

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, and  
HEUNG KEI SUNG

Respondents

**ORDER MADE AFTER APPLICATION**  
**TO ADD RESPONDENTS TO THE PROCEEDING**

|        |   |                        |   |              |
|--------|---|------------------------|---|--------------|
|        | ) | THE HONOURABLE JUSTICE | ) |              |
| BEFORE | ) | FITZPATRICK            | ) | 2/April/2025 |
|        | ) |                        | ) |              |

1. ON THE APPLICATION of Deloitte Restructuring Inc., in its capacity as court appointed receiver (in such capacity, the "**Receiver**") of International Trade Center Properties Ltd. and Hotel Versante 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

PID: 029-611-598

Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Plan  
EPP37734 Except Air Space Plan EPP73985

(collectively the "**Hotel Property**")

carried on by the Debtors, coming on for hearing this day at Vancouver, British Columbia.

AND ON HEARING John Sandrelli, Counsel for the Receiver, Colin Brousson, Counsel for Fox Island Development Ltd. and Advanced Venture Holding Co., Ltd. and other counsel as listed on **Schedule "A"** hereto, and no one else appearing, although duly served.

AND ON READING the materials filed, including Affidavit #1 of Wen Yong Wang, affirmed January 22, 2024, Affidavit #2 of Wen Yong Wang affirmed on February 25, 2025, Affidavit #1 of Avic Arenas sworn March 31, 2025 each consent of Deloitte to act as Receiver, and the First Report of the Receiver, dated March 31, 2025;

THIS COURT ORDERS AND DECLARES that:

1. The time for service of the Notice of Application and supporting materials is hereby abridged such that the Notice of Application is properly returnable today.
2. RCC Holdings Ltd. be added as a named Respondent to these proceedings.
3. The style of cause in these proceedings be amended as follows:

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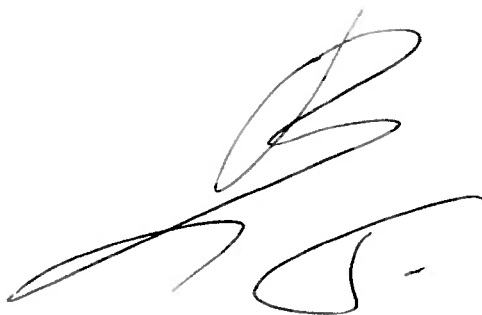
KENSINGTON UNION BAY PROPERTIES NOMINEE LTD. (formerly known  
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LTD, INTERNATIONAL TRADE CENTER PROPERTIES LTD., SUNWINS  
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CORP., CHUN YU LIU, 1307510 B.C. LTD., JEFFREY RAUCH, HEUNG KEI  
SUNG, AND RCC HOLDINGS LTD.

Respondents


4. Preparation and service of an Amended Petition on all parties be dispensed with.
5. The terms of Rule 6-2(8) of the *Supreme Court Civil Rules* be dispensed with.

6. 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 John Sandrelli  
Lawyer for the Receiver

By the Court.

  
\_\_\_\_\_  
Registrar

## **SCHEDULE "A"**

### Counsel Appearing

| <b>Counsel</b>                       | <b>Party Represented</b>  |
|--------------------------------------|---|
| John Sandrelli<br>Cassandra Federico | <i>The Receiver</i> , Deloitte Restructuring Inc.   |
| Colin Brousson                       | <i>The Petitioners</i> , Fox Island Development Ltd. and Advanced Venture Holding Co.   |
| H.C. Ritchi Clark, K.C.              | <ul style="list-style-type: none"><li>• Club Versante Management Ltd.</li><li>• Kensington Union Bay Properties Nominee Ltd. (formerly known as 34083 Yukon Inc.);</li><li>• Kensington Union Bay Properties Limited Partnership;</li><li>• Kensington Union Bay Properties GP Ltd.;</li><li>• International Trade Center Properties Ltd.;</li><li>• SFT Digital Holdings 30 Ltd.;</li><li>• Hotel Versante Ltd.;</li><li>• Sunwins Enterprise Ltd.;</li><li>• Mo Yeung Ching also known as Michael Ching; and</li><li>• Mo Yeung Properties Ltd.</li></ul> |
|                                      |   |
|                                      |   |

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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  
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**ORDER MADE AFTER APPLICATION**

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20th Floor, 250 Howe Street  
Vancouver, BC V6C 3R8

Phone No.: 604.687.4460  
Attention: John Sandrelli

File No.: 131048-000106