

COURT FILE NO. 114450
KELOWNA REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

LANYARD INVESTMENTS INC.

PETITIONER

AND:

NATALIE LAUREN CHANDLER
and VERSATILE MORTGAGE CORP.

RESPONDENTS

ORDER MADE AFTER APPLICATION: VESTING ORDER

BEFORE JUSTICE GROPPER)
) FRIDAY, THE 13th DAY
)
) OF JULY, 2018

ON THE APPLICATION of the Respondent, Versatile Mortgage Corp. coming on for hearing at Kelowna, British Columbia on July 10, 2018; And upon hearing:

Guillermo E. Flores, as agent for Trevor S. Fowler, counsel for the Respondent, Versatile Mortgage Corp.;

Eric Ledding and Robert Cooper Q.C., counsel for the Respondent, Natalie Lauren Chandler;

Glen Nesbitt as agent for William Younie Q.C., counsel for the Petitioner;

and Scott R. Andersen counsel for the Interested Parties, Charanjit Kaur, Simrat Viridi, Mukhtiar Singh Nijjar, Mohan Vikhu, Jaspreet Singh Khatra, Amandeep Singh Dhaliwal, Nirmal Singh Chohan, Sajal Jain, Suparna Jain, Baba Rani Bansal, Satpal Bansal, Parminder K. Mann, Leen Jain, Vasat Patel, 1074936 B.C. Ltd., 1084165 B.C. Ltd., 1084164 B.C. Ltd., 1084322 B.C. Ltd., Surjit Kaur Parmar, Harbhajan Singh Parmar, Daljeet Kaur Gill, Bhasham Kaur Gill, 812 Capital Holdings Ltd., Catalyst Assets Corp., 0951019 B.C. Ltd., Wonder Marble & Stone Inc., Intech Pay Ltd., 1086286 B.C. Ltd., 1085537 B.C. Ltd., 1083516 B.C. Ltd., IK Onkar Transport Ltd., 1083677 B.C. Ltd., Raymond Au, Juliana Au, Damandeep Singh Cheema, Kulbir Kaur Kehal, Sierra West Properties Inc., Arun Ramamurthy, Lyana Huynh, Jonas Renaud, Shawn Girard, Navpreet Kaur, 1056835 B.C. Ltd., Ashleigh Marilyn Mcauley, David Wesley Stanley, Alice

Linda Jensen-Stanley, Christopher Brant Stanley, Jaswinder Saini, Candice Liberatore, 1403428 Albert Inc. and Jaspal Mashiana (the "Kaur Group");

And upon reading the pleadings and proceedings, and judgment being reserved to July 13, 2018.

THIS COURT ORDERS THAT:

1. The \$250,000.00 deposit paid by 0801226 B.C. Ltd. (pursuant to the Contract of Purchase and Sale dated May 27, 2018, and the Vesting Order initially granted May 28, 2018, as varied on May 31, 2018) be forfeited by reason of the failure of 0801226 B.C. Ltd. to complete that transaction and the said \$250,000.00 deposit forthwith be paid to the Petitioner to be credited to the principal balance of the Petitioner's first mortgage.

2. The lands and premises situated at 3908 Bluebird Road, in the City of Kelowna, in the Province of British Columbia, legally known and described as:

Parcel Identifier: 007-025-467
Lot 4
Section 1
Township 25
Osoyoos Division
Yale District
Plan 3107

(the "Lands and Premises")

be sold to BRENT JAMES ROBERTSON (the "Purchaser") on the terms and conditions set out in the relevant Contract of Purchase and Sale dated June 19, 2018, for the price of \$4,100,000.00;

3. Upon filing a certified copy of this Vesting Order in the Kamloops Land Title Office, together with a letter from the Applicant's solicitor authorizing such registration, the Lands and Premises be conveyed to and vested in the Purchaser BRENT JAMES ROBERTSON in fee simple, free and clear of any estate, right, title, interest, equity of redemption and other claims of the parties, save and except the reservations, provisos, exceptions and conditions expressed in the original grant or grants thereof from the Crown;

4. Vacant possession of the Land and Premises be delivered to the Purchaser by 12:00 noon on the day of the registration of a certified copy of this Vesting Order in the Kamloops Land Title Office.

