

COURT FILE NUMBER 0901-11866

COURT COURT OF QUEEN'S BENCH OF
ALBERTA

JUDICIAL CENTRE Calgary

Clerk's Stamp

IN THE MATTER OF THE *COMPANIES'*
CREDITORS ARRANGEMENT ACT, R.S.C.
1985, c. C-36, AS AMENDED, *THE*
JUDICATURE ACT, R.S.A. 2000, c. J-2, AS
AMENDED AND *THE BUSINESS*
CORPORATIONS ACT, R.S.A. 2000, C. B-9,
AS AMENDED

AND IN THE MATTER OF A PLAN OF
COMPROMISE OR ARRANGEMENT OF
SHIRE INTERNATIONAL REAL ESTATE
INVESTMENTS LTD., SHIRE CAPITAL
LTD., HALAMA GARDENS LLC, SHIRE
ASSET MANAGEMENT LTD., WINN
RIVER RESORT LTD., FORT MCMONEY
PROPERTIES II LTD., HALAMA GARDENS
LTD., MAPLES AND WHITE SANDS
INVESTMENT LTD., FORT MCMONEY
PROPERTIES LTD., CHEMAINUS
PROPERTIES LTD., SKAHA LAKE
DEVELOPMENT LTD., TSEHUM
HARBOUR LTD., BEARSPAW AT 144TH
AVENUE LTD., BEARSPAW AT 144TH
EQUITIES LTD., BEARSPAW AT 144TH
BONDS INC., TSEHUM HARBOUR
EQUITIES LTD., TSEHUM HARBOUR
BONDS LTD., ORILLIA INVESTMENTS
LTD., 0726028 B.C. LTD., 0675816 B.C.
LTD. and BOSUN'S HOLDINGS LTD.

DOCUMENT

AFFIDAVIT

ADDRESS FOR SERVICE
AND
CONTACT
INFORMATION OF
PARTY FILING THIS
DOCUMENT

Owen Bird Law Corporation
2900-595 Burrard Street
Vancouver, B.C. V7X 1J5
Telephone: 604-691-7521
Fax: 604-632-4447
Attention: Scott H. Stephens

AFFIDAVIT #10 OF LYNETTE GRILLANDINI

Sworn on April 12, 2011

I, Lynette Grillandini, of Vancouver, British Columbia, legal assistant,

SWEAR AND SAY THAT:

1. I am a legal assistant with Owen Bird Law Corporation, solicitors for Romspen Mortgage Corporation and Romspen Investment Corporation, and as such have personal knowledge of the facts I deposed to, save and except where stated to be on information and belief and where so stated I verily believe them to be true.
2. Attached as Exhibit “A” is a BC Online company search for 652853 B.C. Ltd. dated March 24, 2011.
3. Attached as Exhibit “B” is a copy of a BC Online company search for Vic Douglas Holdings Ltd. dated March 24, 2011.
4. Attached as Exhibit “C” is a copy of a letter sent via courier from Scott H. Stephens to 652853 B.C. Ltd. dated March 31, 2011.
5. Attached as Exhibit “D” is a copy of a letter sent via courier from Scott H. Stephens to Vic Douglas Holdings Ltd. dated March 31, 2011.
6. Attached as Exhibit “E” is a copy of a letter sent via courier from Scott H. Stephens to Gerald Watson dated March 31, 2011.
7. Attached as Exhibit “F” is a copy of an email from Lynette Grillandini to the Shire service list enclosing a notice of application and supporting affidavit dated March 31, 2011.
8. Attached as Exhibit “G” is a copy of an email exchange between Scott H. Stephens and Aaron Welch dated March 31, 2011.

This is Exhibit "A" referred to in the
affidavit of L. Grillandini
sworn before me at Vancouver
this 15th day of April, 2011
.....



BC Registry
Services

Mailing Address:
PO BOX 9431 Stn Prov Govt.
Victoria BC V8W 9V3
www.corporateonline.gov.bc.ca

Location:
2nd Floor - 940 Blanshard St.
Victoria BC
250 356-8626

2

BC Company Summary

For

652853 B.C. LTD.

Date and Time of Search: March 24, 2011 08:49 AM Pacific Time

Currency Date: February 03, 2011

HISTORICAL - Dissolved for Failure to File on January 14, 2008

Incorporation Number: BC0652853

Name of Company: 652853 B.C. LTD.

