



No. VIC-S-H-247963
Victoria Registry

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

BJK HOLDINGS LTD.

PETITIONER

AND:

1270858 B.C. LTD.
TLA GROUP OF HOLDING COMPANIES INC.
CHRISTOPHER BRADLEY
TROY DAVID GRANT
STERLING LIVING LIMITED PARTNERSHIP
TRI SKYVIEW DEVELOPMENT GROUP LIMITED PARTNERSHIP
ADDY (815 & 824 SELKIRK AVE.) CORP.
TRI-STERLING DEVELOPMENTS LIMITED PARTNERSHIP
COBRAFER CONSTRUCTION LTD.
6 MILES CONTRACTING LTD.
FACTUM CORP.

RESPONDENTS

ORDER MADE AFTER APPLICATION

BEFORE THE HONOURABLE) September 16, 2025
JUSTICE VEENSTRA)
)
)

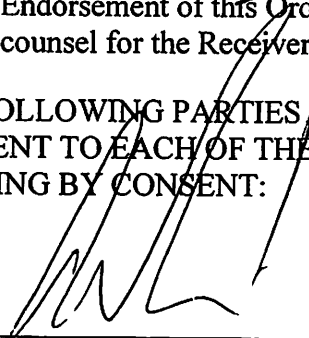
ON THE APPLICATION of McEown and Associates Ltd., in its capacity as Receiver of 1270858 B.C. LTD. (the “Receiver”) coming on for hearing at 800 Smithe Street, Vancouver, British Columbia, on September 16, 2025 and on hearing Jeremy D. West, counsel for the Receiver and those other counsel listed on **Schedule “A”** hereto;

THIS COURT ORDERS that:

1. Capitalized terms used but not otherwise defined in this Order shall have the meaning given to them in the Receiver’s Second Report to Court in these proceedings dated September 2, 2025 (the “**Second Report**”).

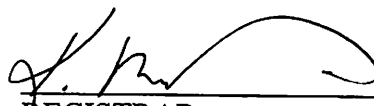
2. Upon completion of the DND Sale Agreement, the Receiver is hereby authorized and directed to:
 - a. pay real estate commission of \$408,975 (plus applicable GST) to AY Victoria Realty Ltd. pursuant to the Listing Agreement; and
 - b. make an initial interim distribution to BJK Holdings Ltd. in the amount of \$22,000,000.
3. The activities of the Receiver to date, as set out in the Second Report, be and are hereby approved by the Court.
4. The Receiver or any other party have liberty to apply for such further order or direction as may be necessary or desirable to give effect to this Order.
- 4A. *This Order may be entered at the Vancouver Registry.* 7/11/15.
5. Endorsement of this Order by counsel appearing on this application 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 Jeremy D. West
 Counsel for McEown and Associates Ltd., in
 its capacity as Court-appointed Receiver of
 1270858 B.C. Ltd.

BY THE COURT



 REGISTRAR



SCHEDULE "A"**List of Counsel**

Counsel's Name	Party Representing
Jeremy D. West	McEown and Associates Ltd., in its capacity as Court-appointed Receiver of 1270858 B.C. Ltd.
Megan Mossip Wojtek Jaskiewicz	BJK Holdings Ltd.
Dorian Simonneaux	His Majesty the King in Right of Canada as represented by the Minister of National Defence