5. The net purchase price after adjustments shall be paid to LINDSAY KENNEY LLP, in trust, and thereafter shall be disbursed in accordance with the following priorities without further Order:

- (a) Firstly, any arrears of property taxes, water and sewer rates, as well as interest and penalties thereon;
- (b) Secondly, as to any real estate commission payable;
- (c) Thirdly, in payment of what is due and owing to the Petitioner LANYARD INVESTMENTS INC. for mortgage principal, interest, protective disbursements and costs, expressly taking into account the \$250,000.00 deposit funds;
- (d) Fourthly, in payment of what is due and owing to the Respondent VERSATILE MORTGAGE CORP. for mortgage principal, interest, protective disbursements and costs,
- (e) The balance (the "Residual"), if any, be paid to Webster & Coombe LLP., in trust who will hold the Residual pending further order of the Court. The Residual will stand in place of the Lands and Premises and this Order will be without prejudice to the rights of any party who asserts a claim to an interest in the Lands and Premises, or any part thereof.

6. For the purposes of issuing Title as aforesaid and in respect of the Lands and Premises, the following charges, liens, encumbrances, caveats, mortgages and Certificates of Pending Litigation be cancelled insofar as they apply to the Lands and Premises:

OWNER OF CHARGE	NATURE OF CHARGE	REGISTRATION #
LANYARD INVESTMENTS INC.	Mortgage	CA5470461
LANYARD INVESTMENTS INC.	Assignment of Rents	LB554195
VERSATILE MORTGAGE CORP.	Mortgage	CA5471913
VERSATILE MORTGAGE CORP.	Assignment of Rents	CA5471914

LANYARD INVESTMENTS INC. Certificate of Pending Litigation CA5894375

**CHARANJIT KAUR,
SIMRAT VIRDI,
MUKHTIAR SINGH NIJJAR,
MOHAN VIKHU,
JASPREET SINGH KHATRA,
AMANDEEP SINGH DHALIWAL,
NIRMAL SINGH CHOCHAN,
SAJAL JAIN,
SUPARNA JAIN,
BABA RANI BANSAL,
SAT PAL BANSAL,
PARMINDER K. MANN,
LEEN JAIN,
VASANT PATEL,
1074936 B.C. LTD.,
1084165 B.C. LTD.,
1084164 B.C. LTD.,
1084322 B.C. LTD.,
SURJIT KAUR PARMAR,
HARBHAJAN SINGH PARMAR,
DALJEET KAUR GILL,
BHASHAM KAUR GILL,
812 CAPITAL HOLDINGS LTD.,
CATALYST ASSETS CORP.,
0951019 B.C. LTD.,
WONDER MARBLE & STONE INC.,
INTECH PAY LTD.,
1086286 B.C. LTD.,
1085537 B.C. LTD.,
1083516 B.C. LTD.,
IK ONKAR TRANSPORT LTD.,
1083677 B.C. LTD.,
RAYMOND AU,
JULIANA AU,
DAMANDEEP SINGH CHEEMA,
KULBIR KAUR KEHAL,
SIERRA WEST PROPERTIES INC.,
ARUN RAMAMURTHY,
LYANA HUYNH,
JONAS RENAUD,
SHAWN GIRARD,
NAVPREET KAUR,
1056835 B.C. LTD.,**

ASHLEIGH MARILYN MCAULEY,
DAVID WESLEY STANLEY,
ALICE LINDA JENSEN-STANLEY,
CHRISTOPHER BRANT STANLEY,
JASWINDER SAINI,
CANDICE LIBERATORE,
1403428 ALBERT INC.,
JASPAL MASHIANA

THOMAS TSIARAS and
HMF HOME MORTGAGE
FUND CORPORATION

Judgment

CA6602439

FORJAY MANGEMENT LTD.
RELIABLE MORTGAGES
INVESTMENT CORPORATION


Certificate of Pending Litigation CA6672744

together with any other charges, liens, encumbrances, caveats or Certificates of Pending Litigation registered against the Lands and Premises subsequent to the Respondent VERSATILE MORTGAGE CORP.'s Certificate of Pending Litigation.

BY THE COURT


REGISTRAR

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:

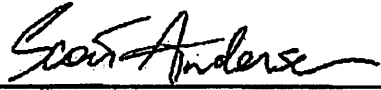

Signature of Trevor S. Fowler
Lawyer for the Respondent
VERSATILE MORTGAGE CORP.


Signature of Glen Nesbitt
Agent for the Lawyer for the Petitioner
LANYARD INVESTMENTS INC.

CB-

Handwritten signature of Robert Cooper in black ink, written over a horizontal line.

Signature of Robert Cooper, Q.C.
Lawyer for the Respondent
NATALIE LAUREN CHANDLER

Handwritten signature of Scott Andersen in black ink, written over a horizontal line.

Signature of Scott Andersen
Lawyer for the Kaur Group