Recognition Date: Incorporated on August 13, 2002

In Liquidation: No

Last Annual Report Filed: August 13, 2005

Receiver: No

Location of the Dissolved Company Records Office has not been filed with this office.

DISSOLUTION/RESTORATION INFORMATION

Filing/Event

Date of Filing

System Dissolution - Fail to File

January 14, 2008

REGISTERED OFFICE INFORMATION

Mailing Address:

2350 VOGHT STREET
MERRITT BC V1K 1B8
CANADA

Delivery Address:

2350 VOGHT STREET
MERRITT BC V1K 1B8
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:

2350 VOGHT STREET
MERRITT BC V1K 1B8
CANADA

Delivery Address:

2350 VOGHT STREET
MERRITT BC V1K 1B8
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

WHITE, MELVINA

Mailing Address:

PO BOX 609
2350 VOGHT ST
MERRITT BC V1K1B8

Delivery Address:

PO BOX 609
2350 VOGHT ST
MERRITT BC V1K1B8

Last Name, First Name, Middle Name:

WHITE, KENNETH BRENT

Mailing Address:

1277 TRANS CANADA HWY.
SORRENTO BC V0E 2W0
CANADA

Delivery Address:

1277 TRANS CANADA HWY.
SORRENTO BC V0E 2W0
CANADA

OFFICER INFORMATION AS AT August 13, 2005

Last Name, First Name, Middle Name:

WHITE, MELVINA

Office(s) Held: (Secretary)

Mailing Address:

PO BOX 609
2350 VOGHT ST
MERRITT BC V1K1B8

Delivery Address:

PO BOX 609
2350 VOGHT ST
MERRITT BC V1K1B8

Last Name, First Name, Middle Name:

WHITE, KENNETH BRENT

Office(s) Held: (President)

Mailing Address:

1277 TRANSCANADA HIGHWAY
P.O. BOX 349
SORRENTO BC V0E 2W0
CANADA

Delivery Address:

1277 TRANSCANADA HIGHWAY
P.O. BOX 349
SORRENTO BC V0E 2W0
CANADA

This is Exhibit "B" referred to in the
affidavit of L. Grillbandini
sworn before me at Vancouver
this 13 day of April, 2011
.....



BC Company Summary

For
VIC DOUGLAS HOLDINGS LTD.

Date and Time of Search: March 24, 2011 08:50 AM Pacific Time
Currency Date: February 03, 2011

ACTIVE

Incorporation Number: BC0109876
Name of Company: VIC DOUGLAS HOLDINGS LTD.
Recognition Date: Incorporated on June 16, 1972
Last Annual Report Filed: June 16, 2010
In Liquidation: No
Receiver: No

COMPANY NAME INFORMATION

Previous Company Name SHUSWAP INN LTD.
Date of Company Name Change October 28, 1975

REGISTERED OFFICE INFORMATION

Mailing Address:
515 9TH AVENUE NORTH
BOX 429
GOLDEN BC V0A 1H0
CANADA
Delivery Address:
515 9TH AVENUE NORTH
BOX 429
GOLDEN BC V0A 1H0
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
515 9TH AVENUE NORTH
BOX 429
GOLDEN BC V0A 1H0
CANADA
Delivery Address:
515 9TH AVENUE NORTH
BOX 429
GOLDEN BC V0A 1H0
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

DOUGLAS, VICTOR HOWARD

Mailing Address:

BOX 446
1277 TRANS CANADA HIGHWAY
SORRENTO BC V0E 2W0
CANADA

Delivery Address:

BOX 446
1277 TRANS CANADA HIGHWAY
SORRENTO BC V0E 2W0
CANADA

Last Name, First Name, Middle Name:

Douglas, Deborah Louise

Mailing Address:

1277 TRANS CANADA HIGHWAY
BOX 446
SORRENTO BC V0E 2W0
CANADA

Delivery Address:

1277 TRANS CANADA HIGHWAY
BOX 446
SORRENTO BC V0E 2W0
CANADA

OFFICER INFORMATION AS AT June 16, 2010

Last Name, First Name, Middle Name:

DOUGLAS, VICTOR HOWARD

Office(s) Held: (President)

