



Form 35 (Rules 8-4(1), 13-1(3), 17-1(2), and 25-9(2))

No. S214959  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

BETWEEN:

ADC HOLDINGS LTD.

Petitioner

AND:

JEANA VENTURES LTD. and 1449 SANDHURST PLACE  
HOLDINGS LIMITED

Respondents

**ORDER MADE AFTER APPLICATION**

BEFORE ) MASTER TAYLOR ) WEDNESDAY, THE 25<sup>TH</sup>  
 ) ) DAY OF AUGUST, 2021  
 ) )

ON THE APPLICATION of D. MANNING & ASSOCIATES INC. (the "Receiver") coming on for hearing on this day at Vancouver, British Columbia, and on hearing HEATHER A. FRYDENLUND, counsel for the Receiver, and on hearing MICHAEL WILSON, counsel for Pursuit Capital Corp. and VWR Capital Corp., and on hearing PHILLIP R. LUNDRIE, counsel for John Hing Wong, and on reading the materials filed herein:

THIS COURT ORDERS THAT:

1. Service of the notice of application is hereby abridged to the time that was actually given and is deemed effective on all respondents.

2. The sale of the following the lands and premises:

PID: 008-870-110

LOT 36 BLOCK 50 CAPILANO ESTATES EXTENSION NO. 12 PLAN 12621

(the "Lands")

to SAINA TAGHI-GANJI, of 1412 Chartwell Drive, West Vancouver, B.C., V7S 2R8, or if amended or assigned by the purchaser and agreed to by the Receiver, as set out in a letter from the solicitors for the Receiver, on the terms and conditions set out in the Agreement of Purchase and Sale dated June 10, 2021, as amended for the sum of \$3,340,000 is hereby approved.

3. Upon filing a certified copy of this Order in the Vancouver Land Title Office together with a letter from the Receiver's solicitor authorizing such registration and subject to the terms of this Order, the Lands be conveyed to and vest in the purchaser, SAINA TAGHI-GANJI, in fee simple, free and clear of any estate, right, title, interest, equity of redemption, and other claims of the parties, except the reservations, provisos, exceptions, and conditions expressed in the original grant(s) thereof from the Crown.

4. The dates for completion, adjustment and possession be set to be September 3, 2021, or so soon before or so soon thereafter as the Receiver and the purchaser shall agree in writing.

5. The net purchase price after adjustments shall be paid to OWEN BIRD LAW CORPORATION, in trust, and shall be paid out in accordance with the following priorities without further order:

- a) in payment of any outstanding property taxes, water and sewer rates;
- b) in payment of real estate commission and GST, if payable;
- c) GST, if payable;
- d) to Randie Wilson & Company, in trust for Pursuit Capital Corp. and VWR Capital Corp., the balance of their interest in Mortgage No. CA7644513 and Assignment of Rents No. CA 7644514, plus interest to and including to the date of payment, plus their assessable costs;

- e) to Lundrie & Company, in trust for John Hing Wong, the balance of his interest in Mortgage No. CA8280518 and Assignment of Rents No. CA8280519, plus interest to and including the date of payment, plus his assessable costs;
- f) to the Receiver to the credit of this proceeding.

6. For the purpose of issuing title and in respect of the Lands, the following charges, liens, encumbrances, caveats, mortgages, and certificates of pending litigation be cancelled insofar as they apply to the Lands:

<b>RESPONDENTS/PARTIES</b>	<b>NATURE OF INTERESTS</b>	<b>REGISTRATION NUMBERS</b>
PURSUIT CAPITAL CORP. and VWR CAPITAL CORP.	Mortgage	CA7644513
	Assignment of Rents	CA7644514
	Certificate of Pending Litigation	CA8466192
JEANA VENTURES LTD.	Mortgage	CA7646590
	Certificate of Pending Litigation	CA8602667
JOHN HING WONG	Mortgage	CA8280518
	Assignment of Rents	CA8280519
	Certificate of Pending Litigation	CA8933129
AL'S ONE STOP SERVICES	Claim of Builders Lien	WX2152175
	Certificate of Pending Litigation	CA9262834

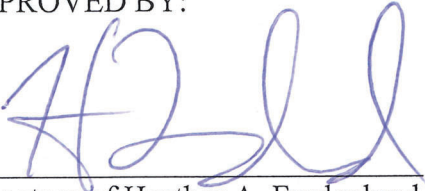
together with any other charges, liens, encumbrances, caveats, mortgages, or certificates of pending litigation registered against the Lands subsequent to 2:06 pm on August 11, 2021.

7. The parties may apply for such further direction as may be necessary to carry out this Order.

8. Endorsement of this Order by Counsel appearing on this application other than the Receiver is 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:

APPROVED BY:



Signature of Heather A. Frydenlund  
lawyer for Receiver and Manager,  
D. MANNING & ASSOCIATES INC.

BY THE COURT

**Digitally signed by  
Taylor, G**

\_\_\_\_\_  
REGISTRAR



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OWEN BIRD LAW CORPORATION  
P.O. Box 49130  
Three Bentall Centre  
2900 - 595 Burrard Street  
Vancouver, BC V7X 1J5  
Attention: Heather A. Frydenlund  
File No. 23024-0131