandra Federico, lawyers for the Court-appointed Receiver

**INDEX**

<b>TAB</b>	<b>DOCUMENT</b>
1.	Notice of Application of the Receiver, filed February 19, 2026
2.	Draft Form of Order
3.	Application Response of the Petitioners, filed February 20, 2026
4.	Affidavit #2 of Avic Arenas, made February 19, 2026
5.	Affidavit #4 of Wen Yong Wang, made February 20, 2026
6.	Amended and Restated Receivership Order, granted April 04, 2025
7.	Approval and Vesting Order, granted December 17, 2025
8.	Receiver's Fourth Report to the Court, filed December 15, 2025
9.	Receiver's First Supplement to the Fourth Report to the Court, filed December 15, 2025
10.	Receiver's Second Supplement to the Fourth Report to the Court, filed February 19, 2026