Mailing Address:

BOX 446
1277 TRANS CANADA HIGHWAY
SORRENTO BC V0E 2W0
CANADA

Delivery Address:

BOX 446
1277 TRANS CANADA HIGHWAY
SORRENTO BC V0E 2W0
CANADA

Last Name, First Name, Middle Name:

Douglas, Deborah Louise

Office(s) Held: (Secretary)

Mailing Address:

BOX 446
1277 TRANS CANADA HIGHWAY
SORRENTO BC V0E 2W0
CANADA

Delivery Address:

BOX 446
1277 TRANS CANADA HIGHWAY
SORRENTO BC V0E 2W0
CANADA

William E Ireland, QC
Douglas R Johnson*
Allison R Kuchta*
Christopher P Weaver*
Gregory J Tucker*
Terence W Yu*
James H McBeath*
Zachary J Ansley
Pamela E Sheppard

D Barry Kirkham, QC*
James D Burns*
Daniel W Burnett*
Paul J Brown*
Karen S Thompson*
Harley J Harris*
Paul A Brackstone*
Susan C Gilchrist

Robin C Macfarlane*
Duncan J Manson*
Harvey S Delaney*
Patrick J Haberl*
Gary M Yaffe*
Jonathan L Williams*
Scott H Stephens
Edith A Ryan

J David Dunn*
Alan A Frydenlund*
James I Carpick*
Michael P Vaughan
Heather E Maconachie
Michael F Robson*
Ramneek S Padda
James W Zaitsoff

OWEN BIRD
LAW CORPORATION

PO Box 49130
Three Bentall Centre
2900-595 Burrard Street
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Canada V7X 1J5

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Fax 604 688-2827
Website www.owenbird.com

Direct Line: 604 691-7521
Direct Fax: 604 632-4447
E-mail: ssstephens@owenbird.com
Our File: 30200/0006

Carl J Pines, Associate Counsel*
R Keith Thompson, Associate Counsel*
Rose-Mary L Basham, QC, Associate Counsel*
Hon Walter S Owen, QC, QC, LL.D (1981)
John I Bird, QC (2005)

* Law Corporation
* Also of the Yukon Bar

March 31, 2011

VIA COURIER

652853 B.C. Ltd.
c/o 2350 Voght Street
Merritt, B.C. V1K 1B8

Dear Sirs/Mesdames:

Re: Shelly Wolsey and Brenda Robinson dba Billabong Pub

Please find enclosed a notice of application and supporting affidavit returnable April 20, 2011 at 9:00 a.m. in the Court of Queen's Bench in Calgary, Alberta. We are serving these materials on you as a charge against title upon which your name appears is sought to be discharged.

Yours truly,

OWEN BIRD LAW CORPORATION

Per:

Scott H. Stephens

SHS/lg
Encl.

This is Exhibit "C" referred to in the
affidavit of L. Girillandini
sworn before me at Vancouver
this 1st day of April, 2011

William E Ireland, QC
Douglas R Johnson*
Allison R Kuchta*
Christopher P Weaver*
Gregory J Tucker*
Terence W Yu*
James H McBeath*
Zachary J Ansley
Pamela E Sheppard

D Barry Kirkham, QC*
James D Burns*
Daniel W Burnett*
Paul J Brown*
Karen S Thompson*
Harley J Harris*
Paul A Brackstone*
Susan C Gilchrist

Robin C Macfarlane*
Duncan J Manson*
Harvey S Delaney*
Patrick J Haberl*
Gary M Yaffe*
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Scott H Stephens
Edith A Ryan

J David Dunn*
Alan A Frydenlund*
James L Carpick*
Michael P Vaughan
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Michael F Robson*
Ramneek S Padda
James W Zaitsoff

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Fax 604 688-2827
Website www.owenbird.com

Direct Line: 604 691-7521
Direct Fax: 604 632-4447
E-mail: ssstephens@owenbird.com
Our File: 30200/0006

Carl J Pines, Associate Counsel*
R Keith Thompson, Associate Counsel*
Rose-Mary L Basham, QC, Associate Counsel*
Hon Walter S Owen, QC, QC, LLD (1981)
John J Bird, QC (2005)

* Law Corporation
* Also of the Yukon Bar

March 31, 2011

VIA COURIER

Vic Douglas Holdings Ltd.
c/o 519 9th Avenue North
Box 429
Golden, B.C. V0A 1H0

Dear Mesdames:

Re: Shelly Wolsey and Brenda Robinson dba Billabong Pub

Please find enclosed a notice of application and supporting affidavit returnable April 20, 2011 at 9:00 a.m. in the Court of Queen's Bench in Calgary, Alberta. We are serving these materials on you as a charge against title upon which your name appears is sought to be discharged.

