

IN THE MATTER OF THE REAL ESTATE DEVELOPMENT MARKETING ACT

- AND -

**CHANDLER KATSURA DEVELOPMENTS INC. and
HAMLIN MEWS INC. and
TRIBECA LOFTS YALETOWN INC. and
CHANDLER HOMER STREET VENTURES LTD. (Collectively "the Developers")
and
MARK CHANDLER and
RENNIE MARKETING SYSTEMS LTD.**

CONSENT ORDER

The following agreement has been reached between Chandler Katsura Developments Inc. ("Katsura"), Hamlin Mews Inc. ("Hamlin Mews"), Tribeca Lofts Yaletown Inc. ("Tribeca"), Chandler Homer Street Ventures Ltd. ("Homer Street Ventures"), Mark Chandler ("Chandler") and the Superintendent of Real Estate ("the Superintendent"):

A. ORDERS:

Katsura, Hamlin Mews, Tribeca, Homer Street Ventures and Chandler consent to and the Superintendent makes the following orders pursuant to sections 28, 30 and 32 of the *Real Estate Development Marketing Act*:

1. That Katsura, Hamlin Mews, Tribeca, Homer Street Ventures and Chandler file amendments to the filed disclosure statements for each of the Developers that clearly identify all mortgages, liens, encumbrances and any other charges against the development property in compliance with section 16 of the *Real Estate Development Marketing Act* ("REDMA").
2. That Katsura, Hamlin Mews, Tribeca, Homer Street Ventures and Chandler file amendments to the filed disclosure statements for each of the Developers that disclose this Consent Order and the contents herein.
3. That Katsura, Hamlin Mews, Tribeca, Homer Street Ventures and Chandler provide a copy of the applicable amendments to the filed disclosure statements to each purchaser who is entitled to those statements pursuant to section 16(1) (b) of the *REDMA*.
4. That Katsura, Hamlin Mews, Tribeca, Homer Street Ventures and Chandler will not market any development units in the Developers' developments until

amendments to the filed disclosure statements for all of the Developers satisfactory to the Superintendent are filed with the Superintendent.

5. That Hamlin Mews, Tribeca, Homer Street Ventures and Chandler, jointly and severally, pay an administrative penalty in the amount of \$5,000.00 immediately upon execution of this Order, pursuant to section 30(1) (d) of the *REDMA*.
6. That Hamlin Mews, Tribeca, Homer Street Ventures and Chandler, jointly and severally, pay partial costs of the investigation in the amount of \$3,000.00 immediately upon execution of this Order, pursuant to sections 30(1) (c) and 31 (1) (a) of the *REDMA*.
7. That the Order of the Superintendent pursuant to sections 30(1) (a) and 32(1) of the *REDMA* dated June 30, 2006 against Katsura, Hamlin Mews, Tribeca, Homer Street Ventures, Chandler and Rennie Marketing Systems Ltd. is hereby revoked.

B. FACTS AND ADMISSIONS:

As a basis for these Orders, Katsura, Hamlin Mews, Tribeca, Homer Street Ventures and Chandler acknowledge the following facts as correct and make the following admissions:

1. Katsura was registered as a company in the Province of British Columbia on October 25, 2004. The registered and records office is 1100-505 Burrard Street, Vancouver, British Columbia, and the directors are Chandler and Rebecca Chandler, both of 400-601 West Cordova Street, Vancouver, British Columbia.
2. Katsura is the named developer of a development property marketed under the name "Garden City, Residences on a Park", Phases 1 and 2. A disclosure statement was filed with the Superintendent by Katsura for Phase 1 of this development on March 31, 2005. An amendment to that statement was subsequently filed on December 22, 2005. A disclosure statement was filed with the Superintendent by Katsura for Phase 2 of this development on September 19, 2005. The registered owner of the property is Cook and Katsura Homes Inc. The legal description of the development property is as follows:

PID: 026-216-337
Lot 1, Section 10
Block 4 North, Range 6 West
New Westminster District
Plan BCP15647

3. Hamlin Mews was originally registered as 661164 B.C. Ltd. in the Province of British Columbia on January 2, 2003. The name of the company was changed to Hamlin Mews on June 9, 2004. The registered and records office is 1100-505 Burrard Street, Vancouver, British Columbia, and the directors are Chandler and

Rebecca Chandler, both of 400-601 West Cordova Street, Vancouver, British Columbia.

4. Hamlin Mews is the named developer of a development property marketed under the name "Hamlin Mews". A disclosure statement was filed with the Superintendent by Hamlin Mews on October 6, 2004. An amended disclosure statement was filed on April 14, 2005. At the time the amended disclosure statement was filed, the registered owner of the property was Hamlin Mews. The legal description of the development property was as follows:

PID: 026-032-333
Parcel A, Block 864, District Lot 526
Group 1, NWD, Plan BCP13115

5. Two mortgages were registered against title of the development property owned by Hamlin Mews which had not been disclosed in the original or amended disclosure statements filed with the Superintendent: one in favour of 636455 B.C. Ltd. registered on June 28, 2005; and one in favour of Gibralt Capital Corporation registered on April 21, 2006.
6. Tribeca was originally registered as 668059 B.C. Ltd. in the Province of British Columbia on April 16, 2003. The name of the company was changed to Tribeca on June 22, 2004. The registered and records office is 1100-505 Burrard Street, Vancouver, British Columbia, and the directors are Chandler and Rebecca Chandler, both of 400-601 West Cordova Street, Vancouver, British Columbia.
7. Tribeca is the named developer of a development property marketed under the name "Tribeca Lofts". A disclosure statement was filed with the Superintendent by Tribeca on August 20, 2004. An amended disclosure statement was filed on February 1, 2005. At the time the amended disclosure statement was filed, the registered owner of the property was Tribeca. The legal description of the development property was as follows:

