

# “Inspire – Maple Ridge”

THIS IS A CONSOLIDATED DISCLOSURE STATEMENT FILED PURSUANT TO THE REAL ESTATE DEVELOPMENT MARKETING ACT

Date of Consolidated Disclosure Statement: March 21, 2022

*This Consolidated Disclosure Statement consolidates information contained in the initial Disclosure Statement Dated May 14, 2021 as amended by an amendment thereto dated March 21, 2022 (collectively, the “Disclosure Statement”). This Disclosure Statement is with respect to an offering by the Developer for the sale of Three hundred thirty 330 residential strata lots (collectively, the “Strata Lots” and individually a “Strata Lot”) in a development known as “Inspire – Maple Ridge” (the “Development”) to be constructed in three (3) phases (each a “Phase”) on property located at 12109, 12133 and 12143 223 Street, Maple Ridge, British Columbia (the “Property”). This Disclosure Statement only applies to the Strata Lots in Phase 1 and Phase 2 of the Development (Strata Lots 1 – 247, inclusive).*

## DEVELOPER

**Name of Developer:** Platinum Group Enterprises 2101 Ltd.  
Platinum Group Enterprises 2102 Ltd.  
Platinum Group Enterprises 2103 Ltd.  
Platinum Group Enterprises 2104 Ltd; and  
1127042 B.C. Ltd. (Collectively the “Developer”)

**Address for Service:** Suite 201 – 12837 76<sup>th</sup> Avenue, Surrey, BC V3W 2V3

**Mailing Address:** Suite 201 – 12837 76<sup>th</sup> Avenue, Surrey, BC V3W 2V3

## MARKETING AGENTS

At the time of making this Disclosure Statement the Developer has retained real estate brokerage companies, **RE/MAX Lifestyles Realty** and **Keller Williams Elite Realty** with a place of business located at 22308 Dewdney Trunk Road, Maple Ridge, BC V2X 3J2, and A123 2099 Lougheed Hwy., Port Coquitlam, BC V3B 1A8 (respectively) to market the strata lots. The agents of **RE/MAX Lifestyles Realty** and **Keller Williams Elite Realty**, who will be involved in the marketing of the strata lots are all licensed pursuant to the *Real Estate Services Act*. The Developer also reserves the right to utilize its own employees to market the strata lots. Employees of the Developer are not required to be licensed under the *Real Estate Services Act* and shall not act on behalf of the purchasers. The Developer also reserves the right to appoint additional and replacement agents and subagents under the *Real Estate Service Act* to market the Development, including one affiliated with the Developer.

## **Disclaimers**

**This Disclosure Statement relates to a development property that is not yet completed. Please refer to section 7.2 for information on the purchase agreement – a copy of which is attached hereto as Exhibit “I”. That information has been drawn to the attention of: \_\_\_\_\_, [print name of purchaser(s)] who has confirmed that fact by initialing below.**

**This Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in the Disclosure Statement, or whether the Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the developer to disclose plainly all material facts, without misrepresentation.**

## **RIGHT OF RESCISSION**

**Under section 21 of the *Real Estate Development Marketing Act*, the purchaser or lessee of a development unit may rescind (cancel) the contract of purchase and sale or contract to lease by serving written notice on the developer or the developer's brokerage, within 7 days after the later of the date of the contact was entered into or the date the purchaser or lessee received a copy of the Disclosure Statement.**

**A purchaser may serve a notice of rescission by delivering a signed copy of the notice in person or by registered mail to:**

- (a) the developer at the address shown in the disclosure statement received by the purchaser;**
- (b) the developer at the address shown in the purchaser's purchase agreement;**
- (c) the developer's brokerage, if any, at the address shown in the disclosure statement received by the purchaser; or**
- (d) the developer's brokerage, if any, at the address shown in the purchaser's purchase agreement.**

**The developer must promptly place purchasers' deposits with a brokerage, lawyer or notary public who must place the deposits in a trust account in a savings institution in British Columbia. If a purchaser rescinds their purchase agreement in accordance with the Act and regulations, the developer or the developer's trustee must promptly return the deposit to the purchaser.**

**REAL ESTATE DEVELOPMENT MARKETING ACT  
AMENDED POLICY STATEMENT 5 - EARLY MARKETING – DEVELOPMENT  
APPROVAL**

- 1. The Real Estate Development Marketing Act states that a developer may sell strata lots prior to the proposed strata plans being deposited in a Land Title Office if the creation of the proposed strata lots have been approved by an approving officer, all monies are held in trust and a Disclosure Statement has been accepted and filed with the Superintendent.**
  
- 2. The Superintendent has held in the past that evidence of approval of the creation of the proposed strata lots included the issuance of a building permit by the appropriate approving authority. Pursuant to this Policy Statement 5, the Superintendent will accept for filing Disclosure Statements where the developer has been granted development approval prior to the issuance of a building permit provided that:**
  - (a) The estimated date, as disclosed in the disclosure statement, for the issuance of a building permit, is 12 months or less from the date the developer filed the disclosure statement with the Superintendent;**
  
  - (b) The developer markets the proposed development units under the disclosure statement for a period of no more than 12 months from the date the disclosure statement was filed with the Superintendent, unless an amendment to the disclosure statement that sets out particulars of the issued building permit is filed with the Superintendent during that period. The developer must also either:**
    - (i) prior to the expiry of the 12 month period, file with the Superintendent an amendment to the disclosure statement that sets out particulars of the issued building permit; or**
  
    - (ii) upon the expiry of the 12 month period, immediately cease marketing the development and confirm in a written undertaking to the Superintendent that all marketing of the development has ceased and will not resume until after the necessary amendment has been filed, failing which a cease marketing or other order may be issued by the Superintendent to the developer without further notice.**

**Additionally, the developer must provide written notice without delay to the Superintendent if, during the 12 month period, all units in the development property being marketed under this Policy Statement are**

**sold or the developer has decided not to proceed with the development;  
and**

- (c) Any purchase agreement used by the developer, with respect to any development unit offered for sale or lease before the purchaser's receipt of an amendment to the disclosure statement that sets out particulars of the issued building permit, contains the following provisions:**
- (i) The purchaser may cancel the purchase agreement for a period of seven days after receipt of an amendment to the disclosure statement that sets out particulars of the issued building permit if the layout or size of the applicable development unit, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the development, is materially changed by the issuance of the building permit;**
  - (ii) If an amendment to the disclosure statement that sets out particulars of an issued building permit is not received by the purchaser within 12 months after the initial disclosure statement was filed, the purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12 month period until the required amendment is received by the purchaser, at which time the purchaser may cancel the purchase agreement for a period of seven days after receipt of that amendment only if the layout or size of the applicable development unit, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the development, is materially changed by the issuance of the building permit;**
  - (iii) The amount of the deposit to be paid by a purchaser who has not yet received an amendment to the disclosure statement that sets out particulars of an issued building permit is no more than 10% of the purchase price; and**
  - (iv) All deposits paid by a purchaser, including interest earned if applicable, will be returned promptly to the purchaser upon notice of cancellation from the purchaser.**

**\*\*\* Please note that only the Strata Lots in Phase 2 are being marketed pursuant to Amended Policy Statement 5.**

**REAL ESTATE DEVELOPMENT MARKETING ACT  
AMENDED POLICY STATEMENT 6 - ADEQUATE ARRANGEMENTS –  
UTILITIES AND SERVICES**

- 1. The Real Estate Development Marketing Act states that if the developer has not obtained a satisfactory financing commitment, the developer may market the development units, but only on complying with the following terms and conditions:**
  - (a) The estimated date for obtaining a satisfactory financing commitment, as disclosed in the disclosure statement, is 12 months or less from the date the developer filed the disclosure statement with the superintendent;**
  - (b) The developer markets the proposed development units under the disclosure statement for a period of no more than 12 months from the date the disclosure statement was filed with the superintendent, unless an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is filed with the superintendent during that period. The developer must also either:**
    - (i) prior to the expiry of the 12 month period, file with the superintendent an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment; or**
    - (ii) upon the expiry of the 12 month period, immediately cease marketing the development and confirm in a written undertaking to the superintendent that all marketing of the development has ceased and will not resume until after the necessary amendment has been filed, failing which a cease marketing or other order may be issued by the superintendent to the developer without further notice.**

**Additionally, the developer must provide written notice without delay to the superintendent if, during the 12 month period, all units in the development property being marketed under this Policy Statement are sold or the Developer has decided not to proceed with the development.**

- (c) Any purchase agreement used by the developer, with respect to any development unit offered for sale or lease before the purchaser's receipt of an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment, contains the following terms:**

- (i) if an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is not received by the purchaser within 12 months after the initial disclosure statement was filed, the purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12 month period until the required amendment is received by the purchaser;**
- (ii) the amount of the deposit to be paid by a purchaser who has not yet received an amendment to the disclosure statement that sets out particulars of a satisfactory financing commitment is no more than 10% of the purchase price; and**
- (iii) all deposits paid by a purchaser, including interest earned if applicable, will be returned promptly to the purchaser upon notice of cancellation from the purchaser.**

**\*\*\* Please note that only the Strata Lots in Phase 2 are being marketed pursuant to Amended Policy Statement 6.**

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## **1. The Developer**

### **1.1 Incorporation Particulars**

The Developer is comprised of the following entities:

- (a) Platinum Group Enterprises 2101 Ltd. was incorporated as 1127017 B.C. Ltd. in British Columbia on July 17, 2017 under certificate of incorporation number BC1127017.
- (b) Platinum Group Enterprises 2102 Ltd. was incorporated as 1122591 B.C. Ltd. in British Columbia on June 12, 2017 under certificate of incorporation number BC1122591.
- (c) Platinum Group Enterprises 2103 Ltd. was incorporated as 1127031 B.C. Ltd. in British Columbia on July 17, 2017 under certificate of incorporation number BC1127031.
- (d) Platinum Group Enterprises 2104 Ltd. was incorporated as 1131981 B.C. Ltd. in British Columbia on August 29, 2017 under certificate of incorporation number BC1131981.
- (e) 1127042 B.C. Ltd. was incorporated in British Columbia on July 17, 2017 under certificate of incorporation number BC1127042.

1127042 B.C. Ltd. is the registered owner of the Property (as more particularly described below at section 4.2), and holds the Property as nominee, bare trustee and agent for the Developer. 1127042 B.C. Ltd. has been included in the definition of “Developer” herein only to the extent that it is required to execute documents and instruments, transfer legal title to the Strata Lots to purchasers and carry out and perform other acts as directed by the other entities that comprises the Developer.

### **1.2 Purpose and Assets**

Information regarding the purpose and assets of each of the entities that comprise the Developer are as follows:

- (a) Platinum Group Enterprises 2101 Ltd. was incorporated for the purpose of developing the Strata Lots which will comprise the Development.
- (b) Platinum Group Enterprises 2102 Ltd. was incorporated for the purpose of developing the Strata Lots which will comprise the Development.
- (c) Platinum Group Enterprises 2103 Ltd. was incorporated for the purpose of developing the Strata Lots which will comprise the Development.
- (d) Platinum Group Enterprises 2104 Ltd. was incorporated for the purpose of developing the Strata Lots which will comprise the Development.

- (e) 1127042 B.C. Ltd. was incorporated for the purpose of developing the Strata Lots which will comprise the Development.

### **1.3 Registered and Records Offices**

The registered and records office of each of the entities that comprise the Developer are located at Suite 201 – 12837 76<sup>th</sup> Avenue, Surrey, British Columbia V3W 2V3.

### **1.4 Directors**

- (a) The sole director of Platinum Group Enterprises 2101 Ltd. is Avtar Johl.
- (b) The sole director of Platinum Group Enterprises 2102 Ltd. is Connie Johl
- (c) The sole director of Platinum Group Enterprises 2103 Ltd. is David Johl
- (d) The sole director of Platinum Group Enterprises 2104 Ltd. is Harjinder Johl.
- (e) The sole director of 1127042 B.C. Ltd. is Avtar Johl.

### **1.5 Background for Developer, Directors, Officers and Principal Holders**

- (a) To the best of the Developer's knowledge, the Developer has 4 years of experience in the development industry, and the officers and directors of the entities that comprise the Developer have 20 plus years of experience in the industry. The Developer and the officers and directors of the entities that comprise the Developer, through other corporate entities, have developed many multiple and single-family developments in the Lower Mainland.
- (b) To the best of the Developer's knowledge, neither the Developer, any principal holder of the Developer nor any officer or director of any of the entities that comprise the Developer or principal holder, within the ten (10) years before the date of the Developer's declaration attached to this Disclosure Statement, has been subject to any penalties or sanctions imposed by a court or regulatory authority, relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to theft or fraud.
- (c) To the best of the Developer's knowledge, neither the Developer, any principal holder of the Developer nor any officer or director of the entities that comprise the Developer or principal holder, within the five (5) years before the date of the Developer's declaration attached to this Disclosure Statement, has been declared bankrupt or made a voluntary assignment in bankruptcy, made a proposal under any legislation relating to bankruptcy or insolvency or has been subject to or instituted any proceedings, arrangement, or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold the assets of that person.

- (d) To the best of the Developer's knowledge, neither the Developer, any principal holder of the Developer nor any officer or director of the entities that comprise the Developer or principal holder, within the five (5) years before the date of the Developer's declaration attached to this Disclosure Statement, has been a director, officer, or principal holder of any other developer that, while that person was acting in that capacity, that other developer:
1. was subject to any penalties or sanctions imposed by a court or regulatory authority relating to the sale, lease, promotion or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to theft or fraud; or
  2. was declared bankrupt or made a voluntary assignment in bankruptcy, made a proposal under any legislation relating to bankruptcy or insolvency or been subject to or instituted any proceedings, arrangement or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold its assets.

## **1.6 Conflicts of Interest**

The Developer is not aware of any existing or potential conflicts of interest amongst the Developer, manager, the director, officer and principal holder of the Developer and manager, and any person providing goods or services to the Developer, manager or holders of the Strata Lots in connection with the Development which could reasonably be expected to affect a purchaser's purchase decision.

## **2. General Description**

### **2.1 General Description of the Development**

The Development is a phased residential strata development which will consist of three hundred thirty (330) residential strata lots to be constructed in three (3) buildings and in three (3) phases on the Property, which is located in the City of Maple Ridge (the "**City**") and has a legal description as set out in section 4.1. The Developer reserves the right to change the civic address of the Property from its current civic address of 12109, 12133, 12143 223 Street Maple Ridge, British Columbia.

The Strata Lots will be created by the deposit of strata plans in respect thereof in the New Westminster Land Title Office (the "**Land Title Office**"). Registration of the strata plan for Phase 1 will also create a strata corporation (the "**Strata Corporation**"). A preliminary strata plan for each phase of the Development is attached as **Exhibit "A"** to this Disclosure Statement (the "**Preliminary Plan**").

The final strata plan for each Phase will be deposited at the Land Title Office upon substantial completion of each Phase. Note that the Strata Lot areas do not include open decks or patios. The final strata plans for each Phase to be filed are subject to minor variances when the "as built" dimensions of the buildings are determined. The

Developer reserves the right to alter the size and locations of the Limited Common Property, Common Property and any of the Strata Lot layouts, sizes and floor plans

Prospective purchasers of Strata Lots are cautioned to review the filed, final strata plan for each Phase prior to the completion of their purchase to ensure that the Strata Lot and the Development are in substantial accord with the Preliminary Plan.

The particulars with respect to each phase of the Development are expected to be as follows:

<u>Phase</u>	<u>Number of Homes</u>	<u>Number of Buildings</u>	<u>Type of Structure</u>
<b>1</b>	139	1	5 storey wood frame
<b>2</b>	108	1	5 storey wood frame
<b>3</b>	83	1	5 storey wood frame
<b>Total:</b>	<b>330</b>	<b>3</b>	

There will be outdoor and indoor amenity areas in Phase 1.

The Developer is offering the Strata Lots to be constructed in Phase 1 and Phase 2 for sale (Strata Lots 1 – 247, inclusive). This Disclosure Statement relates to the Strata Lots in Phase 1 and Phase 2.

## **2.2 Permitted Use**

The Property on which the Development is to be constructed is zoned RM-2 Medium Density Apartment Residential, see City Zoning Bylaw No. 3510-1985 (the “**Zoning Bylaw**”). The use of the Strata Lots are also subject to the proposed Bylaws of the Strata Corporation as described in section 3.5 herein and other laws of general application. A full copy of the Zoning Bylaw is available for viewing on the City’s website at:

<https://www.mapleridge.ca/documentcenter/>.

The City’s Planning and Development Department may also be contacted at the following address, telephone number and e-mail address to obtain further information and details about the zoning requirements and permissible uses for the Development:

City of Maple Ridge  
 Planning and Development Department  
 11995 Haney Place  
 Maple Ridge, BC V2X 6A9  
 Phone: 604-467-7341

E-mail: [planning@mapleridge.ca](mailto:planning@mapleridge.ca)

## 2.3 Phasing

The Development is part of a three (3) phase strata plan. As strata plans for each phase are deposited at the Land Title Office, the Strata Lots in those phases will become part of the Strata Corporation.