Yours truly,

OWEN BIRD LAW CORPORATION

Per:

Scott H Stephens

SHS/lg
Encl.

This is Exhibit " D " referred to in the
affidavit of L. Grillandini
sworn before me at Vancouver
this 12 day of April, 2011

William E Ireland, QC
Douglas R Johnson*
Allison R Kuchta*
Christopher P Weaver*
Gregory J Tucker*
Terence W Yu*
James H McBeath*
Zachary J Ansley
Pamela E Sheppard

D Barry Kirkham, QC*
James D Burns*
Daniel W Burnett*
Paul J Brown*
Karen S Thompson*
Harley J Harris*
Paul A Brackstone*
Susan C Gilchrist

Robin C Macfarlane*
Duncan J Manson*
Harvey S Delaney*
Patrick J Haberl*
Gary M Yaffe*
Jonathan L Williams*
Scott H Stephens
Edith A Ryan

J David Dunn*
Alan A Frydenlund*
James L Carpick*
Michael P Vaughan
Heather E Maconachie
Michael P Robson*
Ramneek S Padda
James W Zaitsoff

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Direct Line: 604 691-7521
Direct Fax: 604 632-4447
E-mail: sstephens@owenbird.com
Our File: 30200/0006

Carl J Pines, Associate Counsel*
R Keith Thompson, Associate Counsel*
Rose-Mary L Basham, QC, Associate Counsel*

Hon Walter S Owen, QC, QC, LL.D (1981)
John I Bird, QC (2005)

* Law Corporation
* Also of the Yukon Bar

March 31, 2011

Watson Gerald K. Personal Law Corporate
Suite 103-206 Seymour Street
Kamloops, B.C. V2C 2E5

Attention: Gerald Watson

Dear Mr. Watson:

Re: Shelly Wolsey and Brenda Robinson dba Billabong Pub

Please find enclosed a notice of motion and supporting affidavit for an order vesting the lands and premises described therein. We note that terms of the order sought include clear title and vacant possession.

Yours truly,

OWEN BIRD LAW CORPORATION

Per:

Scott H. Stephens

SHS/lg
Encl.

This is Exhibit " E " referred to in the
affidavit of L. Grillandis
sworn before me at Vancouver
this 10 day of April, 2011

Lynette Grillandini

From: Lynette Grillandini
Sent: Thursday, March 31, 2011 3:37 PM
To: Aaron Welch; Ben Aberant; Bernd Richardt; brentiers@davis.ca; Bud Steen; David Edinger; David Mann; deanna.steblyk@asc.ca; Deryck Helkaa; Jeff Lee; John Blair; John McLean; Ken Lenz; Kevin Meyler; Liam Oddie; lwilliams@davis.ca; Peter Leveque; Peter MacPherson; pmessner@wittenlaw.com; Robert Kennedy; Ryan Zahara; Scott.Andersen@gowlings.com; Sean Collins; Trevor Batty; Vi Pickering; wmacleod@mccarthy.ca
Cc: Scott H. Stephens
Subject: Romspen Re: Shire
Attachments: DOC.PDF; DOC.PDF

Enclosed please find a notice of application and supporting affidavit.

Lynette Grillandini

Assistant to Scott H. Stephens and Pamela E. Sheppard
Owen Bird Law Corporation
Three Bentall Centre
2900 - 595 Burrard Street
Vancouver, B.C. V7X 1J5

Direct: 604-697-5604
Direct Fax: 604-641-4714

This is Exhibit " F " referred to in the
affidavit of L. Grillandini
sworn before me at Vancouver
this 10 day of April, 2011

Lynette Grillandini

From: Scott H. Stephens
Sent: Thursday, March 31, 2011 4:50 PM
To: Lynette Grillandini
Subject: FW: Romspen Re: Shire

This is Exhibit "G" referred to in the
 affidavit of L. Grillandini

sworn before me at Vancouver

this 12 day of April, 2011

From: Welch, Aaron AG:EX [mailto:Aaron.Welch@gov.bc.ca]
Sent: Thursday, March 31, 2011 4:49 PM
To: Scott H. Stephens
Cc: Edie Ryan; Beyer, Edythe A AG:EX
Subject: RE: Romspen Re: Shire

Hello Scott:

I confirm that I am counsel to Her Majesty the Queen in right of the Province of British Columbia and I accept the email below as effecting good service.

