

No. S-152504
Vancouver Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BANK OF MONTREAL

PETITIONER

AND:

YOLANDE SOI WAN IU, THOMAS YICK FUI LIM, SUSAN CHOI LIM, CHOI-KAM YIU, HUNG-YU YIU, KIM HENG WONG, SHIRLEY YIO-LING WONG, KHIN MANN WONG, OLIVIA SO WAH YU, SHEENA CHIN, HELEN CHEN, KING CHING CHEUNG, GERALDINE KOHN, PROMAX CAPITAL INVESTMENT CORPORATION, I.B.C. ENTERPRISES LTD., JOSHUA CHI CHIU IU, WARBLER INVESTMENTS, a division of 2379119 ONTARIO LIMITED, 2379119 ONTARIO LIMITED, THE OWNERS, STRATA CORPORATION LMS3991, QILUN FENG, BAOZHEN XIE, YONGHUA LI, HAIYOU CAI, MAN LING CAI, CHIU FAI CHAN, SYLVIA WAI YIN LEE, EDMOND SHING WAI LEE, STEPHEN SHING HONG LEE, GUO QIANG DAI, CHANG YING ZU, TOSHIFUMI KITAGAWA, YING KITAGAWA, LILY YU, 10000203 B.C. LTD.

RESPONDENTS

ORDER MADE AFTER APPLICATION

BEFORE) MASTER BAKER) WEDNESDAY, THE)
))) 13th DAY OF MAY, 2015)
))))

ON THE APPLICATION of the Petitioner, Bank of Montreal, coming on for hearing this day at Vancouver, British Columbia, and on hearing Peter J. Reardon, counsel for Bank of Montreal, and no one else appearing, AND ON READING the materials filed herein;

THIS COURT ORDERS THAT:

APPOINTMENT

1. The Bowra Group Inc. is hereby appointed administrator (the “**Administrator**”) of Strata Corporation LMS3991 (the “**Strata Corporation**”) pursuant to section 174 of the *Strata*

Property Act, S.B.C. 1998, c. 43 (the “SPA”) for a period of 6 (six) months with liberty to apply for an extension of the appointment.

ADMINISTRATOR’S POWERS

2. The Administrator is hereby empowered and authorized, but not obligated, to act at once in respect of the Strata Corporation and, without in any way limiting the generality of the foregoing, the Administrator is hereby expressly empowered and authorized to do any of the following where the Administrator considers it necessary or desirable to exercise and perform all of the powers and duties of the Strata Corporation, including, but not limited to:

(i) to manage and the common property and the common assets of the Strata Corporation for the benefit of the owners of strata lots in the strata plan LMS3991 (the “Owners”) in accordance with the SPA, the regulations, and the bylaws; and

(ii) to retain any necessary professionals and other assistance, including but not limited to independent legal counsel, building inspectors, engineers and building contractors for opinion, advice and services in respect of the duties pursuant to this Order.

ADMINISTRATOR’S ACCOUNTS

3. The fees and disbursements of the Administrator and its legal counsel, if any, will be paid by the Strata Corporation.

4. The Administrator shall be at liberty from time to time to apply reasonable amounts from monies collected for strata fees against its fees and disbursements, including legal fees and disbursements, incurred at the normal rates and charges of the Administrator or its legal counsel and such amounts shall constitute advances against its remuneration and disbursements when and as approved by this Court.

NO PROCEEDINGS AGAINST THE ADMINISTRATOR

5. No proceeding or enforcement process in any court or tribunal shall be commenced or continued against the Administrator except with the written consent of the Administrator or with leave of this Court.

DUTY TO PROVIDE ACCESS AND COOPERATION TO THE ADMINISTRATOR

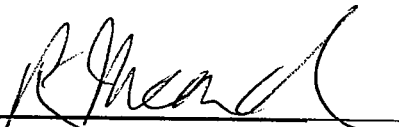
6. Each of (i) the Owners (ii) any person claiming to have a beneficial interest in a strata lot (“**Beneficial Owner**”) (iii) all of the Owners or Beneficial Owners, current and former directors, officers, employees, agents, accountants, legal counsel and shareholders and all other persons acting on their instructions or behalf, and (iv) all other individuals, firms, corporations, governmental bodies or agencies, or other entities having notice of this Order (all of the foregoing, collectively, being “**Persons**” and each being a “**Person**”) shall forthwith advise the Administrator of any books, documents, securities, contracts, orders, corporate and accounting records, and any other papers, records or information of any kind related to the business or affairs of the Strata Corporation, and any computer programs, computer tapes, computer disks, or other data storage media containing any such information (the foregoing, collectively, the “**Records**”) in that Person’s possession or control, and shall provide to the Administrator or permit the Administrator to make, retain and take away copies thereof and grant to the Administrator unfettered access to and use of accounting, computer, software and physical facilities relating thereto, provided however that nothing in this paragraph 6 or in paragraph 7 of this Order shall require the delivery of Records, or the granting of access to Records, which may not be disclosed or provided to the Administrator due to the privilege attaching to solicitor-client communication or due to statutory provisions prohibiting such disclosure.

7. If any Records are stored or otherwise contained on a computer or other electronic system of information storage, whether by an independent service provider or otherwise, all Persons in possession or control of such Records shall forthwith give unfettered access to the Administrator for the purpose of allowing the Administrator to recover and fully copy all of the information contained therein whether by way of printing the information onto paper or making copies of computer disks or such other manner of retrieving and copying the information as the Administrator in its discretion deems expedient, and shall not alter, erase or destroy any Records without the prior written consent of the Administrator. Further, for the purposes of this paragraph, all Persons shall provide the Administrator with all such assistance in gaining immediate access to the information in the Records as the Administrator may in its discretion require including, without limitation, providing the Administrator with instructions on the use of

any computer or other system and providing the Administrator with any and all access codes, account names and account numbers that may be required to gain access to the information.

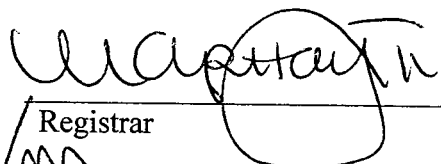
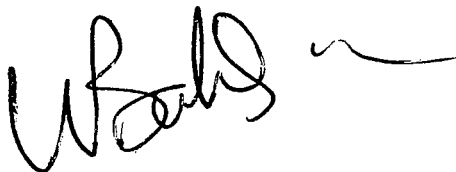
8. Any interested party may apply to this Court to set aside, vary or amend this Order on not less than seven (7) clear business days' notice to the Administrator and to any other party likely to be affected by the order sought or upon such other notice, if any, as this Court may order.

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 lawyer for the applicant
Peter J. Reardon

By the Court


Registrar
MA

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