A Form P - Phased Strata Plan Declaration of the *Strata Property Act* (the “**Act**”) for the Development (the “**Form P**”) for this Development will be signed by the Approving Officer of the City in due course and will be filed in the Land Title Office concurrently with the deposit of the strata plan for Phase 1. A copy of the unsigned Form P is attached hereto as **Exhibit “B”** to this Disclosure Statement.

The Form P describes important aspects of the Development and the Developer expects the Approving Officer of the City to sign the Form P without requesting any changes to it. Once the Form P is signed by the Approving officer, an amendment to the Disclosure Statement attaching the approved Form P will be filed with Superintendent of Real Estate and a copy of the amendment will be delivered to each purchaser.

Notwithstanding the information contained in the Form P with respect to the estimated dates for the beginning and completion of construction of each phase in the Development, purchasers are advised to refer to section 5.1 of the Disclosure Statement for the most current information regarding the estimated dates for commencement and completion of each phase in the Development.

- (a) The maximum number of Strata Lots and buildings in each phase are as set forth below, subject to the Developer’s right to alter the proposed phasing as contemplated herein:

<u>Phase Number</u>	<u>Number of Strata Lots</u>	<u>Number of Buildings</u>
1	139	1
2	108	1
3	83	1
<b>Total:</b>	<b>330</b>	<b>3</b>

- (b) The Developer will elect whether to proceed with each phase on or before the following dates:

<u>Phase Number</u>	<u>Date for Election</u>
1	ELECTED TO PROCEED
2	Dec 31,2022
3	Dec 31,2023

Although certain information in this Disclosure Statement relates to all of the strata lots which comprise the Development, the Developer is only offering for sale, at this time, Strata Lots 1 to 247 (inclusive) in Phase 1 and Phase 2. Prior to offering for sale the Strata Lots in the Phase 3, the Developer will file an amendment to this

Disclosure Statement disclosing the same and will deliver the amendment to each purchaser of a strata lot who has not yet received title to such strata lot.

There will be outdoor amenity areas and an indoor amenity area in Phase 1. The outdoor amenity areas will include rooftop gas BBQ islands, children's play areas, garden plots, benches, and picnic tables. The indoor amenity area will include a multi-purpose room, lounge, kitchenette, and yoga/gym space. The Developer has provided letters of credit to the City as security for the completion of the outdoor amenity areas.

### **3. STRATA INFORMATION**

The following sections of the Disclosure Statement describe important features of the Strata Corporation and certain concepts applicable to stratified developments such as the Development.

#### **3.1 Unit Entitlement**

The unit entitlement (the "**Unit Entitlement**") of each Strata Lot indicates the share of an owner in the Common Property, the common assets of the Strata Corporation and the common expenses and liabilities of the Strata Corporation. The proposed Form Vs - Schedules of Unit Entitlement of the Act (the "**Form V**") for each phase of the Development are attached hereto as **Exhibit "C"** to this Disclosure Statement. The Unit Entitlement will be based on the habitable area in square meters of each Strata Lot rounded to the nearest whole number as determined by a British Columbia Land Surveyor as set out in Section 246(3)(a)(i) of the Act. The calculation of Unit Entitlement is based on architectural drawings and may vary somewhat when calculated on the basis of the final surveyed strata plan. A Form V for each phase of the Development will be registered at the Land Title Office concurrently with the strata plan for each phase of the Development.

#### **3.2 Voting Rights**

The voting rights refer to the number of votes allocated to each Strata Lot. The owners of the Strata Lots will be members of the Strata Corporation and each Strata Lot will be allocated one (1) vote in the Strata Corporation.

#### **3.3 Common Property and Facilities**

Each owner of a Strata Lot will also own an undivided proportionate share of the common property in the Development, including the common facilities, equipment and other assets of the Strata Corporation, as depicted on the Preliminary Plan (the "**Common Property**"), based on the Unit Entitlement of the Strata Lot. The owners of the Strata Lots will own the Common Property, common facilities, equipment and other assets of the Strata Corporation as tenants-in-common and is subject to the bylaws of the Strata Corporation, any designation of the Common Property as "Limited Common Property" (as defined in Section 3.4 below), and any licenses, easements, leases, rights-of-way or covenants described in this Disclosure Statement which are granted by the Developer prior to the registration of the final

strata plan for each Phase or by the Developer or the Strata Corporation subsequent to the filing of the final strata plan for each Phase in the Land Title Office.

The Common Property includes areas and facilities designated as common property which will include:

- (a) parking areas (including 495 resident parking stalls with conduit for the future installation of electrical vehicle charging stations. See subsection 3.6);
- (b) visitor stalls;
- (c) bicycle/storage room or rooms;
- (d) storage room or rooms
- (e) landscaped areas;
- (f) roadways, ramps and drive aisles;
- (g) mechanical and electrical space;
- (h) garbage and recycling area;
- (i) entrance area, lobby, hallways, elevator and stairwells;
- (j) car and dog wash visitor stall number 6 (see subsection 3.6);
- (k) indoor amenity area; and
- (l) outdoor amenity area.

The Common Property may also include equipment such as transformers and fire protection systems, vent, ducts, fans and other such facilities and equipment which are not depicted in the Preliminary Plan but which will be required in connection with the Development. Such facilities and equipment will be located as required by the City or as recommended by the Developer's consultants.

The estimated cost of operating and maintaining the Common Property will be shared by the owners of the Strata Lots in accordance with the budgets of the Strata Corporation, as set forth in **Exhibit "E"** to this Disclosure Statement.

Please note that, with respect to the Common Property areas, the Preliminary Plan depicts only approximate sizes and locations and are subject to change at the Developer's discretion. The use of the Common Property is or will be subject to the restrictions found in the charges against title to the Lands which are briefly described

in Section 4.0 of this Disclosure Statement and as set out in the Bylaws of the Strata Corporation.

### **3.4 Limited Common Property**

Limited common property (the “**Limited Common Property**”) is an area within the Common Property designated for the exclusive use of one or more Strata Lot owners. Any such designation made by the Developer on the filed strata plans for each Phase may only be removed by a unanimous resolution of the Strata Corporation.

The Developer intends to designate those balconies and patios shown as Limited Common Property on the Preliminary Plan as limited common property for the use of the Strata Lots so designated when the final strata plan for each Phase are filed in the Land Title Office. The Developer reserves the right, subject to the provisions of the Act, to change the layout, size and location of the areas and facilities designated as Limited Common Property and to designate additional areas as Limited Common Property without compensation to the Strata Corporation and/or purchasers of Strata Lots.

Upon such designation, the owner of the Strata Lot is generally responsible for the cost of maintaining and repairing Limited Common Property designated for their exclusive use. Purchasers should refer to Bylaw 8, to review the provisions regarding repair and maintenance responsibilities and costs of Limited Common Property.

The Strata Corporation’s duty to repair and maintain Limited Common Property is restricted to the following:

- (a) repair and maintenance that in the ordinary course of events occurs less often than once a year; and
- (b) repair and maintenance of the following and no matter how often it ordinarily occurs:
  - 1. the structure of a building;
  - 2. the exterior of a building;
  - 3. chimney, stairs, decks and other things attached to the exterior of a building;
  - 4. doors, windows and skylights on the exterior of a building or that front on the common property; and
  - 5. fences, railings and similar structures that enclose patios, decks and yards.



### 3.5 Bylaws

The Bylaws proposed for the Strata Corporation are those Standard Bylaws as set forth in the Act as amended by the proposed Form Y - Owner Developer's Notice of Different Bylaws of the Act (the "**Form Y**") attached as **Exhibit "D"** to this Disclosure Statement.

The Standard Bylaws are available for review at:

[https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/98043\\_18#ScheduleofStandardBylaws](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/98043_18#ScheduleofStandardBylaws)

The Bylaws do not include any rental restrictions nor do they include any restrictions with respect to the age of an owner, tenant or occupant of a Strata Lot. The Bylaws do include restrictions with respect to the keeping of pets by an owner, tenant or occupant of a Strata Lot and the use or resale of a Strata Lot as follows:

#### **Pets**

- (a) Limitations on the number and specific kinds of pets permitted to be kept in a Strata Lot (Bylaws 3(4) and (5));

#### **Use**

- (b) Limitations on the use of a Strata Lot which causes a nuisance or hazard to another person, causes unreasonable noise, unreasonably interferes with the rights of other persons to use and enjoy the Common Property, common assets or another Strata Lot, is illegal, or is contrary to a purpose for which the Strata Lot or Common Property is intended (Bylaw 3(1));
- (c) Prohibition on smoking and vaping on Limited Common Property or on Common Property (Bylaw 3(7));
- (d) prohibition on growing cannabis or conducting any cannabis grow operation or production facility in a Strata Lot regardless of whether such operation is licensed or otherwise permitted by any governmental authority (Bylaw 3(8));
- (e) Limitations on certain alterations of a Strata Lot (Bylaws 5(1)(a) – (g));
- (f) Limitation on advertising a Strata Lot for resale (Bylaw 30(5)); and
- (g) Limitations on the use of a Strata Lot that affect its exterior appearance (Bylaws 31(1) to (4));

### 3.6 Parking, Bike/Storage Lockers

The Development will include approximately 561 parking stalls (the "**Parking Stalls**"). Approximately, 73 Parking Stalls will be on the surface level and

approximately 488 Parking Stalls are to be located in an underground parkade (the "**Parking Facility**").

Approximately 66 of the Parking Stalls may be designated as parking stalls (the "**Visitor Stalls**") for use by visitors of the owners and occupants of the Strata Lots. Upon completion of the Development, the Visitor Stalls will be located on the surface level. However, until such time as the Development is complete, the Visitor Stalls may temporarily be located in the Parking Facility.

The Developer intends that one of the Parking Stalls (Visitor Parking Stall #6 as depicted on the Preliminary Plan) can be used as a car and dog wash area (the "**Car and Dog Wash Stall**"). However, the Developer has not amended Bylaws to restrict the Strata Corporations discretion in whether or not to:

- (a) permit or restrict the Car and Dog Wash Stall from being used for car and dog washing;
- (b) convert the Car and Dog Wash Stall to other use; or
- (c) require payment of a user fee or other payment pertaining to the use of the Car and Dog Wash Stall.

The 488 Parking Stalls located in the Parking Facility and 7 surface parking stalls (the "**Resident Stalls**") will be designated as Common Property and assigned to particular Strata Lots by way of a lease agreement as more particularly described herein.

In addition, the Development will include approximately 164 Bike/Storage lockers (the "**Bike/Storage Lockers**") and will be located on the main floors and Parking Facility for use by the owners and the occupants of the Strata Lots as general storage areas. The Bike/Storage Lockers will be located approximately as shown on the Preliminary Plan. However, the size, number, location, types and layout of the Bike/Storage Lockers are subject to alteration by the Developer without compensation to the Strata Corporation and/or purchasers of the Strata Lots.

Prior to the deposit of the final strata plan for Phase 1 and the formation of the Strata Corporation, the Developer will cause to be incorporated a company, as selected by the Developer in its sole discretion (the "**Parking and Bike/Storage Tenant**"), which the Developer will direct, as lessee, to hold all of the Resident Stalls and the Bike/Storage Lockers for the Development, in accordance with the form of lease arrangement (the "**Parking and Bike/Storage Lease**") to be entered into with the Developer, as landlord, substantially in the form attached as **Exhibit "H"** to this Disclosure Statement. The Parking and Bike/Storage Tenant will be an entity related to the Developer. The form of the Parking and Bike/Storage Lease is subject to amendment at the discretion of the Developer. In particular, but without restricting the generality of the foregoing, the Developer reserves the right to amend the Parking, Bike/Storage Area Plan attached as Schedule A to the Parking and Bike/Storage Lease after the completion of the Final Strata Plan.

One Parking Stall will be included in the purchase price of the Strata Lot, and additional Parking Stalls and Bike/Storage Lockers may be made available for purchase by purchasers of the Strata Lots at additional cost, as determined by the Developer, in the Developer's sole discretion.

At the Developer's sole option, the Parking and Bike/Storage Lease or a document securing or evidencing the Parking and Bike/Storage Lease including, without limitation, an option to lease, may be registered against title to the Lands or the Common Property, or both (the "**Parking and Bike/Storage Lease Encumbrance**"). Although the final strata plan for each Phase will designate the Parking Stalls and Bike/Storage Lockers as Common Property, this designation will be subject to the Parking and Bike/Storage Lease and, if applicable, the Parking Lease Encumbrance. Accordingly, the owners and occupants of the Strata Lots will not have any right to use the Parking Stalls or Bike/Storage Lockers except as set out below.

The Developer may cause the Parking and Bike/Storage Tenant to partially assign the right to the sole use of any available Parking Stalls or Bike/Storage Lockers to the owners and occupants of the Strata Lots while any are available on the terms established from time to time by the Developer or the Parking and Bike/Storage Tenant, as the case may be. No owner or occupant of a Strata Lot will have the right to use any Parking Stall and Bike/Storage Locker unless one is assigned to the Strata Lot owner under the Parking and Bike/Storage Lease. Upon the transfer of a Strata Lot to a purchaser, the Developer will cause the Parking and Bike/Storage Tenant to assign to such purchaser the Parking and Bike/Storage Tenant's interest under the Parking and Bike/Storage Lease in the particular Parking Stall(s), if any, and/or the particular Bike/Storage Locker(s), if any, assigned to such purchaser by the Developer. The proposed draft form of the partial assignments (the "**Assignments**") are attached to the Parking and Bike/Storage Lease. Upon each partial assignment, the Parking and Bike/Storage Tenant will be automatically released from any obligations or liabilities under the Parking and Bike/Storage Lease with respect to the Parking Stall and/or Bike/Storage Locker for which such partial assignment was made. The Parking and Bike/Storage Tenant may charge a "one time" fee for the Assignments. The Assignments may include one or more Resident Stalls and/or Bike/Storage lockers. When purchasers subsequently sell their Strata Lot, they must assign their interest in the Resident Stall(s), and Bike/Storage Locker(s) to their buyer in accordance with the terms of the Parking and Bike/Storage Lease.

The Parking and Bike/Storage Lease will be for a term ending on the earlier of the date the Strata Corporation is dissolved or wind up of the Strata Corporation.

The Strata Corporation will assume full responsibility for the management and administration of the Parking Stalls and Bike/Storage Lockers, subject to the Parking and Bike/Storage Lease. The cost of maintenance and repair of the Parking Stalls and Bike/Storage Lockers is the responsibility of the Strata Corporation, and is included in the budgets attached as **Exhibit "E"** to this Disclosure Statement.

The Common Property will include 495 Resident Stalls with conduit located in a wall adjacent to the Resident Stalls, which conduit may be used for the future installation of wiring for electric vehicle charging stations. The owner of occupant

of a Strata Lot as sub-lessee of the Resident Stall may apply to the Strata Corporation for the installation of an electrical vehicle charger and will be responsible for the cost of the electric vehicle charger and the installation of same. The Developer has not amended the Strata Corporation bylaws to restrict the Strata Corporation's discretion in whether or not to:

- (a) permit wiring to be installed to allow an electric vehicle charging station to be located on walls adjacent to the Resident Stalls;
- (b) require payment of a user fee or other payment pertaining to installation of the electrical wiring, the electric vehicle charging station or equipment for metering the power drawn by the electric vehicle charging stations.

### **3.7 Furnishings and Equipment**

Included in each strata lot is the following equipment: refrigerator, range with fan, microwave, dishwasher, window blinds, garage door remote control and washer and dryer.

The Developer reserves the right to substitute furnishings, fixtures and equipment of a reasonably similar standard or to make adjustments to the list of furnishings and fixtures.

### **3.8 Budget**

Pursuant to the Act, the Developer will pay the Strata Corporation's expenses up to the end of the month in which the first conveyance of a Strata Lot to a purchaser takes place. From that point until the first annual budget of the Strata Corporation takes effect, the Strata Corporation must pay these expenses and the owner(s) (including the Developer as owner) of each Strata Lot will pay their monthly contribution of expenses as set out in the interim operation budget.

#### *Interim Budgets*

The interim operating budgets of the Strata Corporation are attached hereto as **Exhibit "E"** to this Disclosure Statement. The monthly allocation of the interim operation budgets amongst the Strata Lots is in proportion to each strata lot's Unit Entitlement (see **Exhibit "C"**). The actual monthly contributions will be adjusted upon the finalization of the Unit Entitlement figures when the final strata plans for each Phase are filed, and the monthly contributions will be further adjusted upon the establishment by the Strata Corporation of the actual budget of the operating expenses at the first annual general meeting of the Strata Corporation. The Developer does not represent or warrant neither the scope of the budget items nor the accuracy of the estimates contained herein.

Each Strata Lot owner or occupant will be responsible for setting up accounts for Real Property Taxes (including any water and sewer levy), electricity, telephone, internet, cablevision and similar items, which will be separately metered or assessed to each Strata Lot. Water and natural gas are included in the interim operation budgets attached as **Exhibit "E"** to this Disclosure Statement.

### Contingency Reserve Fund

Pursuant to the requirements of the Act, the Developer will establish, prior to the first conveyance of a Strata Lot in Phase 1 to a purchaser, a contingency reserve fund for the Strata Corporation by making a contribution to that fund equal to 5% of the estimated operating expenses set out in the interim operation budgets attached as **Exhibit “E”** to this Disclosure Statement.

