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

BEFORE THE HONOURABLE

JUSTICE WALKER

)
September 4, 2025

ON THE APPLICATION of Deloitte Restructuring Inc., in its capacity as Court-appointed Receiver (the "Receiver") without security 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 personal property of I4PG Hastings Street Inc. ("I4PG Inc."), Hastings Street Limited Partnership ("HSLP") and I4 Property Group Inc. Ltd. ("Group", and collectively with I4PG Inc. and HSLP, 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:

- 1. Capitalized terms used but not otherwise defined herein shall have the meanings given to them in the First Report.
- 2. The First Report and the activities of the Receiver as set out therein are hereby approved.
- 3. The Receiver is hereby authorized to make one or more distributions from Purchase Price in such amount or amounts as the Receiver determines advisable to Desjardins Financial Security Life Assurance Company ("**Desjardins**"), by way of repayment of the indebtedness owing to Desjardins by the Debtors or any of them.
- 4. The Receiver is hereby authorized to make a distribution from the Purchase Price to Goodman Commercial Inc. ("Goodman") on account of the commission payable to Goodman pursuant to the Listing Agreement.
- 5. 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:

Signature of Vicki Tickle

Lawyer for the Receiver, Deloitte Restructuring

Inc.

BY THE COURT

REGISTRAR

# SCHEDULE "A" LIST OF COUNSEL

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