



FORM 35 (RULES 8-4(1), 13-1(3) AND 17-1(2))

No. H-240208
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

BEEM CREDIT UNION

Petitioner

AND:

KENSINGTON UNION BAY PROPERTIES NOMINEE LTD.
(formerly 34083 YUKON INC.)
KENSINGTON UNION BAY PROPERTIES LIMITED PARTNERSHIP
KENSINGTON UNION BAY PROPERTIES GP LTD.
UB HOLDINGS LTD.
1134918 B.C. LTD.
MO YEUNG CHING
CHUNG LIN CHING
MO YEUNG PROPERTIES LTD.
1036524 B.C. LTD.
HEUNG KEI SUNG
CHUNG LIN CHING
FOX ISLAND DEVELOPMENT LTD.
ADVANCED VENTURE HOLDING CO., LTD.
1078688 B.C. LTD.

ALL TENANTS OR OCCUPIERS OF THE SUBJECT LANDS AND PREMISES

Respondents

**ORDER MADE AFTER APPLICATION
(ORDER FOR CONDUCT OF SALE)**

BEFORE) ASSOCIATE JUDGE DICK) JULY 22, 2024
))

ON THE APPLICATION of the petitioner, BEEM CREDIT UNION, coming on for hearing on this day Vancouver, B.C., and on hearing Alan A. Frydenlund, K.C., counsel for the petitioner, those counsel as listed in Schedule "A" hereto and no-one else appearing, although given notice in accordance with the rules of the Court, and on reading the material filed;

THIS COURT ORDERS THAT:

1. The lands and premises known and described as:

Parcel Identifier: 028-731-492

Lot 1 District Lot 154 Nanaimo District Sections 31 and 32 Township 1 and District Lot 28 Nelson District Plan EPP15507 Except Plans EPP56910, EPP95931 and EPP103248

Parcel Identifier: 028-731-531

Lot 3 District Lot 154 Nanaimo District Section 32 Township 1 and District Lot 28 Nelson District Plan EPP15507

Parcel Identifier: 028-731-549

Lot 4 Sections 31 and 32 Township 1 and District Lot 28 Nelson District Plan EPP15507 Except Plans EPP78068 and EPP103248

Parcel Identifier: 028-330-633

Lot A District Lot 28 Nelson District Plan EPP9011

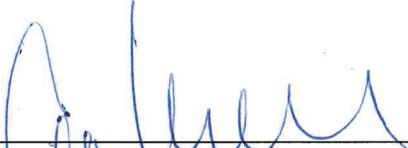
(collectively, the “**Lands**”)

the subject of the within proceeding, be offered for sale by private sale, free and clear of all encumbrances of the parties, save and except the reservations, provisos, exceptions and conditions expressed in the original grant thereof from the Crown.

2. The petitioner, BEEM CREDIT UNION, and the respondent FOX ISLAND DEVELOPMENT LTD. shall have joint conduct of the sale effective August 27, 2024 and may list the Lands for sale commencing August 27, 2024 and until further order of the court, and may pay to any real estate agent or firm who arranges a sale of the Lands a real estate commission of either up to seven (7%) percent of the first \$100,000.00 and two and one-half (2½%) percent of the remainder of the gross selling price plus GST or, alternatively, up to three (3%) percent of the gross selling price plus GST, to be paid from the proceeds of the sale.
3. A sale is subject to the approval of the court unless otherwise agreed to in writing by all parties.
4. The respondents, or any person or persons on behalf of the said respondent, including any person or persons in possession of the Lands, shall on August 27, 2024 and until further order of the court, permit any duly authorized agent on behalf of the petitioner, BEEM CREDIT UNION and or the respondent FOX ISLAND DEVELOPMENT LTD. to

inspect, appraise, or show to any prospective purchaser or purchasers the Lands, including the interior of any premises, on any day of the week, commencing August 27, 2024 and to post signs on the Lands stating that the Lands are offered for sale.

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 the lawyer for the petitioner,
BEEM CREDIT UNION, Alan A. Frydenlund,
K.C.