Thank you.

Aaron

Aaron Welch
 Barrister and Solicitor
 Ministry of Attorney General
 Phone: 250-356-8589
 Fax: 250-387-0700

From: Scott H. Stephens [mailto:sstephens@owenbird.com]
Sent: Thursday, March 31, 2011 3:43 PM
To: Welch, Aaron AG:EX
Cc: Edie Ryan
Subject: FW: Romspen Re: Shire

Aaron,

The LTO is careful to ensure that service has been effected upon those holding charges which are to be discharged by vesting order. Could you please confirm by reply email that you are counsel to Her Majesty the Queen in Right of the Province of British Columbia and accept the email below as effecting good service?

Many thanks,

Scott

From: Lynette Grillandini
Sent: Thursday, March 31, 2011 3:37 PM
To: Aaron Welch; Ben Aberant; Bernd Richardt; brentiers@davis.ca; Bud Steen; David Edinger; David Mann; deanna.steblyk@asc.ca; Deryck Helkaa; Jeff Lee; John Blair; John McLean; Ken Lenz; Kevin Meyler; Liam Oddie; lwilliams@davis.ca; Peter Leveque; Peter MacPherson; pmessner@wittenlaw.com;

(12)

Robert Kennedy; Ryan Zahara; Scott.Andersen@gowlings.com; Sean Collins; Trevor Batty; Vi Pickering;
wmacleod@mccarthy.ca

Cc: Scott H. Stephens

Subject: Romspen Re: Shire

Enclosed please find a notice of application and supporting affidavit.

Lynette Grillandini

Assistant to Scott H. Stephens and Pamela E. Sheppard

Owen Bird Law Corporation

Three Bentall Centre

2900 - 595 Burrard Street

Vancouver, B.C. V7X 1J5

Direct: 604-697-5604

Direct Fax: 604-641-4714

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*** Do not remove to ensure timely delivery OBLCXAUTHHDR ***

William E Ireland, QC
Douglas R Johnson*
Allison R Kuchta*
Christopher P Weafer*
Gregory J Tucker*
Terence W Yu*
James H McBeath*
Zachary J Ansley
Pamela E Sheppard

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Harvey S Delaney*
Patrick J Haber*
Gary M Yaffe*
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Ramneek S Padda
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OWEN BIRD
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Fax 604 688-2827
Website www.owenbird.com

Direct Line: 604 691-7521
Direct Fax: 604 632-4447
E-mail: ssstephens@owenbird.com
Our File: 30200/0006

Carl J Pines, Associate Counsel*
R Keith Thompson, Associate Counsel*
Rose-Mary L Basham, QC, Associate Counsel*

Hon Walter S Owen, QC, QC, LLD (1981)
John I Bird, QC (2005)

* Law Corporation
* Also of the Yukon Bar

April 1, 2011

VIA COURIER

Shelly Wolsey and Brenda Robinson dba
Billabong Pub
1277 Trans Canada Hwy
Sorrento, B.C. V0E 2W0

Dear Mesdames:

Re: Shelly Wolsey and Brenda Robinson dba Billabong Pub

Please find enclosed a notice of motion and supporting affidavit. We bring to your attention that the terms of the order sought include clear title and vacant possession. We further note that the hearing of this notice of motion will take place at 9:00 a.m. on April 20, 2011 at the Court of Queen's Bench in Calgary, Alberta.

Yours truly,

OWEN BIRD LAW CORPORATION

Per:

Scott H. Stephens

SHS/lg
Encl.

This is Exhibit "H" referred to in the
affidavit of L. Grillandini
sworn before me at Vancouver
this 13 day of April, 2011.

