



No. H-241069  
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

DESJARDINS FINANCIAL SECURITY LIFE ASSURANCE COMPANY

PETITIONER

AND:

I4PG HASTINGS STREET INC., HASTINGS STREET LIMITED PARTNERSHIP, I4  
PROPERTY GROUP INC., MYRON CALOF, TRAVELERS INSURANCE COMPANY OF  
CANADA, LONGTHORN HOLDINGS LTD., LANE CONSTRUCTION SERVICES LTD., ELKH  
SHOTCRETE INC., ATRYSTEN PLUMBING & HEATING LTD., GREER CONTRACTING LTD.,  
PDQ CONSTRUCTION LTD., LMS LIMITED PARTNERSHIP, RED SEAL ELECTRIC LTD.,  
KERHOFF CONSTRUCTION (2022) LTD. LIONS GATE WATER TREATMENT LTD.,  
PEAKHILL CAPITAL INC., KOFFMAN KALEF LLP AND CAMERON STEPHENS MORTGAGE  
CAPITAL LTD.

RESPONDENTS

ORDER MADE AFTER APPLICATION  
(SEALING ORDER)

BEFORE THE HONOURABLE  
JUSTICE WALKER

)  
)  
)

September 4, 2025

THE APPLICATION of Deloitte Restructuring Inc., in its capacity as Court-appointed Receiver (the "**Receiver**") of the lands legally described as PID: 031-340-741 Lot 1 Block 5 District Lot 121 Group 1 New Westminster District Plan EPP87138 (the "**Lands**"), and certain of the personal property of I4PG Hastings Street Inc., Hastings Street Limited Partnership and I4 Property Group Inc. (the "**Debtors**") located at, related to or derived from the Lands, coming on for hearing at Vancouver, British Columbia on the 4th day of September, 2025; AND ON HEARING Vicki Tickle, counsel for the Receiver, and those other counsel listed on **Schedule "A"** hereto, and no one else appearing; AND UPON READING the material filed, including the Receiver's First Report to the Court, dated August 21, 2025 (the "**First Report**");

THIS COURT ORDERS AND DECLARES THAT:

- The following document be sealed by the Registrar of this Honourable Court for the duration noted:

Description	Dated filed:	Number of copies filed, including any extra copies for the judge	Duration of sealing order:	Sought	Granted	
					YES	NO
1a) Specific Documents: Confidential Supplement to the First Report, dated August 28, 2025	To be filed	Two <i>One</i> <i>✓</i>	Until the earlier of the closing of the Transaction (as defined in the First Report); the completion of an alternative transaction involving the Debtors or substantially all of their assets; the discharge of the Receiver in these proceedings; or further order of the Court.	[X]	[✓]	[ ]
1b) Entire court file				No	N/A	N/A
2) Other court records stored by the court				No	N/A	N/A
3) Orders (including this Sealing Order itself)				No	N/A	N/A
4) Reasons for Judgment				No	N/A	N/A

- Access to the sealed items is restricted to counsel for the Receiver.

3. Endorsement of this Order by counsel appearing other than 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

*Vicki Tickle*

---

Signature of Vicki Tickle  
Lawyer for Deloitte Restructuring Inc.

BY THE COURT

*W. J. T.*

---

REGISTRAR



**SCHEDULE "A"**  
**List of Counsel**

<b>Counsel Name</b>	<b>Party Represented</b>
Arad Mojtahedi	Desjardins Financial Security Life Assurance Company
Baylee Hunt	Siena (4451 Hastings) Limited Partnership