

IN THE MATTER OF THE REAL ESTATE DEVELOPMENT MARKETING ACT

S.B.C. 2004 Chapter 41

-AND-

528872 B.C. LTD. and TIMOTHY BRUCE PELIGREN

CONSENT ORDER

The following agreement has been reached between 528872 B.C. Ltd., Timothy Bruce Peligren ("Peligren") and the Superintendent of Real Estate ("the Superintendent"):

A. ORDERS:

528872 B.C. Ltd. and Peligren consent to and the Superintendent makes the following orders:

1. That 528872 B.C. Ltd. and Peligren, jointly and severally, pay an administrative penalty in the amount of \$25,000.00 immediately upon execution of this Order, pursuant to section 30(1) (d) of the *Real Estate Development Marketing Act* ("REDMA").
2. That 528872 B.C. Ltd. and Peligren, jointly and severally, pay partial costs of the investigation in the amount of \$5,000.00 immediately upon execution of this Order, pursuant to sections 30(1) (c) and 31(1) (a) of the REDMA.
3. That the Order of the Superintendent against 528872 B.C. Ltd. and Peligren pursuant to sections 30(1) (a) and 32(1) of the REDMA dated January 19, 2007 remains in effect.

B. FACTS AND ADMISSIONS:

As a basis for these Orders, 528872 B.C. Ltd. and Peligren acknowledge the following facts as correct and make the following admissions:

1. 528872 B.C. Ltd. is a company duly incorporated in British Columbia. Peligren is the sole officer and director of 528872 B.C. Ltd. and holds the positions of both president and secretary.
2. 528872 B.C. Ltd. is the developer of a development known as Little Qualicum River Village ("the Development"). According to the disclosure

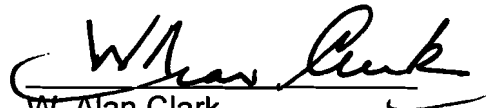
statement filed with the Superintendent, the Development is located on 575 acres of land approximately 20 kilometres west of Qualicum Beach in the Regional District of Nanaimo, British Columbia. The Development contains 286 building strata lots in Strata Plan VIS 4673, which was registered in 1998 at the Land Title Office.

3. On January 19, 2007, the Superintendent issued an Order under section 32 (1) of the *REDMA* directing 528872 B.C. Ltd. to cease marketing the Development.
4. 528872 B.C. Ltd. sold Strata Lot # [REDACTED] a development unit in the Development, to [REDACTED] by way of a contract of purchase and sale dated August 22, 2007.
5. 528872 B.C. Ltd. sold Strata Lot # [REDACTED], a development unit in the Development, to Peligren by way of a contract of purchase and sale dated March 8, 2007.
6. 528872 B.C. Ltd. admits to failing to comply with the terms or conditions of the Superintendent's Order to cease marketing the Development by selling Strata Lots # [REDACTED] and # [REDACTED] after the Order was issued.

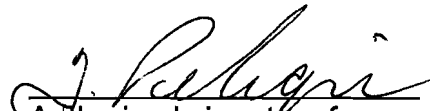
C. WAIVER:

528872 B.C. Ltd. and Peligren waive their right to a hearing under section 29 of the *REDMA* and their right to appeal under section 37 of the *REDMA*.

Dated at Surrey, British Columbia, this ~~19~~ND day of January, 2008.


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

Dated at Qualicum, British Columbia, this 18th day of January, 2008.


 Authorized signatory for
 528872 B.C. Ltd.

Dated at Qualicum, British Columbia, this 18th day of January, 2008.


 Timothy Bruce Peligren