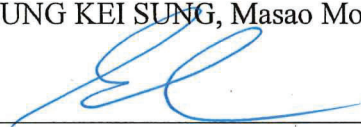
BY THE COURT

Digitally signed by
Dick, S

REGISTRAR

Signature of lawyer for the respondents,
KENSINGTON UNION BAY PROPERTIES
NOMINEE LTD. (formerly 34083 YUKON
INC.), KENSINGTON UNION BAY
PROPERTIES LIMITED PARTNERSHIP,
KENSINGTON UNION BAY PROPERTIES
GP LTD., UB HOLDINGS LTD., 1134918
B.C. LTD., and MO YEUNG CHING,
Mishaal Gill

Signature of lawyer for the respondents,
CHUNG LIN CHING, MO YEUNG
PROPERTIES LTD., 1036524 B.C. LTD., and
HEUNG KEI SUNG, Masao Morinaga



Signature of lawyer for the respondents, FOX
ISLAND DEVELOPMENT LTD., ADVANCED
VENTURE HOLDING CO., LTD., and 1078688
B.C. LTD., Scott Boucher

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BY THE COURT

Signature of the lawyer for the petitioner,
BEEM CREDIT UNION, Alan A. Frydenlund, REGISTRAR
K.C.



Signature of lawyer for the respondents,
KENSINGTON UNION BAY PROPERTIES
NOMINEE LTD. (formerly 34083 YUKON
INC.), KENSINGTON UNION BAY
PROPERTIES LIMITED PARTNERSHIP,
KENSINGTON UNION BAY PROPERTIES
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Mishaal Gill

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CHUNG LIN CHING, MO YEUNG
PROPERTIES LTD., 1036524 B.C. LTD., and
HEUNG KEI SUNG, Masao Morinaga

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BY THE COURT

Signature of the lawyer for the petitioner,
BEEM CREDIT UNION, Alan A. Frydenlund, REGISTRAR
K.C.

Signature of lawyer for the respondents,
KENSINGTON UNION BAY PROPERTIES
NOMINEE LTD. (formerly 34083 YUKON
INC.), KENSINGTON UNION BAY
PROPERTIES LIMITED PARTNERSHIP,
KENSINGTON UNION BAY PROPERTIES
GP LTD., UB HOLDINGS LTD., 1134918
B.C. LTD., and MO YEUNG CHING,
Mishaal Gill



Signature of lawyer for the respondents,
CHUNG LIN CHING, MO YEUNG
PROPERTIES LTD., 1036524 B.C. LTD., and
HEUNG KEI SUNG, Masao Morinaga

Signature of lawyer for the respondents, FOX
ISLAND DEVELOPMENT LTD., ADVANCED
VENTURE HOLDING CO., LTD., and 1078688
B.C. LTD., Scott Boucher

SCHEDULE "A"
COUNSEL APPEARING

Mishaal Gill, counsel for the respondents, KENSINGTON UNION BAY PROPERTIES NOMINEE LTD. (formerly 34083 YUKON INC.), KENSINGTON UNION BAY PROPERTIES LIMITED PARTNERSHIP, KENSINGTON UNION BAY PROPERTIES GP LTD., UB HOLDINGS LTD., 1134918 B.C. LTD., and MO YEUNG CHING

Masao Morinaga, counsel for the respondents, CHUNG LIN CHING, MO YEUNG PROPERTIES LTD., 1036524 B.C. LTD., and HEUNG KEI SUNG

Scott Boucher for the respondents, FOX ISLAND DEVELOPMENT LTD., ADVANCED VENTURE HOLDING CO., LTD., and 1078688 B.C. LTD.

No. H-240148
Vancouver Registry

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BETWEEN:

BEEM CREDIT UNION

Petitioner

AND:

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Respondents

**ORDER MADE AFTER APPLICATION
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OWEN BIRD LAW CORPORATION
P.O. Box 1 - Vancouver Centre II
2900 - 733 Seymour Street
Vancouver, BC V7B 0S6
Attention: Alan A. Frydenlund, K.C.
File No. 34006-0131
