

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
ENTERPRISES 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., JEFFRET RAUCH, RCC
HOLDINGS LTD., AND HEUNG KEI SUNG

RESPONDENTS

ORDER MADE AFTER APPLICATION

	)		)
	)		)
BEFORE	)	THE HONOURABLE JUSTICE	)
	)	FITZPATRICK	)
	)		)

July 7, 2026

ON THE APPLICATION of 1483610 B.C. Ltd. ("148") coming on for hearing at 800 Smithe Street, Vancouver, BC V6Z 2E1 on July 7, 2026 and on hearing Colin Brousson, counsel for 148, and those other persons listed on **Schedule "A"** hereto, and no one else appearing although duly

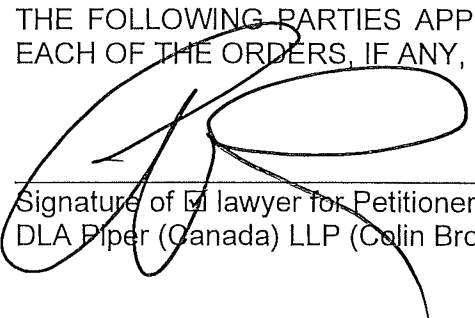
served; AND **UPON READING**, the material filed, including Affidavit #4 Ashley Kumar dated June 26, 2026 (the "**4th Kumar Affidavit**");

THIS COURT ORDERS that:

1. The adjournment application of Club Versante Management Ltd. dated July 2, 2026 is dismissed.
2. The Commercial Lease Agreement (Walk-in Cooler & Freezer Conversion) between International Trade Centre Properties Ltd. as landlord and Club Versante Management Ltd. as tenant (the "**Sublease**"), in respect of rooms P503 and P509 located on P5 of the International Trade Centre, 8477 Bridgeport Road, Richmond, BC (the "**Sublet Premises**"), which is exhibited to the 4th Kumar Affidavit, is not binding, and has no effect, upon 148.
3. Subject to paragraphs 4 and 5 of this Order, any and all rights or interests of Club Versante that arise from the Sublease and are in respect of the Sublet Premises, are hereby extinguished.
4. 148 and Club Versante shall be entitled to joint access and use of the Sublet Premises until August 31, 2026 (the "**Removal Date**"), after which Club Versante's entitlement to access and use the Sublet Premises automatically terminates.
5. 148 shall provide Club Versante with a key to access the Sublet Premises. Prior to the Removal Date, neither 148 nor Club Versante shall be entitled to change the locks to the Sublet Premises or otherwise impede the other's access to the Sublet Premises without further order from this Court permitting same. Subject to paragraph 6 of this Order, neither 148 nor Club Versante may interfere with the other's property stored in the Sublet Premises.
6. Club Versante must provide 148 with at least two business days' notice of the date and time that it will attend at the Sublet Premises to finally remove its property stored therein. Any property belonging to Club Versante that has not been removed from the Sublet Premises by the Removal Date shall be deemed to be abandoned by Club Versante and may be disposed of by 148 without further notice to Club Versante.

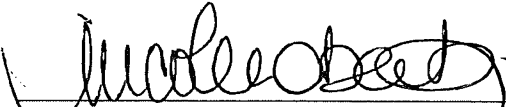
7. Special Costs, to be assessed, are awarded in favour of 148 against Club Versante.

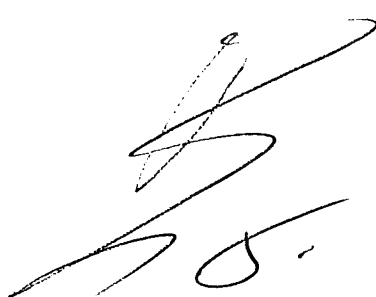
THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:



Signature of ☒ lawyer for Petitioners
DLA Piper (Canada) LLP (Colin Brousson)

BY THE COURT



REGISTRAR

SCHEDULE A
List of Parties Appearing

<u>Party Represented</u>	<u>Counsel</u>
Colin Brousson	Counsel for 1483610 B.C. Ltd..
Chung Lin Ching , <i>DIRECTOR</i>	Club Versante Management Ltd.

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