



No. S253365  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

**BETWEEN:**

**PEOPLES TRUST COMPANY/COMPAGNIE DE FIDUCIE  
PEOPLES**

Petitioner

**AND:**

**PEAK DEVELOPMENTS CORP., PEAK DEVELOPMENTS LIMITED  
PARTNERSHIP, WESTCASTLE HOLDINGS LTD., WESTCASTLE LAND  
DEVELOPMENTS CORP., BOULEVARD CONSTRUCTION  
CORPORATION, RIVERVIEW CUSTOM HOMES LTD., PHIL SALGADO,  
also known as PHILIP SALGADO, CHRIS YORK, also known as  
CHRISTOPHER YORK, MACKAY CONTRACTING LTD., KULKON  
CONSTRUCTION CORP., 1111053 B.C. LTD. DOING BUSINESS AS JJ  
MECHANICAL, GAUER POWER LTD., IKA BUILDERS INC., 689048  
ALBERTA LIMITED, STEVEN DOUGLAS HOWG, also known as STEVEN  
DOUGLAS HOWG doing business as STP PAINTING, JOHN DOE AND ALL  
TENANTS OR OCCUPIERS OF THE SUBJECT LANDS AND PREMISES**

Respondents

**IN THE MATTER OF THE RECEIVERSHIP OF PEAK DEVELOPMENTS CORP.  
and PEAK DEVELOPMENTS LIMITED PARTNERSHIP**

**ORDER MADE AFTER APPLICATION**

**BEFORE THE HONOURABLE**

**MR. JUSTICE MILMAN**

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**FRIDAY, THE 30<sup>TH</sup> DAY OF JANUARY, 2026**

**ON THE APPLICATION of PEOPLES TRUST COMPANY/COMPAGNIE DE FIDUCIE  
PEOPLES, coming on for hearing this day at Vancouver, British Columbia.**

**AND ON READING the Letter of the Receiver dated December 12, 2025, and the  
affidavits and pleadings filed herein; AND ON HEARING Jonathan L. Williams, Counsel  
for the petitioner, Cody Reedman, counsel for Kulkon Construction Corp., and Chanchan  
Wang, counsel for IKA Builders Inc., and no one else appearing, although duly served.**

THIS COURT ORDERS AND DECLARES that:

1. The time for service of the notice of application for this order is hereby abridged and validated so that the notice of application is properly returnable today and this Court hereby dispenses with further service thereof.
2. The order made herein by the honourable Mr. Justice Milman, dated May 6, 2025 (the "Initial Order") is hereby amended, by deleting subparagraph 2(r) of the Initial Order, and replacing it with:

(r) to receive further advances of the Petitioner's loan to the Debtor, up to \$4,700,000 (which amount may be further increased be either by the agreement of the parties hereto or further Order of this Court) for the purpose of carrying on its duties pursuant hereto which advances will be in full priority to all Respondents and all Claims of Builders' Lien, pursuant to s. 32(5) of the *Builders' Lien Act* S.B.C. 1997 c.45;

and by adding the following new subparagraphs:

(s) effective March 2, 2026, to market any or all of the property, including advertising and soliciting offers in respect of the property or any part or parts thereof and negotiating such terms and conditions of sale as the receiver considers appropriate;

(t) to sell, convey, transfer, lease or assign the property or any part or parts thereof out of the ordinary course of business:

(i) without the approval of this court in respect of a single transaction for consideration up to \$50,000, provided that the aggregate consideration for all such transactions does not exceed \$100,000; and

(ii) with the approval of this court in respect of any transaction in which the individual or aggregate purchase price exceeds the limits set out in subparagraph (i) above,

and in each such case notice under section 59(10) of the *Personal Property Security Act*, R.S.B.C. 1996, c. 359 shall not be required;

(u) to apply for any vesting order or other orders necessary to convey the property or any part or parts thereof to a purchaser or purchasers, free and clear of any liens or encumbrances.

3. All other terms of the Initial Order remain valid and subsisting.

THE FOLLOWING PARTIES APPROVE OF 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,  
Jonathan L. Williams

BY THE COURT

\_\_\_\_\_  
REGISTRAR



Signature of the lawyer for the respondent,  
Kulkon Construction Corp.  
Cody Reedman

\_\_\_\_\_  
Signature of the lawyer for the respondent,  
IKA Builders Inc.  
Chanchan Wang

[endorsements attached]

(u) to apply for any vesting order or other orders necessary to convey the property or any part or parts thereof to a purchaser or purchasers, free and clear of any liens or encumbrances.

3. All other terms of the Initial Order remain valid and subsisting.

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

BY THE COURT

\_\_\_\_\_  
Signature of the lawyer for the petitioner,  
Jonathan L. Williams

\_\_\_\_\_  
REGISTRAR

\_\_\_\_\_  
Signature of the lawyer for the respondent,  
Kulkon Construction Corp.  
Cody Reedman



\_\_\_\_\_  
Signature of the lawyer for the respondent,  
IKA Builders Inc.  
Chanchan Wang

[endorsements attached]

Action No. S253365  
Vancouver Registry

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IN THE SUPREME COURT OF BRITISH  
COLUMBIA

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BETWEEN:

Peoples Trust Company/Compagnie De Fiducie  
Peoples

Petitioner

- and -

PEAK DEVELOPMENTS  
CORP. and others

Respondents

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ORDER

**OWEN BIRD LAW CORPORATION**  
P.O. Box 1 - Vancouver Centre II  
2900 - 733 Seymour Street  
Vancouver, BC V6B 0S6  
Attention: Jonathan L. Williams  
File No. 23868-1852

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