The Act requires that if the amount of the contingency reserve fund at the end of any fiscal year after the first annual general meeting is less than 25% of the total operating expenses for the fiscal year just ended, then the annual contribution to the contingency reserve fund must be at least 10% of the budgeted operating expenses for the current fiscal year.

### Budget Shortfalls

After the filing of the strata plan for each Phase and before the annual general meeting held for each of those Phases (at which time a new budget is approved), if the Strata Corporation’s actual expenses for those phases exceed the estimated expenses set out in the interim operation budgets as set forth in **Exhibit “E”** to this Disclosure Statement, the Developer must pay the shortfall to the Strata Corporation within eight weeks after the annual general meeting held for the new phase as required by the Act. In addition to paying the amount of the shortfall, the Act requires the Developer to pay the Strata Corporation a penalty in the amount of twice the shortfall if the actual expenses are more than 10% but less than 20% greater than the estimated expenses as set forth in **Exhibit “E”** to this Disclosure Statement, and three times the shortfall if the actual expenses are more than 20% greater than the estimated expenses set out in the interim operation budgets.

These provisions of the Act only apply to the interim operation budgets attached as **Exhibit “E”** to this Disclosure Statement and not to any subsequent annual budget for the Strata Corporation approved at an annual general meeting held by the Strata Corporation.

### Depreciation Report

The Act requires in Section 94 that the Strata Corporation obtain a depreciation report estimating the repair and replacement cost for major items and the expected life of those items. The legislation permits the Strata Corporation to waive the requirement for a depreciation report. The Developer may cause the Strata Corporation to pass a resolution that no depreciation report is required until such time as the Strata Corporation reconsiders the matter at the second annual general meeting, at which time the Strata Corporation could either resolve to obtain a depreciation report or further waive the requirement.

## **3.9 Utilities and Services**

- (a) The Development is wholly situated within the boundaries of the City and available utilities and services include water, natural gas, electricity, sewer,

fire protection, cablevision, telephone and public road access.

- (b) The wires, cables and other equipment (the "**Telecommunications Equipment**") for the provision of telephone, cablevision and certain other future telecommunication services may be owned by the supplier of such services and in such case the Telecommunications Equipment will not form part of the Common Property.
- (c) The Developer may cause the Strata Corporation or other entity to enter into agreements, covenants, easements and/or statutory rights of way with and/or in favour of the City, public utilities or other entities (which are not related to the Developer) with respect to the provision of utilities, including without limitation, the provision of telecommunication services (including cable television) to the Development.
- (d) As indicated in section 3.8 above, some of these utilities and services are included in the budgets attached as **Exhibit "E"** to this Disclosure Statement, and other utilities and services will be separately metered or assessed to each Strata Lot and are not included in the budgets attached as **Exhibit "E"** to this Disclosure Statement.
- (e) In addition, any amount prepaid by the Developer to the City for water, sewer, garbage, or other service or utility in relation to a Strata Lot (including amounts prepaid on a per unit basis) are to be reimbursed to the Developer by the purchasers on the completion date of their respective Strata Lots.
- (f) The following utilities are to be paid by the Strata Corporation (except for any utility charges that are separately metered or assessed to Strata Lots) and the cost will be included in the monthly assessments:
  - 1. water for the Development;
  - 2. electricity in respect of the Common Property;
  - 3. garbage collection for the Development; and
  - 4. natural gas for the Development.

### **3.10 Strata Management Contract**

Prior to the conveyance of any of the Strata Lots, the Developer intends to cause the Strata Corporation to enter into a management agreement with a Property Management Company to provide strata management services to the Strata Corporation with respect to the control, management and administration of the Common Property of the Development. The Property Management Company will not be related to the Developer.

The Act provides that a management agreement will terminate automatically four (4) weeks after the second annual general meeting of the Strata Corporation. The

management agreement may be terminated earlier upon two (2) months' notice by a  $\frac{3}{4}$  vote of the Strata Corporation.

In addition to the management agreement, the Developer may enter or cause the Strata Corporation to enter into maintenance agreements with various parties to maintain and service certain equipment on the Common Property such as garbage removal, lease and maintenance of fitness equipment, landscaping maintenance, storm pump and detention tank maintenance, elevator maintenance, janitorial services and snow removal services in common areas. These agreements will have terms not exceeding two (2) years. The costs of the above agreements have been included in the budget attached as **Exhibit "E"** to this Disclosure Statement.

### **3.11 Insurance**

The Developer will maintain course of construction insurance on the Development. When the strata plan for Phase 1 is filed in the Land Title Office, the Developer will obtain and maintain insurance in the name of the Strata Corporation.

The Strata Corporation must carry full replacement value insurance on the Common Property, assets and buildings of the Development shown on the Preliminary Plan and all fixtures built or installed on the Strata Lot as part of the original construction. This insurance must include coverage against major perils such as fire, lightning, windstorm, vandalism, etc.

The Strata Corporation must also carry insurance in an amount not less than two million dollars (\$2,000,000.00) against liability for property damage and bodily injury. The Developer will put this insurance in place on behalf of the Strata Corporation and ensure that the term(s) of said policies continue for at least four (4) weeks after the first annual general meeting of the Strata Corporation. Under the regulations of the Act, "fixtures" means items attached to a building, including floor and wall coverings and electrical and plumbing fixtures, but does not include, if they can be removed without damage to the building, refrigerators, stoves, dishwashers, microwaves, washers and dryers or other items.

Each purchaser of a Strata Lot should consult an insurance agent and obtain liability insurance for his or her Strata Lot, insurance for personal property and contents of the Strata Lot, for fixtures to the Strata Lot which were not built or installed by the Developer in the original construction and any improvements made to the Strata Lot to the extent such improvements do not constitute "fixtures" under the regulations to the Act, and such other coverage as may be prudent when the transfer of the Strata Lot from the Developer is completed.

### **3.12 Rental Disclosure**

Pursuant to the Act, the Developer must disclose to any purchaser the intention to rent Strata Lots in order to preserve the Developer's right and the right of subsequent purchasers of a Strata Lot to rent the Strata Lot in the future. It is the intention of the Developer to sell all of the Strata Lots in the Development; however, the Developer reserves the right to rent any unsold Strata Lots in the Development. A Form J - Rental Disclosure Statement of the Act is attached hereto as Exhibit "F" to this Disclosure Statement.

## **4. TITLE AND LEGAL MATTERS**

### **4.1 Legal Description**

The Property is situated in the City of Maple Ridge and, as of the date of this Disclosure Statement, is legally described as follows:

PID: 031-395-996

Lot 1 District Lot 399 Group 1 New Westminster District Plan EPP107648.

### **4.2 Ownership**

1127042 B.C. Ltd. is the registered owner of the Property and holds the Property as bare trustee and agent for the other entities that comprises the Developer. Purchasers will be obligated to accept a transfer of legal title from 1127042 B.C. Ltd. on the completion date for the purchase of a Strata Lot despite any provision of the *Property Law Act*.

### **4.3 Existing Encumbrances and Legal Notations**

The legal notations and encumbrances registered against title to the Property are listed and described briefly in **Exhibit "G"** attached to this Disclosure Statement. Unless otherwise indicated, these legal notations and encumbrances will remain registered against title to the Strata Lots.

As noted herein, the Developer has obtained financing from The Toronto-Dominion Bank (the "**Lender**") to finance the Development lands and is expected to finance the construction of the Development. The Developer has granted the Lender a mortgage and assignment of rents over the Property and general collateral security (together, the "**Security**"). The Lender will provide partial discharges of the Security insofar as it pertains to any particular strata lot, within a reasonable time after the completion of the sale of such strata lot, on payment of 100% of the proceeds of each approved sale less approved normal closing adjustments for such items as legal costs, commissions and taxes. Any *Personal Property Security Act* notice or charge against the common property may remain until the construction financing has been repaid in full.



#### **4.4 Proposed Encumbrances**

The Developer may grant or may cause the Strata Corporation to grant further easements, rights-of-way, covenants, other encumbrances, modification agreements and/or priority agreements as may be necessary or desirable to proceed with the completion of the construction of the Strata Lots including the Parking and Bike/Storage Lease Encumbrance described in section 3.6, and such further encumbrances as may be registered in favour of, or at the request of, the City, public utilities, governmental authorities and/or other similar entities including, without limitation, the following:

- (a) Covenant registered in favour of the City and relates to the Developer's obligation to construct the Development in accordance with the specifications outlined in Geosolve Consultants Ltd.'s Geotechnical Report dated January 5, 2022. Upon the sale of the Strata Lots, maintenance, repair and replacement of any features in the Development related to the specifications outlined in the aforementioned Geotechnical Report dated January 5, 2022 will be the responsibility of the owners of the Strata Lots as managed by the Strata Corporation.
- (b) Covenant registered in favour of the City and relates to the installation, operation and maintenance of storm and sanitary pump features for the Development. Upon sale of the Strata Lots, maintenance, repair and replacement of the storm and sanitary pump features will be the responsibility of the owners of the Strata Lots as managed by the Strata Corporation.

#### **4.5 Outstanding or Contingent Litigation or Liabilities**

The Developer is not aware of any outstanding or contingent litigation or liability in respect of the Development or against any of the corporations which comprise the Developer which may affect the Strata Lots.

#### **4.6 Environmental Matters**

The Developer is not aware of any dangers or any other requirements imposed by the City or other governmental authority with respect to flooding or drainage hazards at the Development or the condition of soil and subsoil or other environmental matters except as may be referenced in the existing encumbrance described in section 4.3.

### **5. CONSTRUCTION AND WARRANTIES**

#### **5.1 Construction Dates**

The estimated date ranges/actual dates for commencement and completion of the construction of each Phase are as set forth below:

<b>Phase Number</b>	<b>Estimated Date Range/Actual Date for the Commencement of Construction</b>	<b>Estimated Date Range/Actual Date for the Completion of Construction</b>
1	Mar 1, 2022 – May 31, 2022	Sep 1, 2023 – Nov 30, 2023
2	Mar 1, 2023 – May 31, 2023	Sep 1, 2024 – Nov 30, 2024
3	Mar 1, 2024 – May 31, 2024	Sep 1, 2025 – Nov 30, 2025

The estimated date ranges/actual dates for the commencement and completion of construction of each Phase in this section 5.1 may vary from the estimated dates for the beginning and completion of construction for each Phase of the Development in the Form P. As stated in section 2.3 above, if the information in this section 5.1 does vary from the dates set forth in the Form P as a result of an amendment having been filed to this Disclosure Statement then the information in this section 5.1 should be regarded as the most current information regarding the estimated date ranges/actual dates for the commencement and completion of construction for each Phase.

Please also note that the estimated date ranges for completion of construction in this section 5.1 are estimates only and the actual date for completion of construction of each Phase may vary based on construction factors or market conditions and are subject to the provisions of the purchase agreements for the Strata Lots.

As stated in section 2.3 above, the Developer may alter its proposed phasing of the Development and may elect not to proceed with later Phases.

It is anticipated that the owners of some Strata Lots will take possession and occupy Strata Lots while construction continues on the remaining Strata Lots. Residents of the Strata Lots should expect noise, dust, disruption of services and other such inconveniences normally associated with construction during construction working hours until the completion of the Development.

## **5.2 Warranties**

Pursuant to the terms of the *Homeowner Protection Act*, all Strata Lots will be covered by a warranty provided by WBI Home Warranty Ltd., which home warranty insurance will provide the following minimum standards of coverage:

(a) *Materials and Labor Warranty:*

1. defects in material and labor with respect to a Strata Lot for a period of one (1) year after the date on which the warranty begins;
2. defects in material and labour with respect to the Common Property for a period of fifteen (15) months after the date on which the warranty begins;
3. defects in material and labour with respect to major systems (i.e. heating, electrical, plumbing etc.) for a period of two (2) years after the date on which the warranty begins;

- (b) *Building Envelope Warranty*: Defects in the building envelopes for a period of five (5) years after the date on which the warranty begins; and
- (c) *Structural Defects Warranty*: Major structural defects for a period of ten (10) years after the date on which the warranty begins.

Further details of the warranty coverage can be obtained from WBI Home Warranty. This is a limited warranty and all purchasers are cautioned to read the warranty carefully to ensure full understanding of the warranty and its limitations. **Improper or inadequate maintenance may void warranty coverage.**

In the interest of identifying maintenance deficiencies and issues relating to the building envelope and roof in a timely manner, the Developer will enter into a contract with Aqua-Coast Engineering Ltd. for a term of 5 years, pursuant to which Aqua-Coast will be performing annual inspections of the Development's building envelope. The purpose of these inspections is to outline maintenance deficiencies and requirements and/or building envelope or roofing issues which are evident. The Developer will continue to be responsible for the amount payable to Aqua-Coast for these inspections during the 5-year term of the contract. The first annual inspection is to commence by December 31, 2023 and thereafter until December 31, 2027.

Standard manufacturers' warranties on appliances and equipment will be transferred to purchasers of the Strata Lots and the Strata Council to the extent permitted by the warranties.

### **5.3 Previously Occupied Building**

The Development is new construction and has not been previously occupied.

## **6. APPROVALS AND FINANCES**

### **6.1 Development Approval**

The Development has been approved by the City and a development permit was issued to the Developer on May 11, 2021.

A building permit for Phase 1 was issued to the Developer by the City on March 1, 2022 under number 2021-110567-000-00-BG.

The estimated date for issuance of a building permit for Phase 2 is on or before March 21, 2023. An amendment to this Disclosure Statement setting out the particulars of the issued building permit for Phase 2 (the "**Building Permit Amendment**") will be filed with the Superintendent of Real Estate of the Province of British Columbia (the "**Superintendent**") after the building permit in respect of Phase 2 has been issued and a copy of the Building Permit Amendment will be delivered to each purchaser of a requisite Strata Lot on or before the date referenced above.

## 6.2 Construction Financing

The Developer has obtained an unconditional financing commitment from the Lender that, combined with the Developer's own resources, is sufficient to finance the construction of Phase 1 including the installation of all utilities and other services associated with Phase 1.

The Developer has not, as of the date of this Disclosure Statement, obtained an unconditional financing commitment from the Lender that is sufficient to finance the construction of Phase 2 including the installation of all utilities and other services associated with Phase 2. The Developer estimates that the financing commitment from the Lender with respect to the construction of Phase 2 will be unconditional on or before March 21, 2023.

An amendment to this Disclosure Statement setting out the particulars of the satisfactory financing commitment with respect to the construction of Phase 2 (the "**Financing Amendment**") will be filed with the Superintendent after the Lender's outstanding financing conditions are met and a copy of the Financing Amendment will be delivered to each purchaser of a Strata Lot in Phase 2 on or before March 21, 2023.

In addition to the construction financing from the Lender, the Developer may enter into financing arrangements with suppliers of materials and other items for the Development.

The Developer may also, in its discretion, enter into a Deposit Insurance Contract (as defined in section 7.1), as more particularly described in section 7.1. If the Developer enters into a Deposit Insurance Contract, title to the Strata Lots may be subject to mortgages, assignments of rents and/or any other security reasonably required in connection with the Deposit Insurance Contract (the "**Deposit Insurance Security**"). The Developer will cause any Deposit Insurance Security registered against title to the Lands to be partially discharged from title to any particular Strata Lot within a reasonable time after receipt of the net sale proceeds from the purchaser thereof.

## 7. MISCELLANEOUS

### 7.1 Deposits

Subject to legal remedies in respect of purchaser defaults under the agreement of purchase and sale entered into between the purchaser and the Developer, and except as otherwise provided in this section 7.1, where required under the *Real Estate Development Marketing Act* ("**REDMA**"), all deposits and other monies received from a purchaser of a Strata Lot will be held by RE/MAX Lifestyles Realty, in trust, in the manner required by the REDMA until such time as:

- (a) the strata plan for the applicable Phase is deposited in the Land Title Office;
- (b) the Strata Lot is capable of being occupied; and

- (c) an instrument evidencing the interest of the purchaser in the Strata Lot has been filed for registration in the Land Title Office.

Notwithstanding the foregoing, the Developer may, in its discretion, enter into a deposit protection contract with an approved insurer or another form of security agreement (the “**Deposit Insurance Contract**”) as contemplated by Section 19 of REDMA and, if the Developer does so, upon filing and providing an amendment to this Disclosure Statement each purchase of a Strata Lot disclosing the details of the Deposit Insurance Contract including the aggregate and per claim limits of the insurance, the name and business address of the insurer, the applicable insurance policy number and the date upon which the insurance takes place, the deposit may be released to the Developer or to the Developer’s lawyers, Fasken Martineau DuMoulin LLP, as directed by the Developer and used by the Developer for purposes related to the Development, including, without limitation, the construction and marketing thereof, and the Deposit Insurance Contract will remain in effect until subsections 7.1(a),(b) and (c) have been satisfied.

At this time, the Developer intends that the aggregate limit of the insurance coverage pursuant to any Deposit Insurance Contract it may, in its sole discretion, enter into will be the aggregate amount of deposits paid by purchasers of Strata Lots in the Development and the per claim limit of the insurance coverage relating to a purchaser's deposit for a particular Strata Lot will be the amount of the deposit paid for that Strata Lot.