PID: 026-086-000
Parcel 1, Block 75, District Lot 541
Group 1, NWD, Plan LMP35528

8. Two mortgages were registered against title of the development property owned by Tribeca which had not been disclosed in the original or amended disclosure statements filed with the Superintendent: one in favour of 636455 B.C. Ltd. registered on June 28, 2005; and one in favour of Christopher Capital Funding Ltd. registered on December 9, 2005.
9. Homer Street Ventures was originally registered as 683821 B.C. Ltd. in the Province of British Columbia on December 19, 2003. The name of the company was changed to Homer Street Ventures on July 28, 2004. The registered and records office is 1100-505 Burrard Street, Vancouver, British Columbia, and the directors

are Chandler and Ted Freeman, both of 400-601 West Cordova Street, Vancouver, British Columbia.

10. Homer Street Ventures is the named developer of a development property marketed under the name "H + H Yaletown". A disclosure statement was filed with the Superintendent by Homer Street Ventures on March 6, 2006. At the time the disclosure statement was filed, the registered owner of the property was Homer Street Ventures. The legal description of the development property was as follows:

PID:

008-350-353 Lot 29 Block 95 District Lot 541 Plan 210
008-350-361 Lot 30 Block 95 District Lot 541 Plan 210
008-350-370 Lot 31 Block 95 District Lot 541 Plan 210
008-350-388 Lot 32 Block 95 District Lot 541 Plan 210
008-350-396 Lot 33 Block 95 District Lot 541 Plan 210
008-350-400 Lot 34 Block 95 District Lot 541 Plan 210
015-481-174 Lot 35 Block 95 District Lot 541 Plan 210
015-481-191 Lot 36 Block 95 District Lot 541 Plan 210
015-481-239 Lot 37 Block 95 District Lot 541 Plan 210
015-481-247 Lot 38 Block 95 District Lot 541 Plan 210

11. Three mortgages were registered against title of the development property owned by Homer Street Ventures which had not been disclosed in the original or amended disclosure statements filed with the Superintendent: one in favour of Strand Financial III Corp. registered on December 12, 2005; one in favour of BCIMC Construction Fund Corporation registered on April 28, 2006; and one in favour of Cooper Pacific II Mortgage Investment Corporation registered on April 28, 2006.
12. As of June 30, 2006, the date on which the Superintendent issued a cease marketing order against the Developers, Chandler and Rennie Marketing Systems Ltd., the Superintendent had not received amendments to the filed disclosure statements from any of Katsura, Hamlin Mews, Tribeca or Homer Street Ventures that disclosed the mortgages which were not previously disclosed.
13. Hamlin Mews and Chandler admit they failed to file with the Superintendent amendments to the filed disclosure statements after two mortgages were registered against title of the development property which had not been disclosed in the original or amended disclosure statements filed with the Superintendent, one in favour of 636455 B.C. Ltd. registered on June 28, 2005 and one in favour of Gibralt Capital Corporation registered on April 21, 2006, in contravention of section 16 of the *REDMA*.
14. Tribeca and Chandler admit they failed to file with the Superintendent amendments to the filed disclosure statements after two mortgages were registered against


title of the development property which had not been disclosed in the original or amended disclosure statements filed with the Superintendent, one in favour of 636455 B.C. Ltd. registered on June 28, 2005 and one in favour of Christopher Capital Funding Ltd. registered on December 9, 2005, in contravention of section 16 of the REDMA.

15. Homer Street Ventures and Chandler admit they failed to file with the Superintendent amendments to the filed disclosure statements after three mortgages were registered against title of the development property which had not been disclosed in the original or amended disclosure statements filed with the Superintendent, one in favour of Strand Financial III Corp. registered on December 12, 2005, one in favour of BCIMC Construction Fund Corporation registered on April 28, 2006 and one in favour of Cooper Pacific II Mortgage Investment Corporation registered on April 28, 2006, in contravention of section 16 of the REDMA.

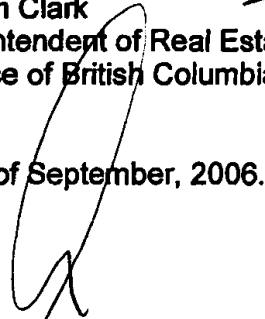
C. WAIVER:

Katsura, Hamlin Mews, Tribeca, Homer Street Ventures and Chandler waive their right to appeal under section 37 of the REDMA.

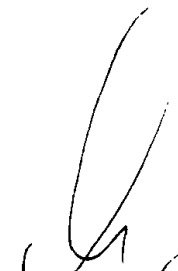
Dated at Surrey, British Columbia, this 1st day of September, 2006.


W. Alan Clark
Superintendent of Real Estate
Province of British Columbia

Dated at Vancouver, British Columbia, this 1 day of September, 2006.


Mark Chandler

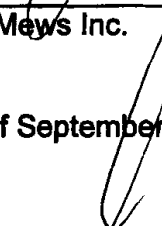
Dated at Vancouver, British Columbia, this 1 day of September, 2006.


Chandler Katsura Developments Inc.

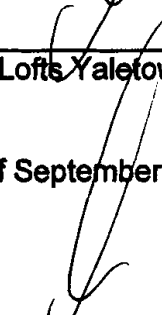
Dated at Vancouver, British Columbia, this 1 day of September, 2006.


Hamlin Mews Inc.

Dated at Vancouver, British Columbia, this 1 day of September, 2006.


Tribeca Lofts Yaletown Inc.

Dated at Vancouver, British Columbia, this 1 day of September, 2006.


Chandler Homer Street Ventures Ltd.