



NO. H-230801
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

TCC MORTGAGE HOLDINGS INC. and TREZ CAPITAL
LIMITED PARTNERSHIP

PETITIONERS

AND:

104 INVESTMENTS LTD.
DENNIS ALLAN DRUMMOND
DAVID WILLIAM BECKINGHAM
CAPITAL PROPERTIES LTD.
SUNBELT RENTALS OF CANADA INC.
JOANNE SUSAN TAYLOR THOMAS
POSNIKOFF MORTGAGE MANAGEMENT LTD.
CORE CONCEPT CONSULTING LTD.
JESSE ROLAND LEGER
CANADA SCAFFOLD SUPPLY CO. LTD.
INTEGRATED FIRE PROTECTION INC.
CADA AND ASSOCIATES CONSULTING LTD.
JOHN DOE
ALL TENANTS AND OCCUPIERS OF THE SUBJECT LANDS
AND PREMISES

RESPONDENTS

**ORDER MADE AFTER APPLICATION
DISCHARGE ORDER**

BEFORE THE HONOURABLE)
)
JUSTICE B. SMITH)
)
)
)
FRIDAY THE 10TH
DAY OF MAY, 2024

ON THE APPLICATION of MNP Ltd., the Receiver and Manager (the “Receiver”) without security, of all of the assets, undertakings and property of 104 Investments Ltd., coming on for hearing at Vancouver, B.C., on the 10th day of May, 2024, and on hearing Scott R. Andersen, counsel for the Receiver, and those counsel listed on **Schedule “A”**, and nobody else appearing although duly served; and upon reading the materials filed including the Affidavit #2 of Doug

Chivers and the Affidavit #1 of Scott Andersen (collectively, the “**Fee Affidavits**”) and the First, Second and Third Report of the Receiver made herein (collectively, the “**Reports**”);

THIS COURT ORDERS that:

1. The time for service of the Notice of Application dated May 8, 2024 and all materials filed in support thereof (the “**Application**”) be and is hereby abridged to the actual date of service upon the Application Respondents such that the Application is properly returnable on today’s date.
2. The activities of the Receiver, as set out in the Fee Affidavits and Reports, are hereby approved.
3. The fees and disbursements of the Receiver and its legal counsel Lawson Lundell LLP, as set out in the Report and the Fee Affidavits, including the estimated fees to conclude the Receivership matter herein, be and are hereby approved.
4. On the terms set out herein, the Receiver will be discharged. The discharge is conditional upon, and will only take effect if, the sale transaction approved by the Court completes, and the Receiver certifies that it is has completed by filing a certificate herein. Notwithstanding its discharge herein: (a) the Receiver shall remain Receiver for the performance of such incidental duties as may be required to complete the administration of the receivership herein; and (b) the Receiver shall continue to have the benefit of the provisions of all Orders made in this proceeding, including all approvals, protections and stays of proceedings in favour of MNP Ltd. in its capacity as Receiver.
5. Notwithstanding any provision herein, this Order shall not affect any person to whom notice of these proceedings was not delivered as required by the *Bankruptcy and Insolvency Act* and regulations thereto, any other applicable enactment or any other Order of this Court.

- 6. Approval as to the form of this Order by counsel other than the counsel for the Receiver
be and 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:

Scott Andersen

Scott R. Andersen
Counsel for the Receiver

BY THE COURT

B. Smith, Jr.

[Signature]

REGISTRAR



Schedule A – List of Appearing Parties

Counsel for the Receiver, MNP Ltd.	Scott R. Andersen Lawson Lundell LLP Suite 403, 460 Doyle Avenue Kelowna, BC V1Y 0C2 Email: scott.andersen@lawsonlundell.com
<i>The Petitioners</i>	<i>Scott Stephens</i>
<i>David Beckingham and Capital Properties Ltd.</i>	<i>Brian Markus</i>

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Barristers & Solicitors
Suite 403 - 460 Doyle Avenue
Kelowna, B.C. V1Y 0C2
Phone: (250) 979-8546
Attention: Scott R. Andersen

File No. 26420-173328

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