## **7.2 Purchase Agreement**

The Developer intends to use the form of purchase agreement attached as **Exhibit “I”** to this Disclosure Statement for all phases of the Development, subject to such modifications and amendments as may be agreed to by the Developer and any particular purchaser. Salient provisions of the purchase agreements are set out below in paragraphs 7.2(a)-(k). All capitalized terms in the below paragraphs which are not defined in this Disclosure Statement shall have the same meanings ascribed to them as in the purchase agreement.

### Termination of the Purchase Agreement

- (a) If by \_\_\_\_\_, \_\_\_\_\_ (or if a later date results from either the application of paragraph 7.2(e) or by the application of the provisions of this paragraph 7.2(a), then by such later date) (the "Cancellation Date") the purchase and sale of the Strata Lot has not occurred, then the Buyer or the Seller, provided that such party is not in default hereunder, may by written notice delivered to the other party no later than thirty (30) days following the Cancellation Date cancel the purchase agreement, and the Buyer will be entitled to receive the Deposit theretofore paid by the Buyer under the purchase agreement. Thereafter, the Buyer and the Seller shall each release the other, and neither party shall have any further claims against the other for damages, costs or expenses. The Seller may, by notice in writing to the Buyer given at least fifteen (15) days prior to the Cancellation Date, extend the Cancellation Date for up to sixty (60) days and upon the giving of such notice the

Cancellation Date for the purposes of the purchase agreement shall be the date stipulated in such notice.

- (b) In the event of material loss or damage to the Strata Lot occurring before the Completion Date by reason of fire, tempest, lightning, earthquake, flood, act of God or explosion, the Seller may, at its option, by written notice to the Buyer, cancel the purchase agreement and thereupon the Buyer will be entitled to repayment of the Deposit, and neither the Seller nor the Buyer shall have any further obligation hereunder.
- (c) Time will be of the essence and unless all payments on account of the Purchase Price, together with adjustments thereto as provided herein and all other amounts payable hereunder are paid when due, then the Seller may at its option:
  - 1. cancel the purchase agreement by written notice to the Buyer and in such event any deposits paid by the Buyer under the purchaser agreement shall be absolutely forfeited to the Seller subject to paragraph 3.1 of the purchase agreement and the Seller shall be entitled to be paid such amount upon written demand therefore by the Seller; or
  - 2. elect to complete the transaction contemplated by the purchase agreement in which event the Buyer will pay to the Seller, in addition to the Purchase Price, interest on the unpaid Seller's Sale Proceeds and other unpaid amounts payable hereunder at the rate of twenty percent (20%) per annum from and including the date upon which such portion and amounts were due to be paid up to and including the date upon which such portion and amounts are received by the Seller;
  - 3. provided, however, that the Seller may cancel the purchase agreement at any time after default by the Buyer in making a payment as required herein, even if the Seller has previously elected to complete the transaction
- (d) Should at any time after execution of the purchaser agreement the Seller discovers that the Seller has entered into more than one contract for the Strata Lot then, after presenting bona fide evidence of the same to each of the buyers:
  - (a) the purchase agreement with the later date of execution will merge and be of no further force and effect; and
  - (b) the deposit paid under that purchase agreement which is of no further force and effect will be returned to the buyer forthwith, plus ten percent of the deposit as liquidated damages, representing a fair genuine pre-estimate of damages (and not a penalty) and, upon payment of same, no party will have any claim against the other whatsoever.

*Extension of Time for Completing the Purchase Agreement*

- (e) If the Seller is delayed from completing construction of the Strata Lot as a result of fire, explosion or accident howsoever caused, act of any governmental

authority, regional or national health emergency or pandemic (including COVID-19), strike, lockout, inability to obtain or delay in obtaining labour, materials or equipment, flood, act of God, delay or failure by carriers or contractors, availability of supplies or materials, breakage or other casualty, climatic conditions, interference of the Buyer, or any other event beyond the control of the Seller, then the time within which the Seller must do anything hereunder and the date referred to in paragraph 7.2(a) will be extended for a period equivalent to the delay.

- (f) Subject to paragraph 7.2(a), the Seller shall be entitled, upon giving ten (10) written days' notice prior to the then current Completion Date to the Buyer or his solicitor, to extend the Completion Date, the Possession Date and the Adjustment Date, and the Seller shall be entitled to extend same more than once. The notice of the Completion Date delivered to the Buyer or his/her solicitor may be based on the Seller's estimate as to when an Occupancy Permit for the Strata Lot will be issued, when title to the Strata Lot will be issued by the Land Title Office and when an insurance certificate will be issued for the Strata Lot, and if an Occupancy Permit for the Strata Lot is not issued; if title to the Strata is not issued by the Land Title Office; or an insurance certificate for the Strata Lot is not issued on or before the Completion Date so established, then the Seller may delay the Completion Date from time to time as required by Seller by the giving of notice of such delay to the Buyer or his/her solicitor, provided that the Seller gives the Buyer or the Buyer's solicitor not less than one(1) business days' notice of such extended Completion Date.
- (g) The Buyer may not unilaterally extend the Completion Date.

Assignment of the Purchase Agreement

- (h) Without the Seller's prior written consent, any assignment of the Buyer's interest in the Strata Lot or in this purchase agreement is prohibited. An assignment under the REDMA is a transfer of some or all the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer. Prior to the Seller consenting to an assignment of the Buyer's interest in the Strata Lot or this purchase agreement, each proposed party to an assignment agreement shall supply the Seller with a proposed assignment agreement containing the information and records required under the REDMA for each proposed party to the assignment agreement including personal information in respect to:
  - (i) the party's identity;
  - (ii) the party's contact and business information; and
  - (iii) the terms of the assignment agreement.

Such information and records collected by the Seller must be reported by the Seller to the administrator designated under the *Property Transfer Tax Act*. The information and records may only be used or disclosed for tax purposes

and other purposes authorized by section 20.5 of the REDMA, which includes disclosure to the Canada Revenue Agency.

Despite any assignment of the Buyer's interest in the Strata Lot or in the purchase agreement, the Buyer shall remain fully liable under the purchase agreement and such assignment shall not in any way relieve the Buyer of his/her obligations under the purchase agreement.

The Seller may, at its option, charge an administration fee equal to three percent (3%) of the Purchase Price (excluding GST and applicable rebates) as consideration for agreeing to an assignment of the Buyer's interest in the Strata Lot or in the purchase agreement and for any associated legal and administrative costs.

#### Interest on Deposit

- (i) No interest will be payable on the Deposit.

#### Termination of Purchase Agreement Pursuant to Amended Policy Statement 5 and Amended Policy Statement 6 (as they pertain to the Strata Lots in Phase 2 only)

- (j) The Buyer may cancel the purchase agreement for a period of seven days after receipt of the Building Permit Amendment if the layout or size of the Strata Lot, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the Development, is materially changed by the issuance of the building permit. If the Building Permit Amendment is not received by the Buyer within 12 months after this Disclosure Statement was filed with the Superintendent, the Buyer may at his/her/its option cancel the purchase agreement at any time after the end of the 12 month period until the Building Permit Amendment is received by the Buyer, at which time the Buyer may cancel the purchase agreement for a period of seven days after receipt of the Building Permit Amendment only if the layout or size of the Strata Lot, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the Development, is materially changed by the issuance of the building permit. If the Financing Amendment is not received by the Buyer of a Strata Lot within 12 months after this Disclosure Statement was filed with the Superintendent, the Buyer may at his/her/its option cancel the Purchase Agreement at any time after the end of the 12 month period until the Financing Amendment is received by the Buyer. All deposits paid by the Buyer will be returned promptly to the Buyer upon notice of cancellation from the Buyer pursuant to this subsection (j).

#### Purchase Price Adjustment

- (k) If, on the Completion Date, the most recent quarterly Building Construction Pricing Index for Residential Buildings in Vancouver British Columbia, (henceforth the "BCPI") as indicated by Statistics Canada, has increased by a factor of more than four percent from the most recent BCPI after the Date of Execution of this Agreement (henceforth the "BCPI Ceiling"), then, the Seller may, at the Seller's sole option, deliver notice to the Buyer that the Purchase Price



will be increased by a factor equivalent to the percentage increase above the BCPI Ceiling, times the Purchase Price. The Buyer and the Seller agree that the quarterly publication by Statistics Canada will be accepted as firm and binding on the parties as a reasonable representation of any escalated costs of construction, and will not be subject to dispute as to the validity of such determinations with respect to actual costs pertaining to the Development in particular.

### **7.3 Developer's Commitments**

There is no commitment made by the Developer that will be met after completion of the sale of a Strata Lot, other than those referenced in this Disclosure Statement.

The Developer has committed to the City to complete off-site works near the Development and to complete the landscaping of the Development. The Developer has posted security in favor of the City in an amount estimated by the City and the Developer to be sufficient to complete the commitment for the off-site works near the Development. The Developer has posted security in favor of the City in an amount estimated by the City and the Developer to be sufficient to complete the commitment for the landscaping as a condition for the issuance of the Development Permit.

### **7.4 Other Material Facts**

#### *Sales and Marketing Program*

The Developer and its agents will be entitled to carry out, for such period as the Developer determines to be necessary or desirable in connection with the marketing of the Development, future phases of the Development, marketing and sales activities within the Common Property including the indoor and outdoor amenity areas and any Strata Lots owned or leased by the Developer, including, without limitation, maintaining display suites for the Development, other display areas, maintaining temporary sales offices on the Common Property, reservation of parking areas and indoor and outdoor amenity areas during show-suite hours and signage and permitting the public to access same. In addition, the Developer may conduct tours of the Development from time to time with prospective purchasers of Strata Lots in the Development and hold events and other activities within the Development in connection with the marketing and sales activities. The Developer will act reasonably in exercising such right and use reasonable efforts to minimize unreasonable interference with the use or enjoyment of the Common Property or other Strata Lots by existing owners. The Developer will be entitled to utilize telephone, electricity, and other utilities at or from the Strata Corporation as required in connection with the marketing of the Development. The Developer will reimburse the Strata Corporation for the actual cost of the services utilized and may cause the Strata Corporation to enter into a marketing license agreement with the Developer to permit the Developer and its agents to conduct the marketing and sales activities described herein.

#### *Maintenance*

For a period of two (2) years after the Developer has sold the last Strata Lot the Developer shall be entitled to retain occupancy and control over a secure service area for the purposes of storing tools, materials and equipment for servicing and repairing the buildings.

The Developer is not aware of any other fact that affects, or could reasonably be expected to affect, the value, price or use of a Strata Lot or the Development.

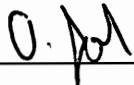
### **DEEMED RELIANCE**

**Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defenses available under section 22 of the *Real Estate Development Marketing Act*.**

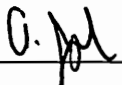
**DECLARATION**

**The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of the Province of British Columbia as of the 21st day of March 2022.**

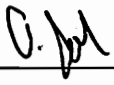
**PLATINUM GROUP ENTERPRISES 2101 LTD.,** by its authorized signatory:

  
\_\_\_\_\_  
Avtar Johl

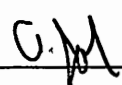
**Director of Platinum Group Enterprises 2101 Ltd. in his personal capacity:**

  
\_\_\_\_\_  
Avtar Johl

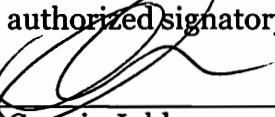
**1127042 B.C. LTD.,** by its authorized signatory:

  
\_\_\_\_\_  
Avtar Johl

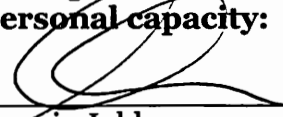
**Director of 1127042 B.C. Ltd. in his personal capacity:**

  
\_\_\_\_\_  
Avtar Johl

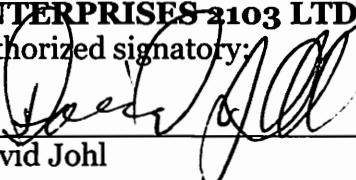
**PLATINUM GROUP ENTERPRISES 2102 LTD.,** by its authorized signatory:

  
\_\_\_\_\_  
Connie Johl

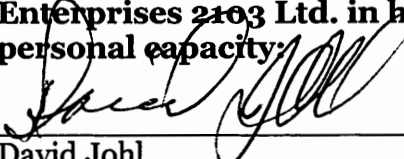
**Director of Platinum Group Enterprises 2102 Ltd. in her personal capacity:**

  
\_\_\_\_\_  
Connie Johl

**PLATINUM GROUP ENTERPRISES 2103 LTD.,** by its authorized signatory:

  
\_\_\_\_\_  
David Johl

**Director of Platinum Group Enterprises 2103 Ltd. in his personal capacity:**

  
\_\_\_\_\_  
David Johl

**PLATINUM GROUP ENTERPRISES 2104 LTD.,** by its authorized signatory:

  
\_\_\_\_\_  
Harjinder Johl

**Director of Platinum Group Enterprises 2104 Ltd. in her personal capacity:**

  
\_\_\_\_\_  
Harjinder Johl

**EXHIBIT “A”**

(Preliminary Strata Plans)

**PRELIMINARY STRATA PLAN OF LOT 1  
DISTRICT LOT 399 GROUP 1  
NEW WESTMINSTER DISTRICT PLAN EPP107648**

SHEET 1 OF 18 SHEETS

**STRATA PLAN EPS0000**

BCGS 92G.027  
SCALE 1:1000



**PRELIMINARY**

THIS PRELIMINARY STRATA PLAN IS BASED ON  
ARCHITECTURAL PLAN RECEIVED ON 2021-04-22  
2021-05-05 FOR LOCKER STORAGE UPDATES  
2021-05-07 FOR PATIO UPDATES  
2021-05-10 FOR PARKING STORAGE UPDATES



**CIVIC ADDRESS:**  
12109 223rd STREET  
MAPLE RIDGE, BC

84H0012  
UTM ZONE 10 COORDINATES  
DATUM: NAD83(CSRS) 4.0.0. BC.1.MVRD  
UTM NORTHING: 5452251.715  
UTM EASTING: 529288.602  
POINT COMBINED FACTOR: 0.9996073  
ABSOLUTE ACCURACY: 0.02m

84H9969  
UTM ZONE 10 COORDINATES  
DATUM: NAD83(CSRS) 4.0.0. BC.1.MVRD  
UTM NORTHING: 5452445.303  
UTM EASTING: 529025.584  
POINT COMBINED FACTOR: 0.9996079  
ABSOLUTE ACCURACY: 0.02m

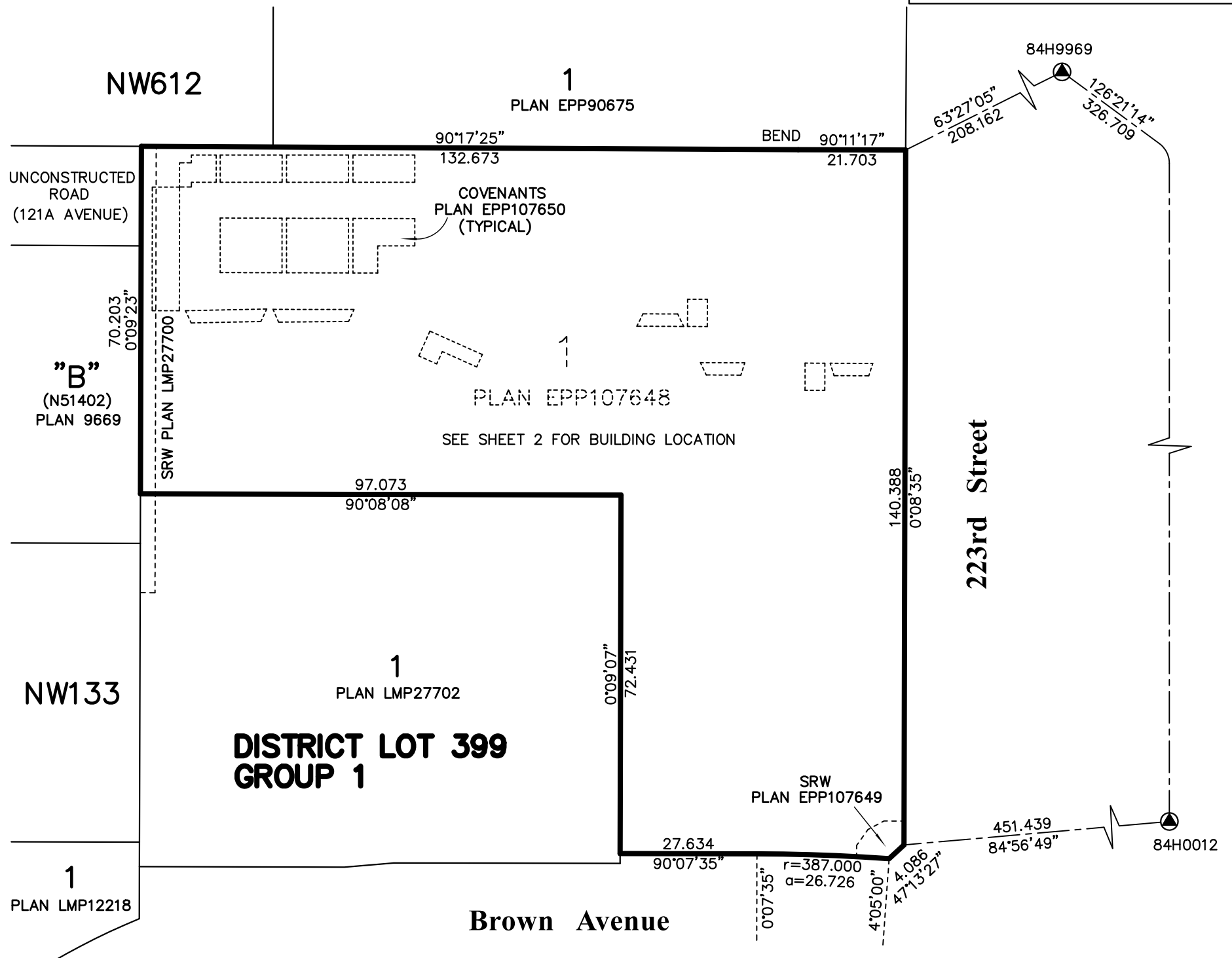
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THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY  
432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 36,  
MAPLE RIDGE, BC, NAD83 (CSRS) 4.0.0.BC.1.MVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS  
BETWEEN GEODETIC CONTROL MONUMENTS 84H0012 AND 84H9969  
AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY  
ACHIEVED ARE DERIVED FROM MASCOT PUBLISHED COORDINATES  
AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS  
84H0012 AND 84H9969

