

**IN THE MATTER OF THE REAL ESTATE DEVELOPMENT MARKETING ACT
SBC 2004, Chapter 41**

-AND-

TDF DEVELOPMENTS INC.

And

**TERRY KERELIUK, DAVID McDONALD, DONALD MYROON, 962001
ALBERTA LTD., MID COAST CONSULTING AND INSPECTION LTD., and
ONYX VENTURES CORP.**

CONSENT ORDER

The following agreement has been reached between TDF Developments Inc. ("TDF"), Terry Kereliuk ("Kereliuk"), David McDonald ("McDonald"), Donald Myroon ("Myroon"), 962001 Alberta Ltd. ("962001"), Mid Coast Consulting and Inspection Ltd. ("Mid Coast"), Onyx Ventures Corp. ("Onyx") and the Superintendent of Real Estate ("the Superintendent"):

A. ORDERS:

TDF, Kereliuk, McDonald, Myroon, 962001, Mid Coast and Onyx consent to and the Superintendent makes the following orders:

1. That TDF, Kereliuk, McDonald, Myroon, 962001, Mid Coast and Onyx will not market any development units in the development known as Horizons at Hammond Bay located at 4717 Laguna Way, Nanaimo, British Columbia ("the Development") until a new disclosure statement satisfactory to the Superintendent is filed with the Superintendent.
2. That TDF, Kereliuk, McDonald, Myroon, 962001, Mid Coast and Onyx pay, jointly and severally, an administrative penalty in the amount of \$10,000.00 immediately upon execution of this Order, pursuant to section 30(1) (d) (i) of the *Real Estate Development Marketing Act* ("REDMA").
3. That TDF, Kereliuk, McDonald, Myroon, 962001, Mid Coast and Onyx pay, jointly and severally, costs of the investigation in the amount of \$2,725.00 immediately upon execution of this Order, pursuant to sections 30(1) (c) and 31(1) (a) of the *REDMA*.
4. That the Order of the Superintendent pursuant to sections 30(1) (a) and 32(1) of the *REDMA* dated February 19, 2008 against TDF, Kereliuk, McDonald, Myroon, 962001, Mid Coast and Onyx is hereby revoked.

B. FACTS AND ADMISSIONS:

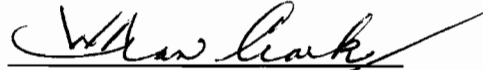
As a basis for these Orders, TDF, Kereliuk, McDonald, Myroon, 962001, Mid Coast and Onyx acknowledge the following facts as correct and make the following admissions:

1. TDF is an extraprovincial company registered in British Columbia. TDF is the developer of a development located at 4717 Laguna Way in Nanaimo known as Horizons at Hammond Bay ("the Development"). The Development consists of 25 residential townhouse strata lots.
2. The directors of TDF are Kereliuk, McDonald and Myroon. The Voting Shareholders of TDF are 962001, Mid Coast and Onyx. All three voting shareholders have 33.33 of the voting shares.
3. McDonald is the sole director and shareholder of 962001. Kereliuk is the sole director and officer of Mid Coast. Myroon is the sole director and holds 51 percent of the voting shares of Onyx.
4. On October 4, 2007, the Superintendent received a disclosure statement from TDF ("the Disclosure Statement"). The staff of the Superintendent ("the Staff") notified TDF on October 29, 2007 that the Disclosure Statement was deficient. The deficiencies were significant and included inadequate disclosure of common property, insurance, building permits and unit entitlements. TDF was advised to correct these deficiencies by November 12, 2007. TDF was asked to cease marketing the Development if the Disclosure Statement was not corrected by that date.
5. On November 12, 2007, TDF was granted an extension to November 29, 2007 to correct the Disclosure Statement.
6. On November 30, 2007, TDF advised the Staff that an amendment to the Disclosure Statement had not yet been completed. TDF advised the Staff that it would not market the Development until the amendment to the Disclosure Statement had been filed.
7. Debbie Simmonds ("Simmonds"), a real estate agent with Re/Max Ocean Pointe Chemainus, had been retained by TDF to market the Development. Simmonds continued to market the Development after November 30, 2007 and before an amendment to the Disclosure Statement had been filed.
8. TDF continued to market the Development after it was advised that the Disclosure Statement did not include the content required by the Superintendent, and was thereby non compliant with section 16(4) of the *REDMA*.

C. WAIVER:

TDF, Kereliuk, McDonald, Myroon, 962001, Mid Coast and Onyx waive their right to appeal under section 37 of the REDMA.

Dated at Surrey, British Columbia, this 6TH day of March, 2008.


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

Dated at NANAIMO, British Columbia, this 5 day of March, 2008.


Duly authorized signatory for
TDF Developments Inc.

Dated at NANAIMO, British Columbia, this 5 day of March, 2008.


Terry Kereliuk

Dated at NANAIMO, British Columbia, this 5 day of March, 2008.


David McDonald

Dated at NANAIMO, British Columbia, this 5 day of March, 2008.

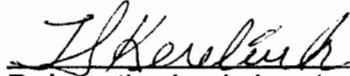

Donald Myroon

Dated at NANAIMO, British Columbia, this 5 day of March, 2008.



Duly authorized signatory for
962001 Alberta Ltd.

Dated at NANAIMO, British Columbia, this 5 day of March, 2008.



Duly authorized signatory for
Mid Coast Consulting and Inspection

Ltd.

Dated at NANAIMO, British Columbia, this 5 day of March, 2008.



Duly authorized signatory for
Onyx Ventures Corp.