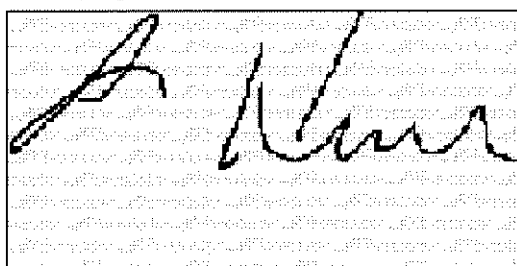
14

✶Close

TRACKING DETAILS

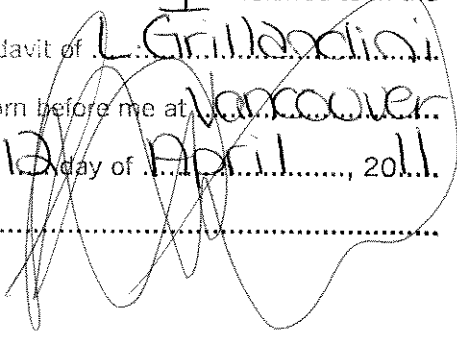
PIN 329375957118
 Status Delivered to LORI at RECEPTION of MERRITT
 DESERT INN at 2350 VOGHT ST
 Date/Time 2011-04-01 02:23:00 PM
 Depot KAMLOOPS, BC
 Tracking Phone # 1 888 SHIP-123 or 1-888-744-7123
 To Company MERRITT DESERT INN
 Address 2350 VOGHT ST
 Delivery Location RECEPTION
 Delivery Recipient LORI

Delivery Signature



✶Print

This is Exhibit " I " referred to in the
 affidavit of L. Grillandini.
 sworn before me at Vancouver.
 this 12 day of April, 2011.



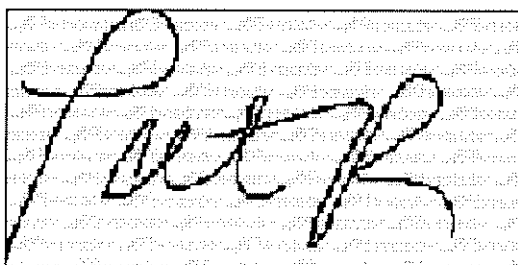
15

→Close

TRACKING DETAILS

PIN 329375957753
 Status Delivered to PATT at RECEPTION of EWAN
 MCKENZIE at 515 9TH. AVE NORTH
 Date/Time 2011-04-01 03:10:00 PM
 Depot KAMLOOPS, BC
 Tracking Phone # 1 888 SHIP-123 or 1-888-744-7123
 To Company EWAN MCKENZIE
 Address 515 9TH. AVE NORTH
 Delivery Location RECEPTION
 Delivery Recipient PATT

Delivery Signature



→Print

This is Exhibit " J " referred to in the
 affidavit of L. Grillantini.
 sworn before me at Vancouver.
 this 13 day of April, 2011.

(16)



Proof of Delivery

[Close Window](#)

Dear Customer,

This notice serves as proof of delivery for the shipment listed below.

Tracking Number:

1Z6269X51447958445

Service:

UPS Express®

Shipped/Billed On:

03/31/2011

Delivered On:

04/01/2011 13:59

Delivered To:

KAMLOOPS, CA

Signed By:

MICH

Thank you for giving us this opportunity to serve you.

Sincerely,

UPS

Tracking results provided by UPS: 04/07/2011 14:13 ET

[Print This Page](#)[Close Window](#)

This is Exhibit "K" referred to in the
affidavit of L. Grilbandini
sworn before me at Vancouver
this 1st day of April, 2011

17



Proof of Delivery

[Close Window](#)

Dear Customer,

This notice serves as proof of delivery for the shipment listed below.

Tracking Number:

1Z6269X51447958472

Service:

UPS Express®

Weight:

1.00 lb

Shipped/Billed On:

04/01/2011

Delivered On:

04/05/2011 13:18

Delivered To:

SORRENTO, CA

Signed By:

SUSAN

Thank you for giving us this opportunity to serve you.

Sincerely,

UPS

Tracking results provided by UPS: 04/07/2011 14:13 ET

[Print This Page](#) [Close Window](#)

This is Exhibit "L" referred to in the
affidavit of L. Grillandini
sworn before me at Vancouver
this 10 day of April, 2011