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS  
OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY  
GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF  
0.9996076. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED  
FROM CONTROL MONUMENTS 84H0012 AND 84H9969



**LEGEND**

- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- ⊕ INDICATES COMMON PROPERTY
- B INDICATES BALCONY
- P INDICATES PATIO
- SL INDICATES STRATA LOT

BALCONY AND PATIO AREAS ARE  
LIMITED COMMON PROPERTIES FOR  
THE USE OF THE STRATA LOT INDICATED  
(eg: B-1, P-1)

THIS PLAN IS PHASE \_ OF A 3 PHASE STRATA PLAN  
UNDER SECTION 224 OF THE STRATA PROPERTY ACT  
LYING WITHIN THE JURISDICTION OF THE  
APPROVING OFFICER FOR CITY OF MAPLE RIDGE

THIS PLAN LIES WITHIN THE METRO VANCOUVER  
REGIONAL DISTRICT - CITY OF MAPLE RIDGE  
THE BUILDINGS INCLUDED IN THIS STRATA PLAN  
HAVE NOT BEEN PREVIOUSLY OCCUPIED.

THE BUILDINGS SHOWN ON THIS STRATA PLAN  
ARE WITHIN THE EXTERNAL BOUNDARIES  
OF THE LAND THAT IS THE SUBJECT  
OF THE STRATA PLAN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN  
WAS COMPLETED ON THE th DAY OF , 2021  
GU GORDON YU, BCLS #808

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174764\_PG1.DWG

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS  
WHICH ARE NOT SET ON THE TRUE CORNER(S)  
FD IP, RE-SET INDICATES PREVIOUSLY TIED ON DECEMBER 9, 2020  
(SEE PLAN EPP107648), LOST, AND RESET  
USING TIES FROM THE ORIGINAL CONTROL TRAVERSE

# BUILDING LOCATION

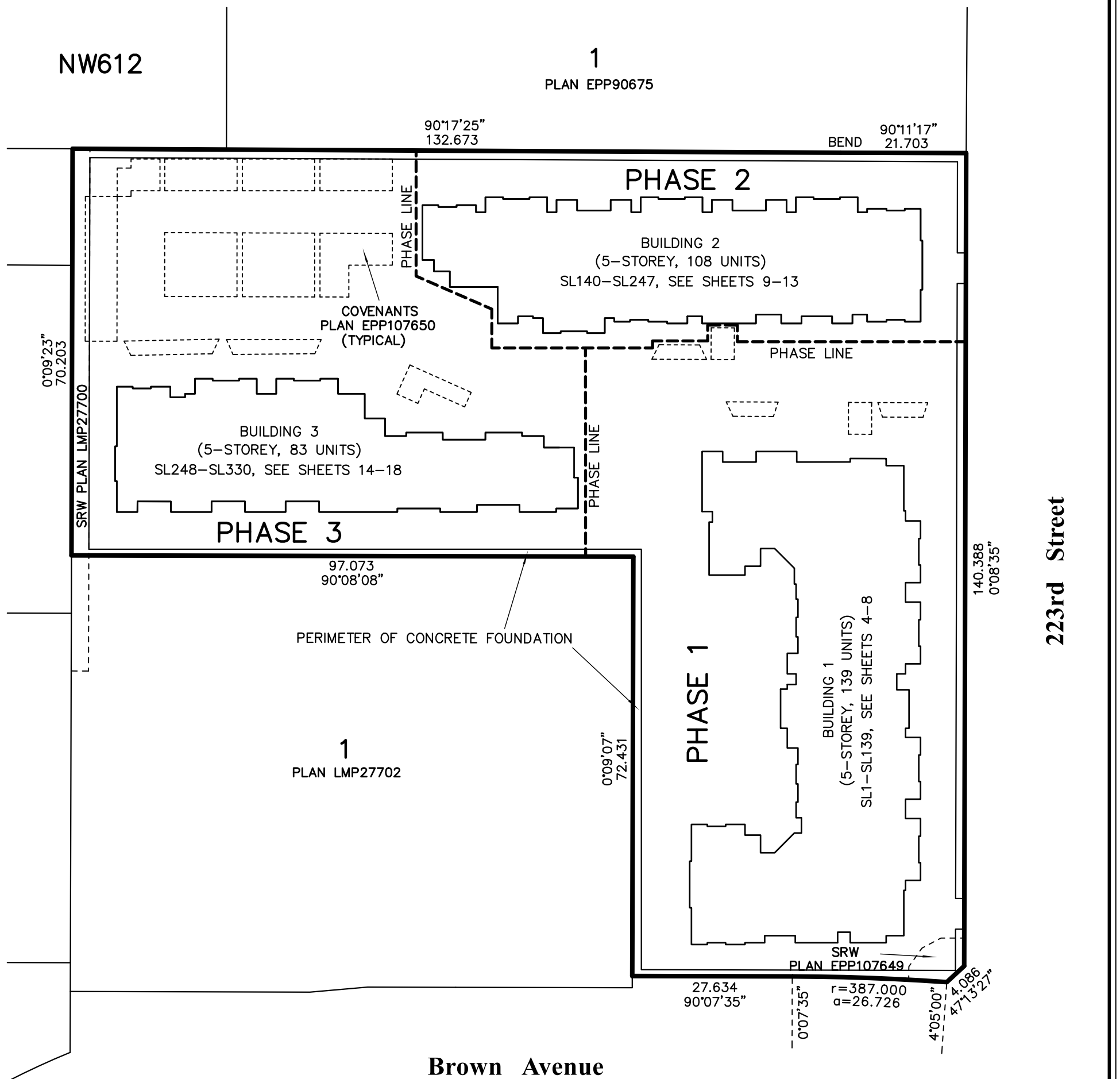
## STRATA PLAN EPS0000

SCALE 1:750



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:750



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File: 174764\_PG2.DWG

GU GORDON YU, BCLS #808  
DATE:

# UNDERGROUND PARKING

SCALE 1:400

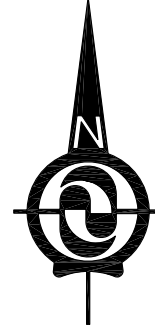


All distances are in metres.

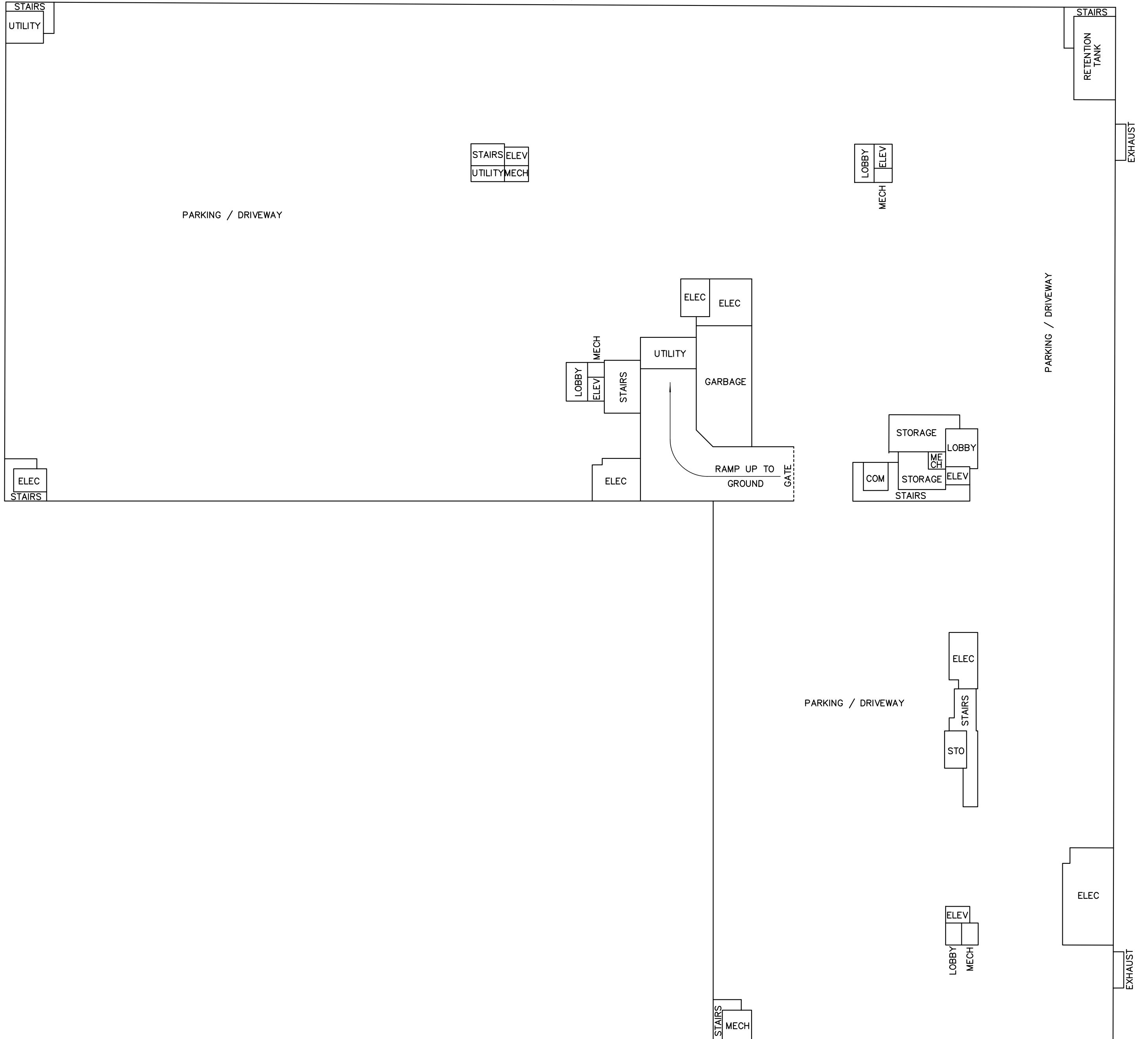
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:400

ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

- ELEC INDICATES ELECTRICAL ROOM
- ELEV INDICATES ELEVATOR
- MECH INDICATES MECHANICAL ROOM
- COM INDICATES COMMUNICATION ROOM
- STO INDICATES STORAGE



INSIDE OF PERIMETER OF CONCRETE FOUNDATION



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V3R 4E7  
(ph) 583-1616  
File: 174764\_UG.DWG

# BUILDING 1 – LEVEL 1

SCALE 1:225



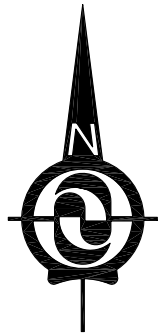
All distances are in metres.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:225

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
ELEV INDICATES ELEVATOR (COMMON PROPERTY)

STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.

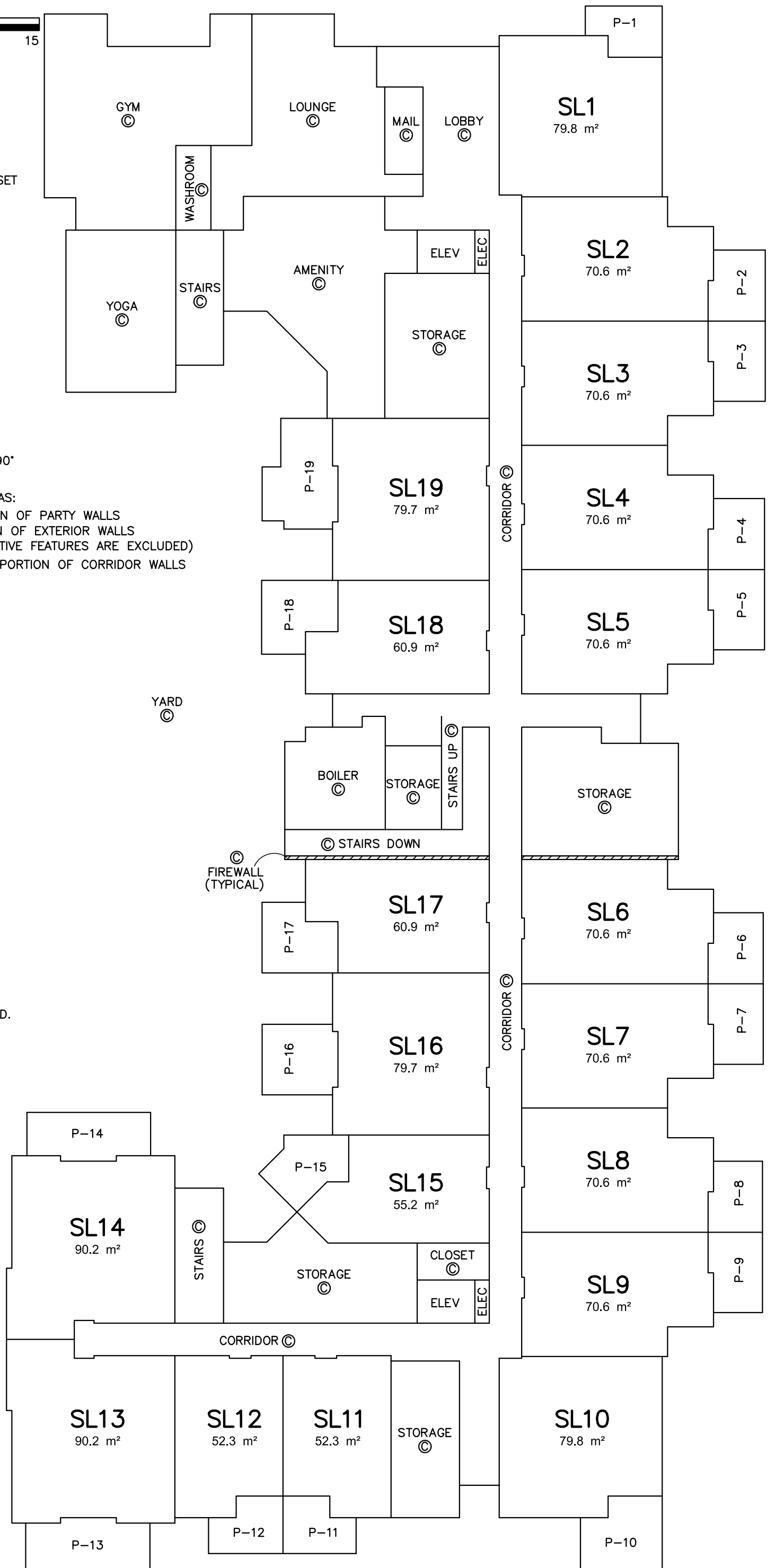
STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS (SHEATHING, SIDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION OF CORRIDOR WALLS



YARD ©

PATIO AND BALCONY AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR ABOVE, BY THE AVERAGE HEIGHT OF SAME FLOOR WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.



