



NO. H-250918
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

BARRY CHARLES HOLDINGS LTD.
BECISION HOLDING CORPORATION
G.I.H. PROPERTIES LTD.
MCVICAR & COMPANY HOLDINGS INC.
TNL DEVELOPMENTS LTD.
AMAN GILL
PETER CHAPPELL
SANDRA CHAPPELL
TERESA GAUTREAU

PETITIONERS

AND:

27222 LOUGHEED HIGHWAY HOLDINGS LTD.
145 GOLDEN DRIVE LTD.
SKAW PROPERTIES LTD.
WHITEWATER CONCRETE LTD.
WHITEWATER DEVELOPMENTS LTD.
KRYSTLE HOLDINGS LTD.
BASTIAN HOLDINGS LTD.
TRILOGY CONCRETE 2021 LTD.
ROBERT KYLE SMITH
CRAIG ALLEN SMITH
ALL TENANTS OR OCCUPIERS OF THE
SUBJECT LANDS AND PREMISES

RESPONDENTS

**ORDER MADE AFTER APPLICATION
(CONDUCT OF SALE)**

BEFORE ASSOCIATE JUDGE

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28th DAY OF MAY, 2026

ON THE APPLICATION of the Petitioners, Barry Charles Holdings Ltd., Becision Holding Corporation, G.I.H. Properties Ltd., McVicar & Company Holdings Inc., TNL Developments Ltd., Aman Gill, Peter Chappell, Sandra Chappell, and Teresa Gautreau;

COMING ON FOR HEARING at the Courthouse, 800 Smithe Street, Vancouver, British Columbia, on May 28, 2026, and on hearing Heather A. Frydenlund, counsel for the Petitioners, and no one else appearing although duly served;

THIS COURT DECLARES AND ORDERS THAT:

1. the lands and premises situated in the City of Maple Ridge, in the Province of British Columbia, being more particularly known and described as:

Civic: 27222 Lougheed Highway, Maple Ridge, BC
PID: 024-337-285
Legal: PARCEL 1 DISTRICT LOT 433 GROUP 1
NEW WESTMINSTER DISTRICT PLAN LMP39524

(the "**Mortgaged Property**")

be offered for sale forthwith, by private sale, free and clear of all encumbrances of the parties.

2. The Petitioners have exclusive Conduct of Sale and be at liberty forthwith to list the Mortgaged Property for sale for a period commencing forthwith until further Order of the Court, and to do all things incidental thereto, including to list the same with one or more duly licensed real estate agents or firms, to post signs on the Mortgaged Property indicating that the Mortgaged Property is offered for sale, to accept any offer to purchase, subject to the approval of this Honourable Court and to pay such real estate agent or firm who may arrange a sale of the Mortgaged Property on this Honourable Court's approval of said sale of the Mortgaged Property, earned commission based on the gross selling price, such commission to be at a rate not exceeding seven percent (7%) on the first \$100,000.00 of the gross selling price and 2.5% on the balance of the gross selling price.
3. Any sale shall be subject to the approval of the Court unless otherwise agreed to in writing by all parties.
4. The Respondents, 27222 LOUGHEED HIGHWAY HOLDINGS LTD. and 145 GOLDEN DRIVE LTD., or any person or persons on behalf of the said Respondents, including any person or persons in possession of the Mortgaged Property, do forthwith and until further Order of this Court, permit any duly authorized agent on behalf of the Petitioners to inspect, appraise, or show to any prospective purchaser the Mortgaged Property, between the hours of 9:00 in the forenoon and

7:00 in the afternoon on any day of the week, including Sundays, and except holidays, and to post signs on the Mortgaged Property stating that the Mortgaged Property is offered for sale. If the Mortgaged Property appear to be vacant or abandoned the Petitioner, or his agents, are hereby authorized to enter the premises for the purpose of showing same to prospective purchasers.

5. The costs of and in connection with this application be awarded to the Petitioners on a party/party Scale A basis, with liberty for the Petitioner to apply for costs at any subsequent applications at a different Scale.

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 Heather A. Frydenlund,
Counsel for the Petitioners,
Barry Charles Holdings Ltd.,
Becision Holding Corporation,
G.I.H. Properties Ltd.,
McVicar & Company Holdings Inc.,
TNL Developments Ltd.,
Aman Gill,
Peter Chappell,
Sandra Chappell,
and Teresa Gautreau

BY THE COURT



REGISTRAR



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