GU GORDON YU, BCLS #808  
DATE:

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File: 174764\_B1\_1.DWG



# BUILDING 1 – LEVEL 2

SCALE 1:225



All distances are in metres.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:225

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
ELEV INDICATES ELEVATOR (COMMON PROPERTY)

----- PERIMETER OF FLOOR BELOW

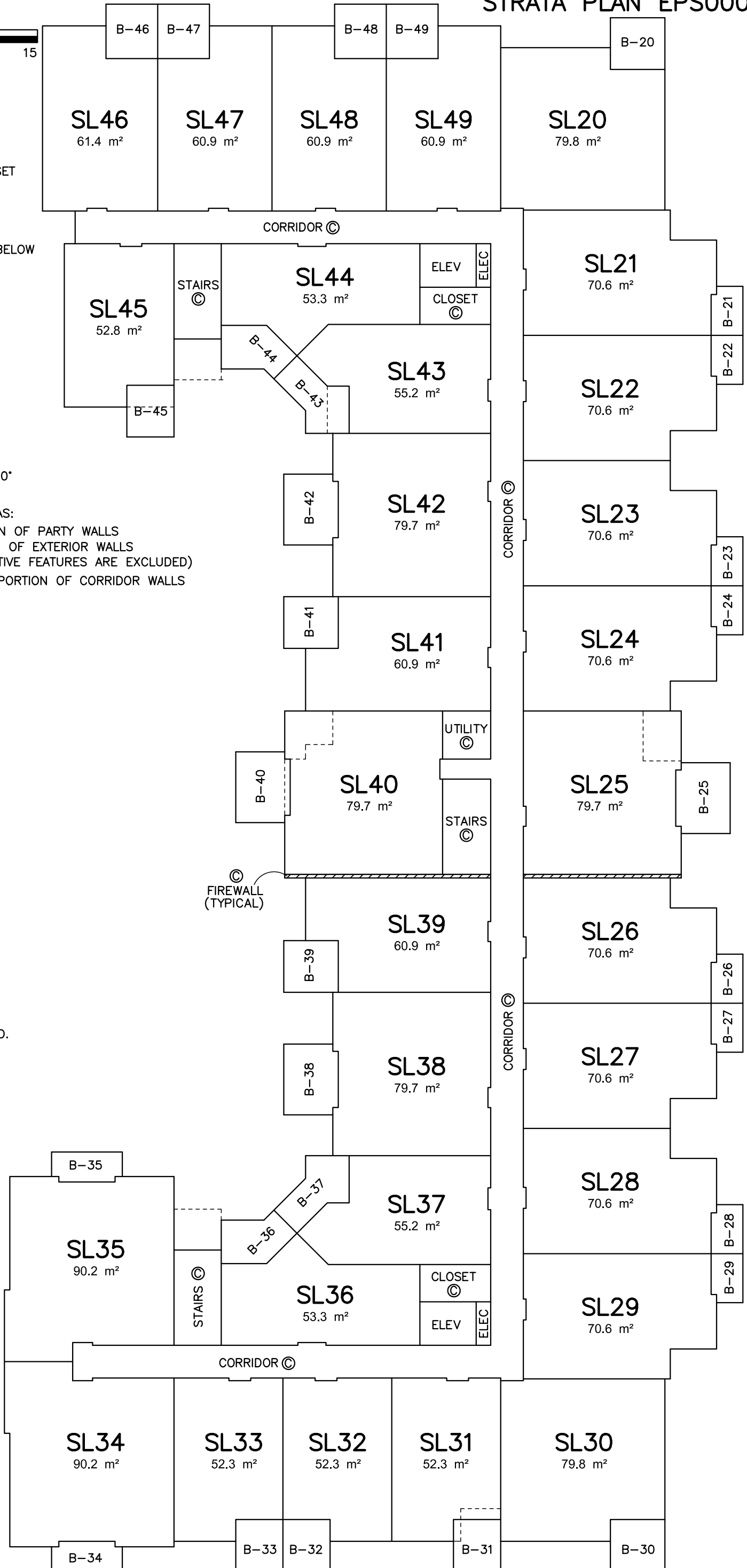
STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS (SHEATHING, SIDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION OF CORRIDOR WALLS



PATIO AND BALCONY AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR ABOVE, BY THE AVERAGE HEIGHT OF SAME FLOOR WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.



GU GORDON YU, BCLS #808  
DATE:

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

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V3R 4E7  
(ph) 583-1616

File: 174764\_B1\_2.DWG

# BUILDING 1 – LEVEL 3

SCALE 1:225



All distances are in metres.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:225

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
ELEV INDICATES ELEVATOR (COMMON PROPERTY)

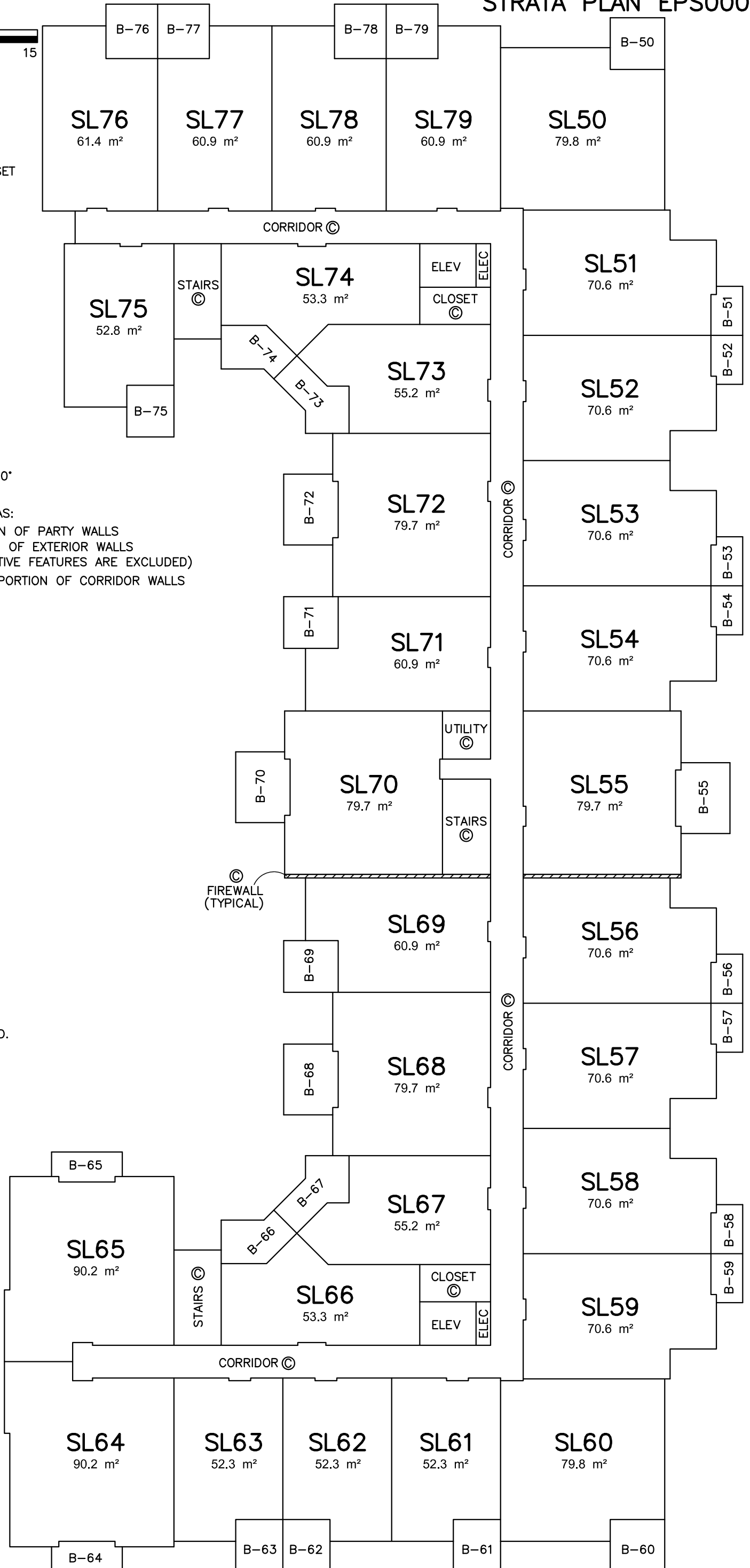
STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS (SHEATHING, SIDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION OF CORRIDOR WALLS



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GU GORDON YU, BCLS #808  
DATE:

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 – 152nd STREET  
SURREY, B.C.

V3R 4E7  
(ph) 583-1616

File: 174764\_B1\_3.DWG

# BUILDING 1 – LEVEL 4

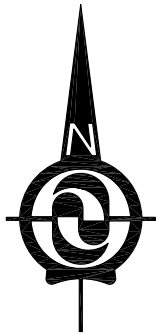
SCALE 1:225



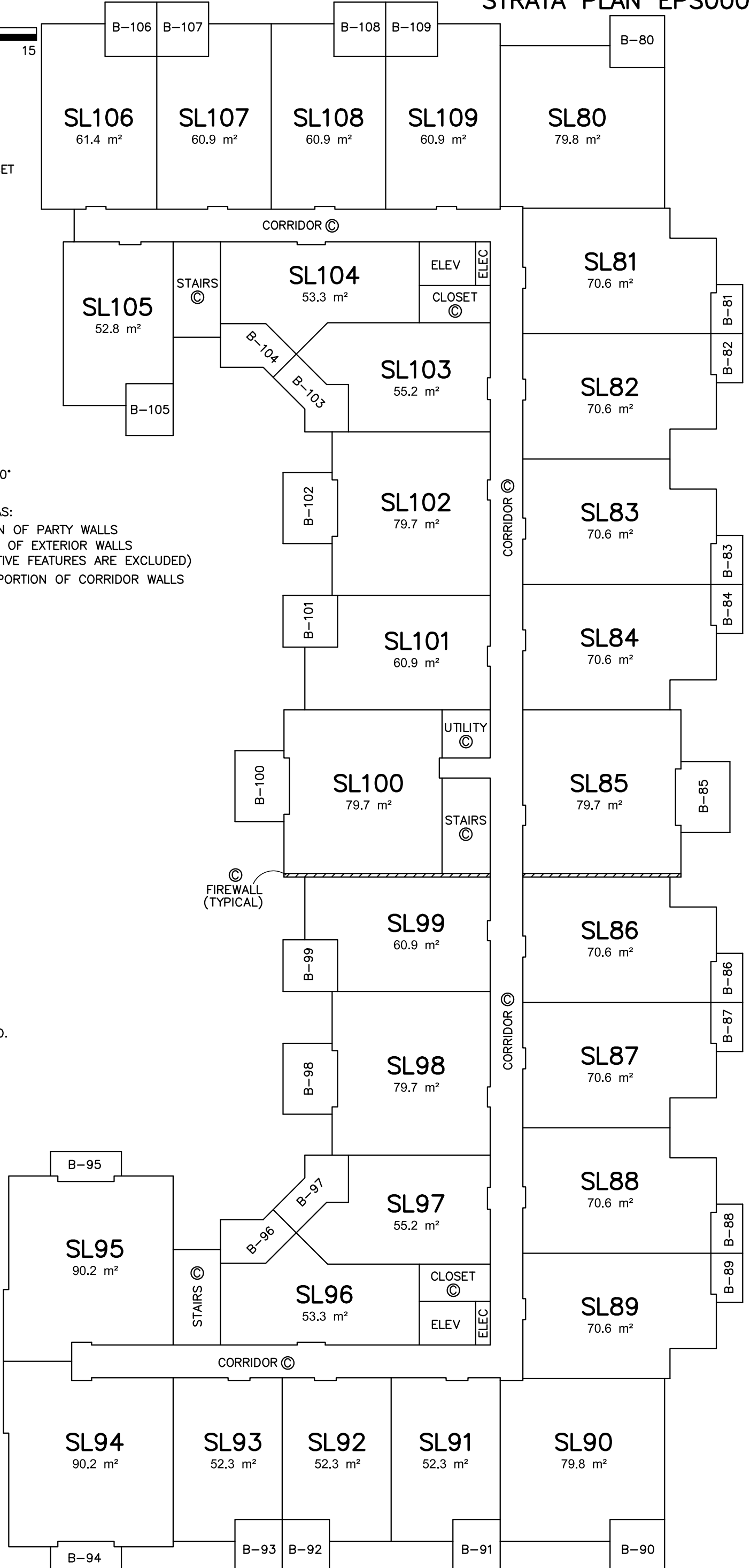
All distances are in metres.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:225

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
ELEV INDICATES ELEVATOR (COMMON PROPERTY)

STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.  
STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS (SHEATHING, SIDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION OF CORRIDOR WALLS



PATIO AND BALCONY AREAS ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE OR ITS EXTENSIONS, OR WHERE THERE IS NO FLOOR ABOVE, BY THE AVERAGE HEIGHT OF SAME FLOOR WITHIN THE SAME BUILDING, UNLESS OTHERWISE NOTED.



GU GORDON YU, BCLS #808  
DATE:

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LAND SURVEYING LTD.**

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File: 174764\_B1\_4.DWG

# BUILDING 1 – LEVEL 5

SCALE 1:225



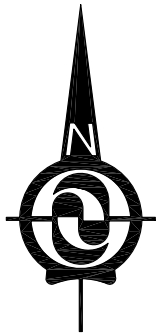
All distances are in metres.  
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:225

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
ELEV INDICATES ELEVATOR (COMMON PROPERTY)

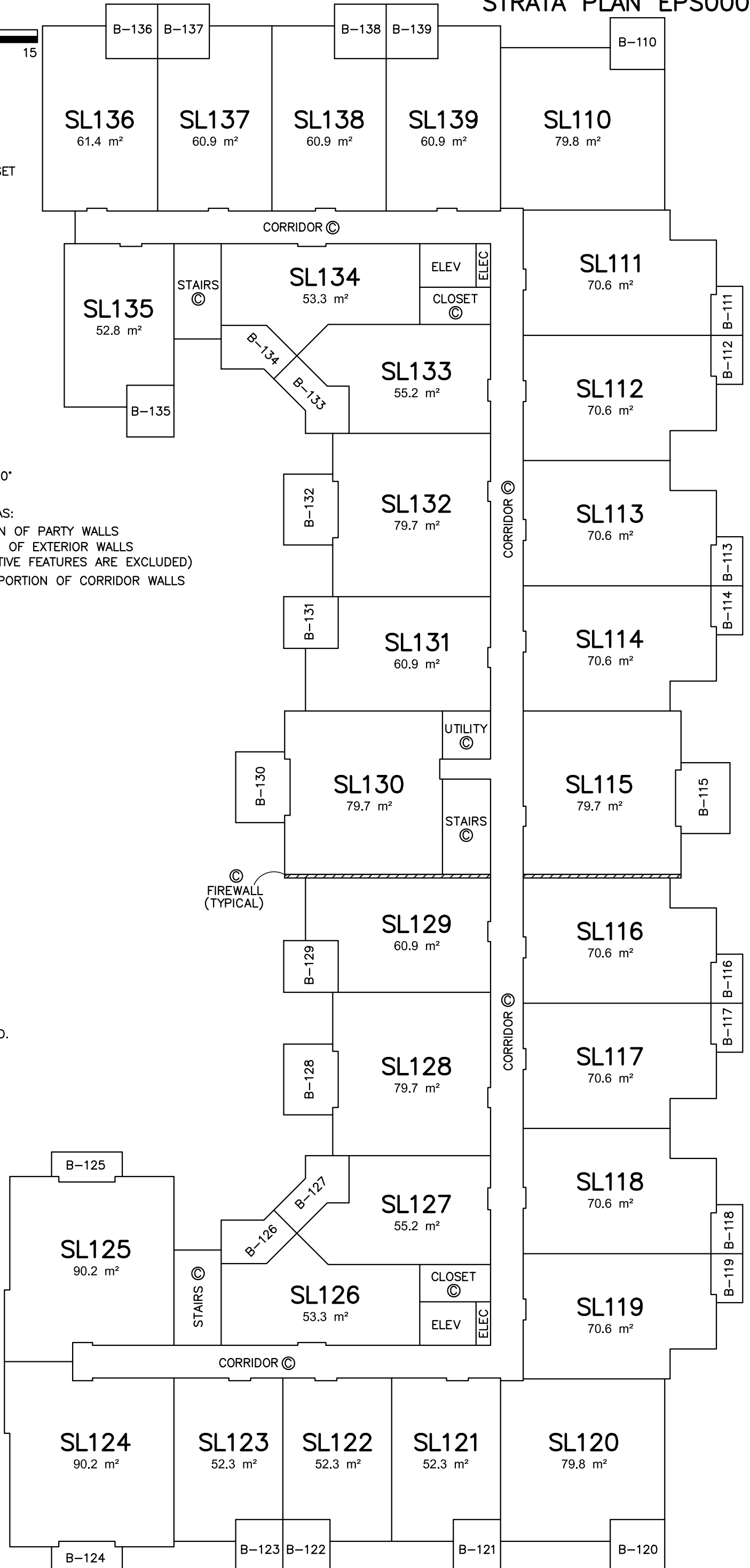
STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF STRUCTURAL PORTION OF PARTY WALLS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS (SHEATHING, SIDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION OF CORRIDOR WALLS



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GU GORDON YU, BCLS #808  
DATE:

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

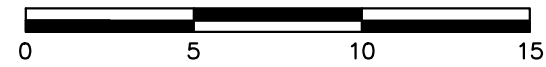
200, 9128 – 152nd STREET  
SURREY, B.C.

V3R 4E7  
(ph) 583-1616

File: 174764\_B1\_5.DWG

# BUILDING 2 – LEVEL 1

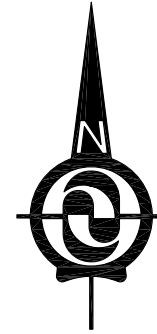
SCALE 1:225



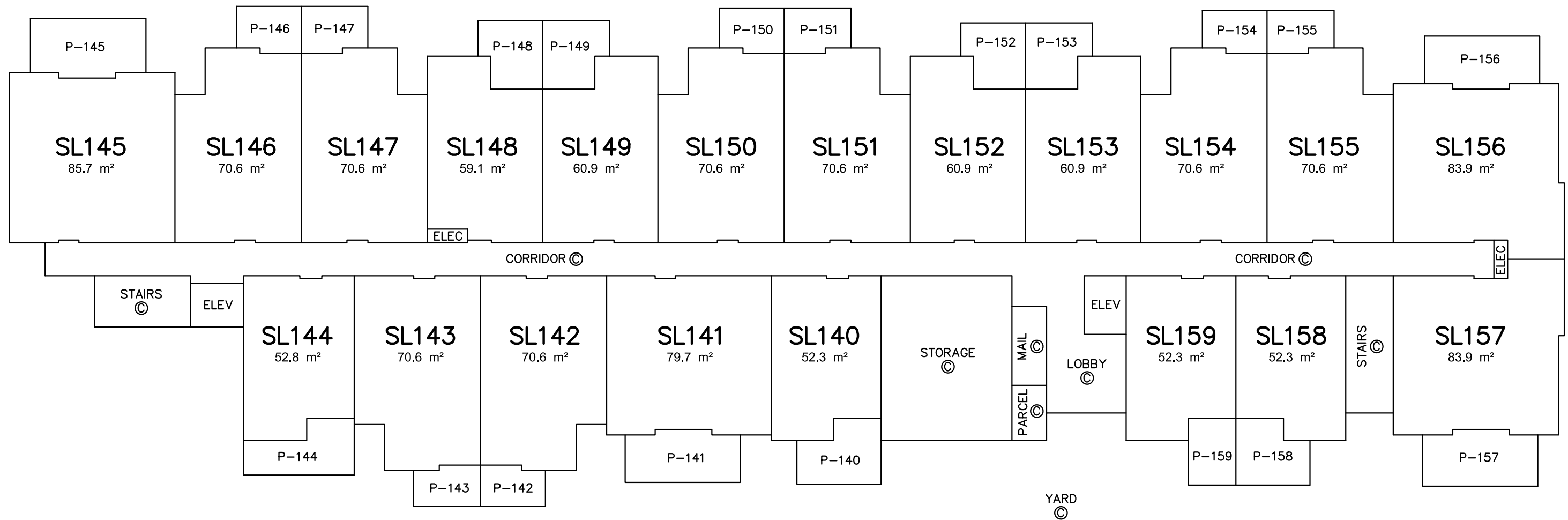
All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:225

PHASE 2 SHEET 9 OF 18 SHEETS  
STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET  
(COMMON PROPERTY)  
ELEV INDICATES ELEVATOR  
(COMMON PROPERTY)



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

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SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174764\_B2\_1.DWG

PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
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STRATA LOT MEASUREMENTS ARE 90°  
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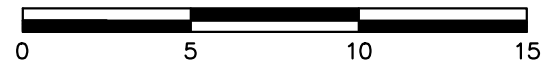
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(SHEATHING, SIDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION OF CORRIDOR WALLS

GU GORDON YU, BCLS #808  
DATE:

# BUILDING 2 – LEVEL 2

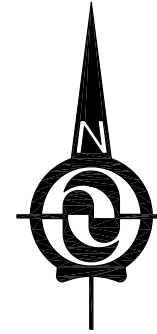
SCALE 1:225



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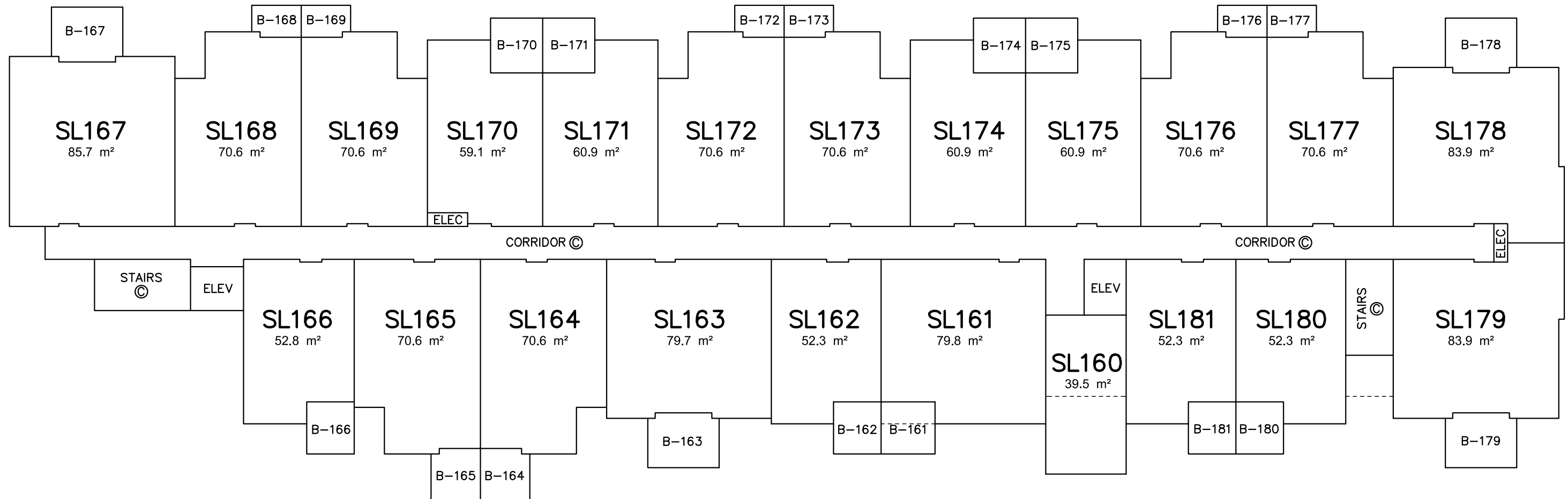
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:225

PHASE 2 SHEET 10 OF 18 SHEETS  
STRATA PLAN EPS0000



----- PERIMETER OF FLOOR BELOW

- ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)
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## H.Y. AND ASSOCIATES LAND SURVEYING LTD.

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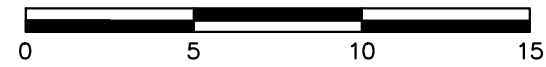
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GU GORDON YU, BCLS #808  
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# BUILDING 2 – LEVEL 3

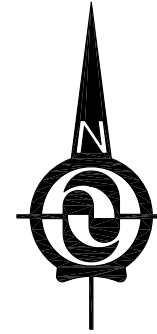
SCALE 1:225



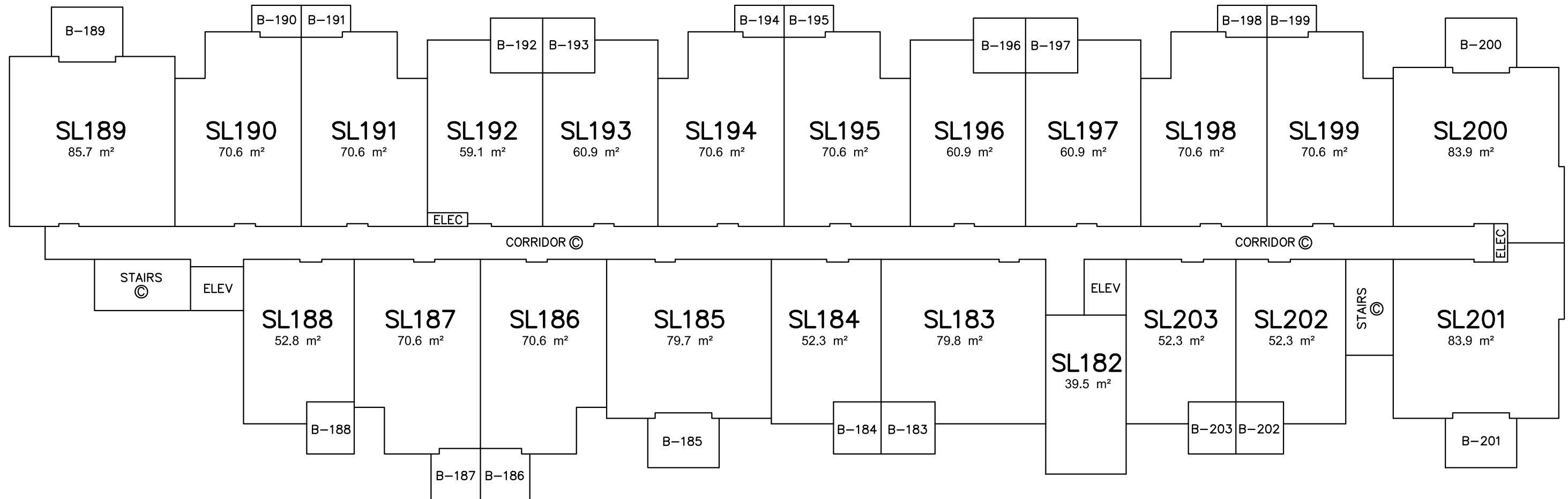
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PHASE 2 SHEET 11 OF 18 SHEETS  
STRATA PLAN EPS0000



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File: 174764\_B2\_3.DWG

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GU GORDON YU, BCLS #808  
DATE:

# BUILDING 2 – LEVEL 4

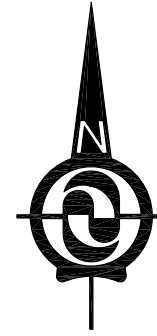
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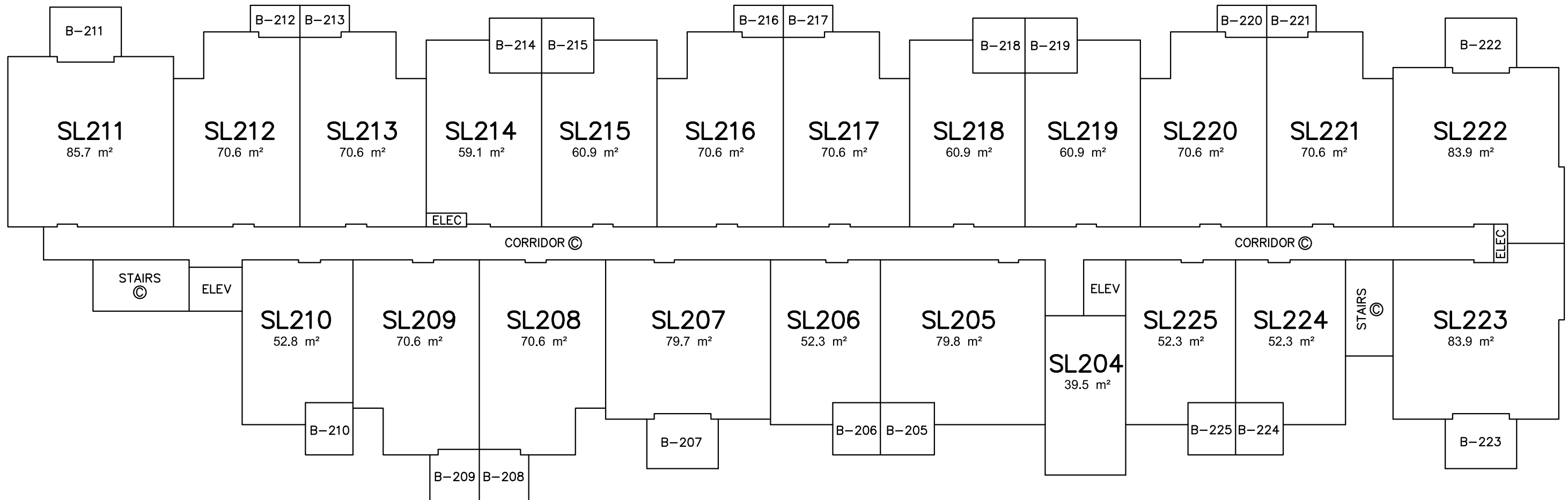
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PHASE 2 SHEET 12 OF 18 SHEETS  
STRATA PLAN EPS0000



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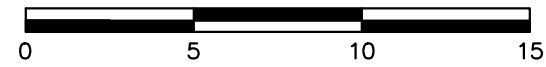
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GU GORDON YU, BCLS #808  
DATE:



# BUILDING 2 – LEVEL 5

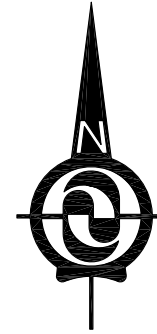
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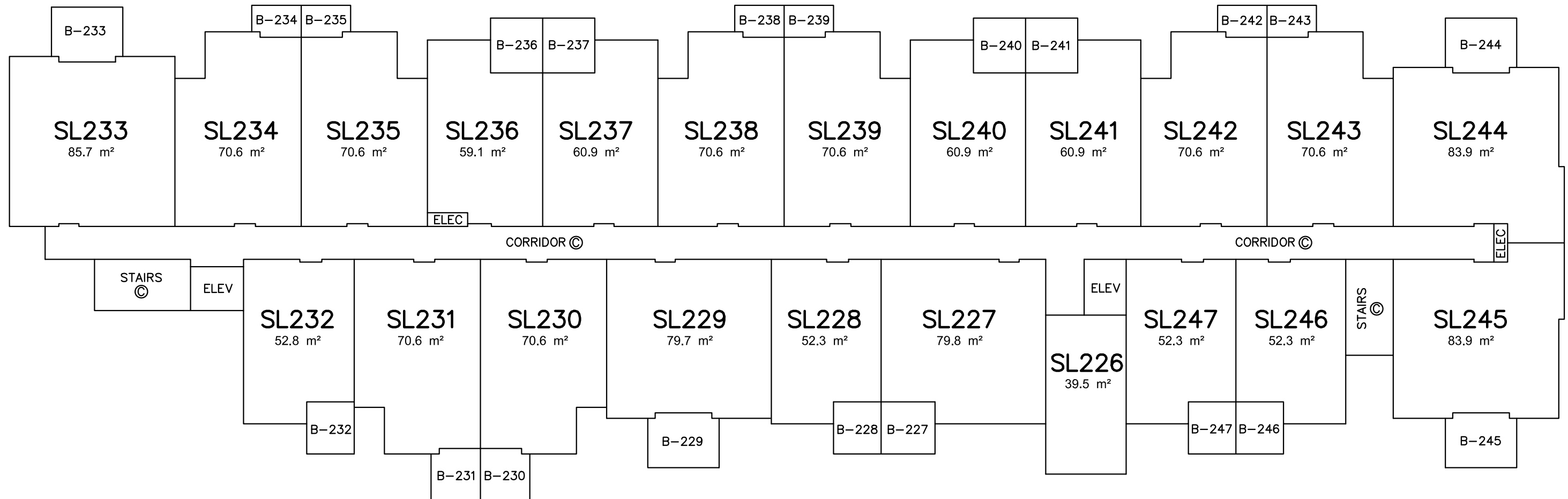
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PHASE 2 SHEET 13 OF 18 SHEETS  
STRATA PLAN EPS0000



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## H.Y. AND ASSOCIATES LAND SURVEYING LTD.

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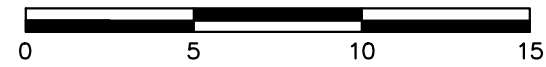
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GU GORDON YU, BCLS #808  
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# BUILDING 3 – LEVEL 1

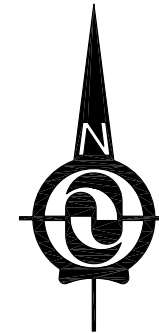
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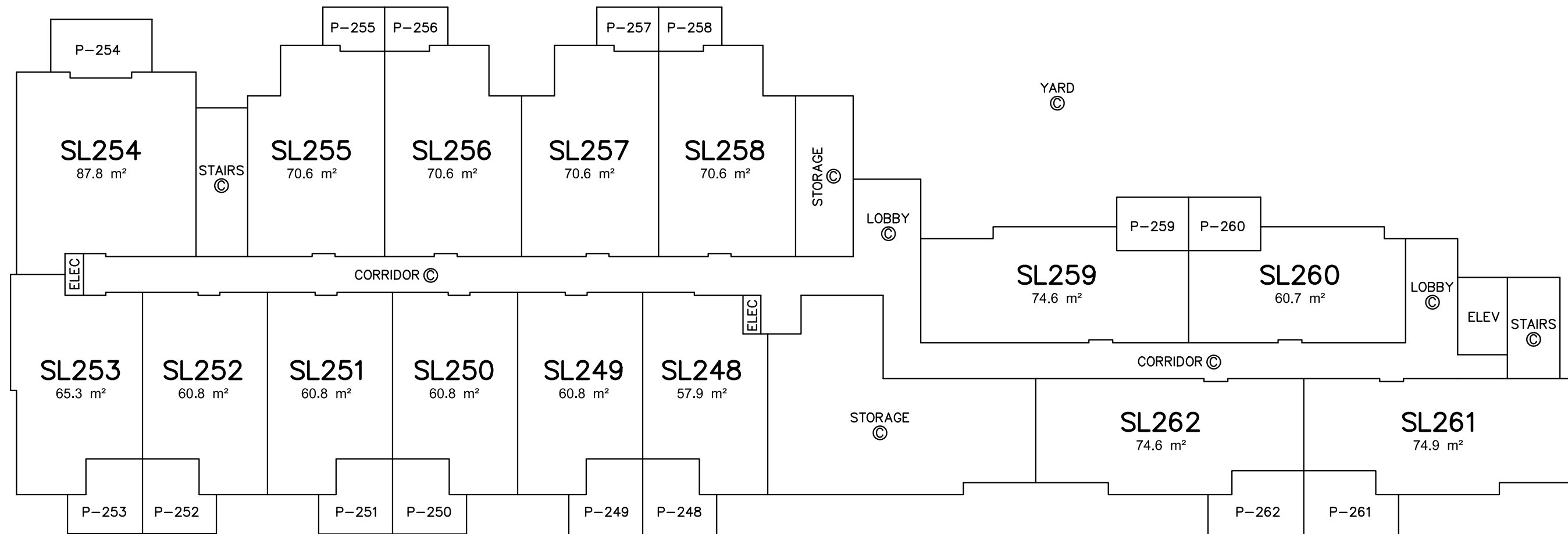
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PHASE 3 SHEET 14 OF 18 SHEETS  
STRATA PLAN EPS0000



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(COMMON PROPERTY)



## H.Y. AND ASSOCIATES LAND SURVEYING LTD.

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File: 174764\_B3\_1.DWG

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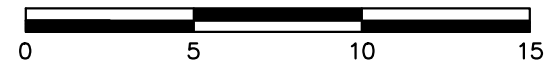
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GU GORDON YU, BCLS #808  
DATE:

# BUILDING 3 – LEVEL 2

SCALE 1:225

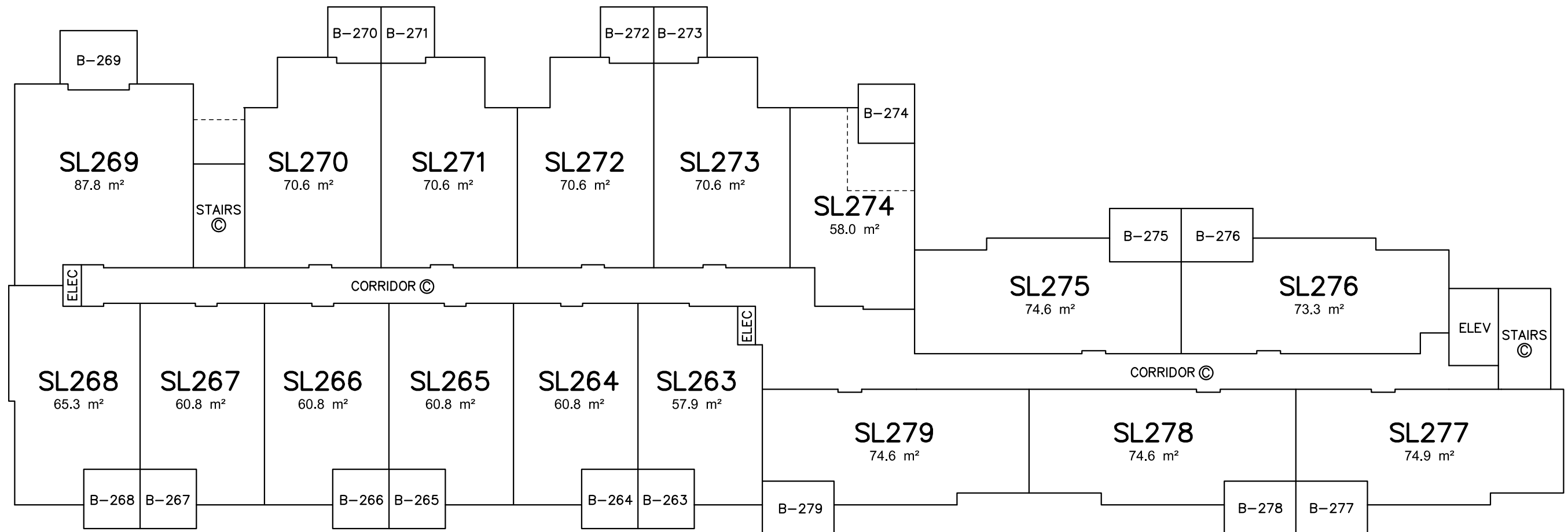
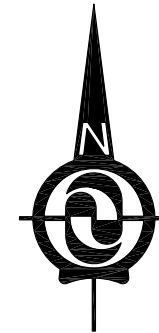


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----- PERIMETER OF FLOOR BELOW

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File: 174764\_B3\_2.DWG

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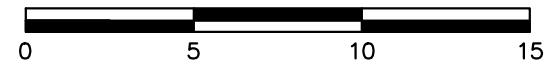
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# BUILDING 3 – LEVEL 3

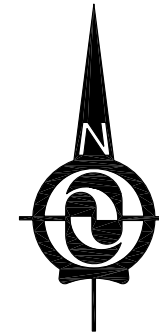
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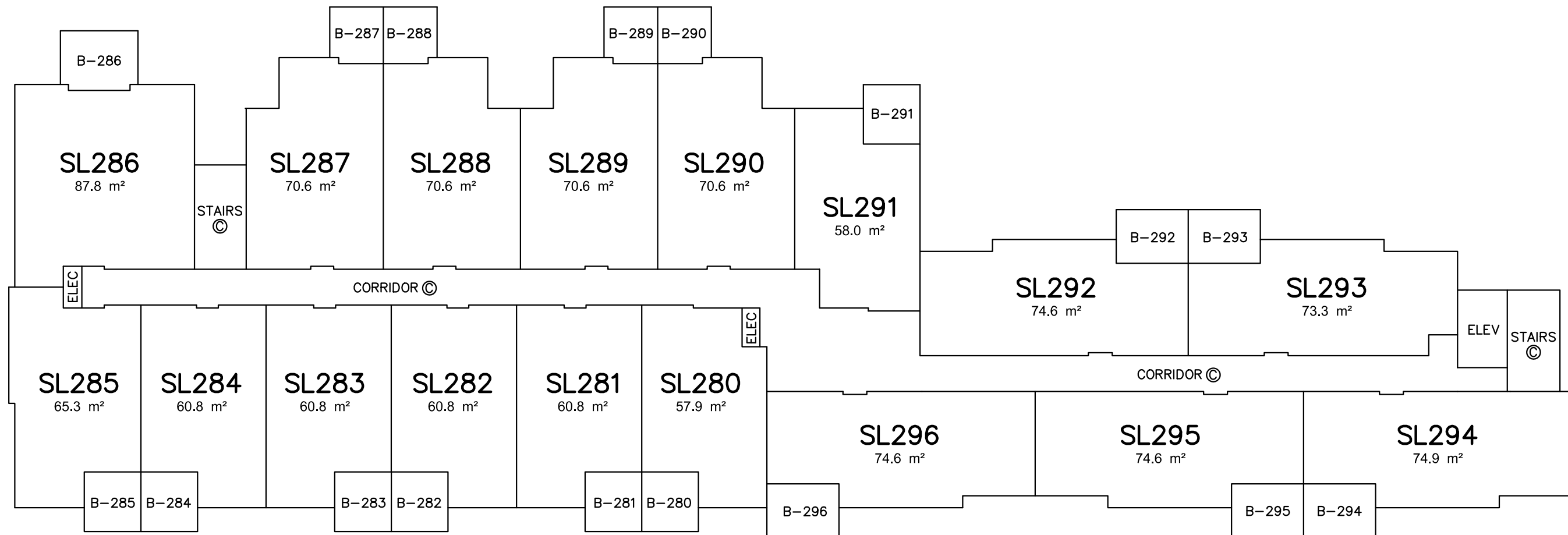
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PHASE 3 SHEET 16 OF 18 SHEETS  
STRATA PLAN EPS0000



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**H.Y. AND ASSOCIATES  
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File: 174764\_B3\_3.DWG

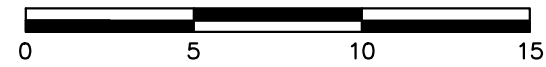
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GU GORDON YU, BCLS #808  
DATE:

# BUILDING 3 – LEVEL 4

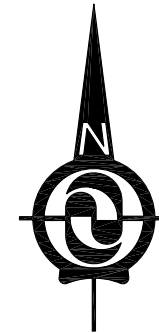
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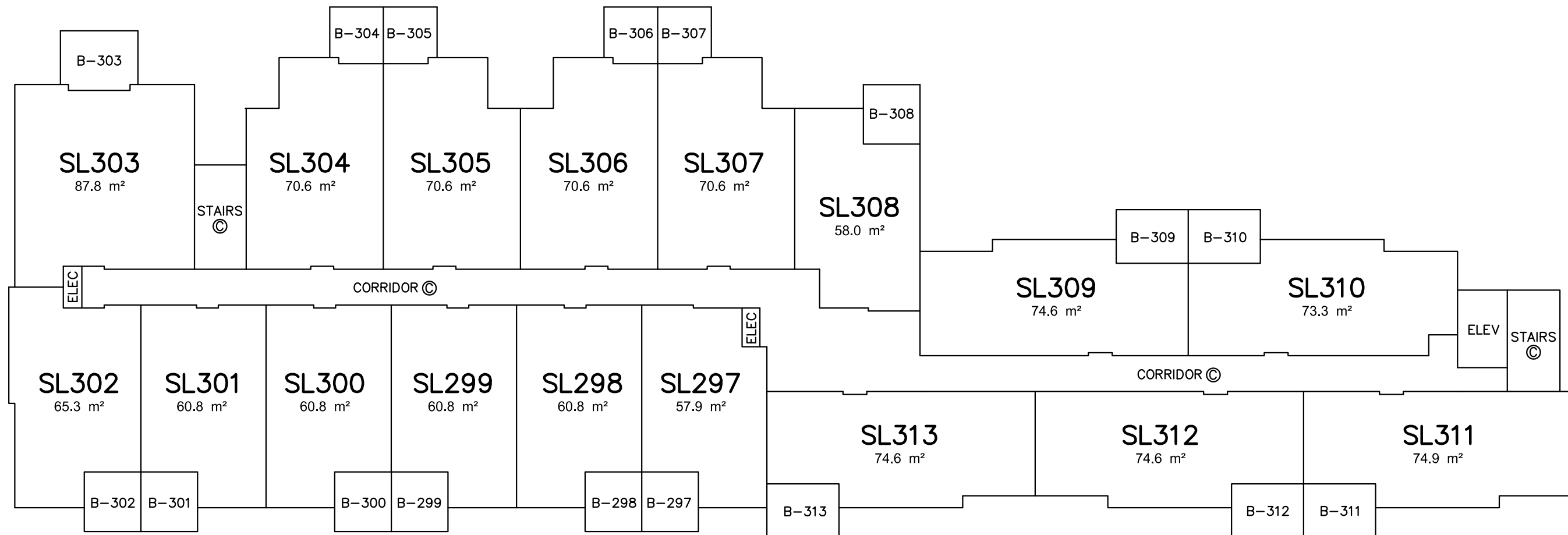
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PHASE 3 SHEET 17 OF 18 SHEETS  
STRATA PLAN EPS0000



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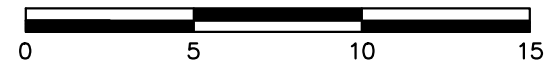
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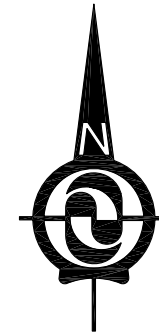
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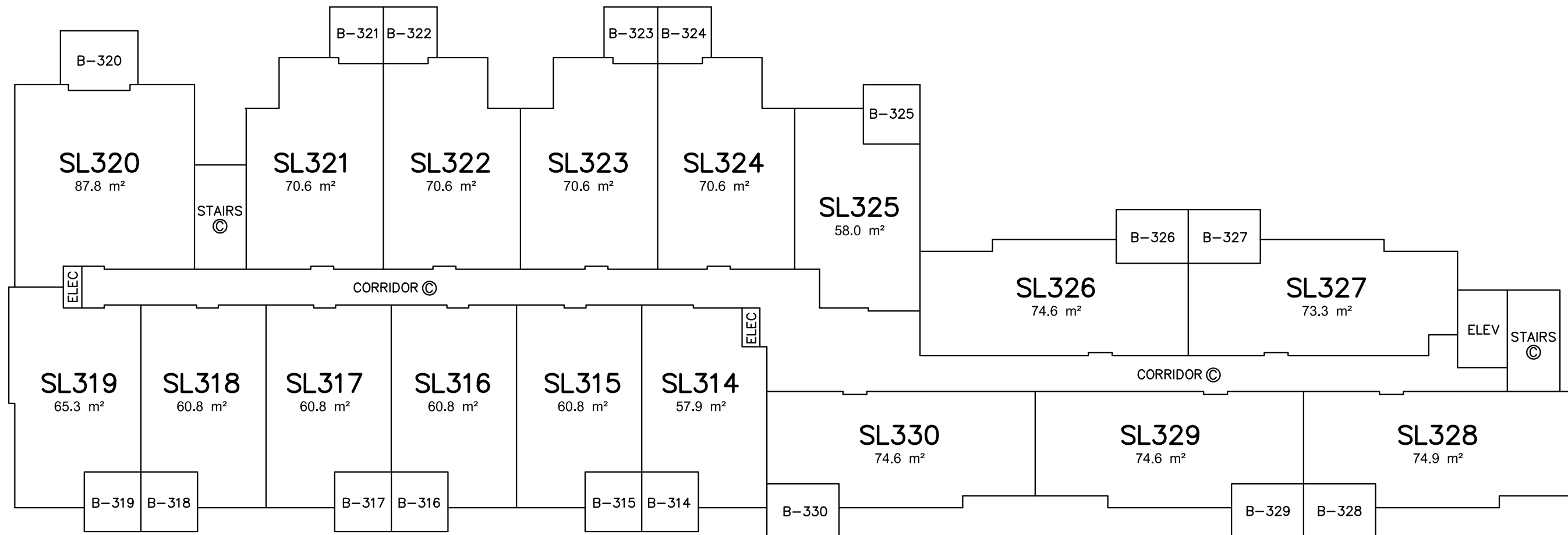
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PHASE 3 SHEET 18 OF 18 SHEETS  
STRATA PLAN EPS0000



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GU GORDON YU, BCLS #808  
DATE:

**EXHIBIT “B”**

(Form P – Phased Strata Plan Declaration)

**Form P**

***Strata Property Act***

**PHASED STRATA PLAN DECLARATION**

(Sections 221, 222)

1127042 B.C. Ltd. of #201 – 12837 76 Avenue, Surrey, British Columbia V3W 2V3 declares:

1. That I intend to create a strata plan by way of phased development of the following land which I own or on which I hold a right to purchase:

**PID: 031-395-996**

**Lot 1 District Lot 399 Group 1 New Westminster District Plan  
EPP107648**

2. That the plan of development is as follows:

- (a) The following table sets out the number of phases in the order in which the phases will be deposited and specifies any common facility to be constructed in conjunction with a particular phase:

<b>Phase Number</b>	<b>Common Facilities</b>
1	Outdoor and Indoor Amenities
2	None
3	None

- (b) Attached hereto as Schedule "A" is a sketch plan showing:

- i. All the land to be included in the phased strata plan;
- ii. The present parcel boundaries;
- iii. The approximate boundaries of each phase; and
- iv. The approximate location of the common facilities.



(c) The following table sets out the estimated date for the beginning of construction and completion of construction of each phase:

<b>Phase Number</b>	<b>Estimated Date for the Beginning of Construction</b>	<b>Estimated Date for the Completion of Construction</b>
1	March 1, 2022	November 30, 2023
2	March 1, 2023	November 30, 2024
3	March 1, 2024	November 30, 2025

(d) The following table sets out the estimated unit entitlement of each phase and the estimated total unit entitlement of the completed development:

<b>Phase Number</b>	<b>Estimated Unit Entitlement</b>
1	9,425
2	7,245
3	5,705
<b>TOTAL</b>	<b>22,375</b>

(e) following table sets out the maximum number of units and general type of residence or other structure to be built in each phase:

<b><u>Phase Number</u></b>	<b><u>Number of Homes</u></b>	<b><u>Number of Buildings</u></b>	<b><u>Type of Structure</u></b>
1	139	1	5 storey wood frame
2	108	1	5 storey wood frame
3	83	1	5 storey wood frame
<b>Total:</b>	<b>330</b>	<b>3</b>	

3. I will elect to proceed with each phase on or by the following dates:

<b>Phase Number</b>	<b>Date</b>
1	Elected to Proceed
2	December 31, 2022
3	December 31, 2023



**PLAN TO ACCOMPANY FORM "P" FOR  
PHASED STRATA DEVELOPMENT OF LOT 1  
DISTRICT LOT 399 GROUP 1  
NEW WESTMINSTER DISTRICT PLAN EPP107648**

FORM "P"

SCHEDULE "A"

PURSUANT TO SECTION 222 (1) OF THE STRATA PROPERTY ACT  
BCGS 92G.027

**LEGEND**

SCALE 1:750

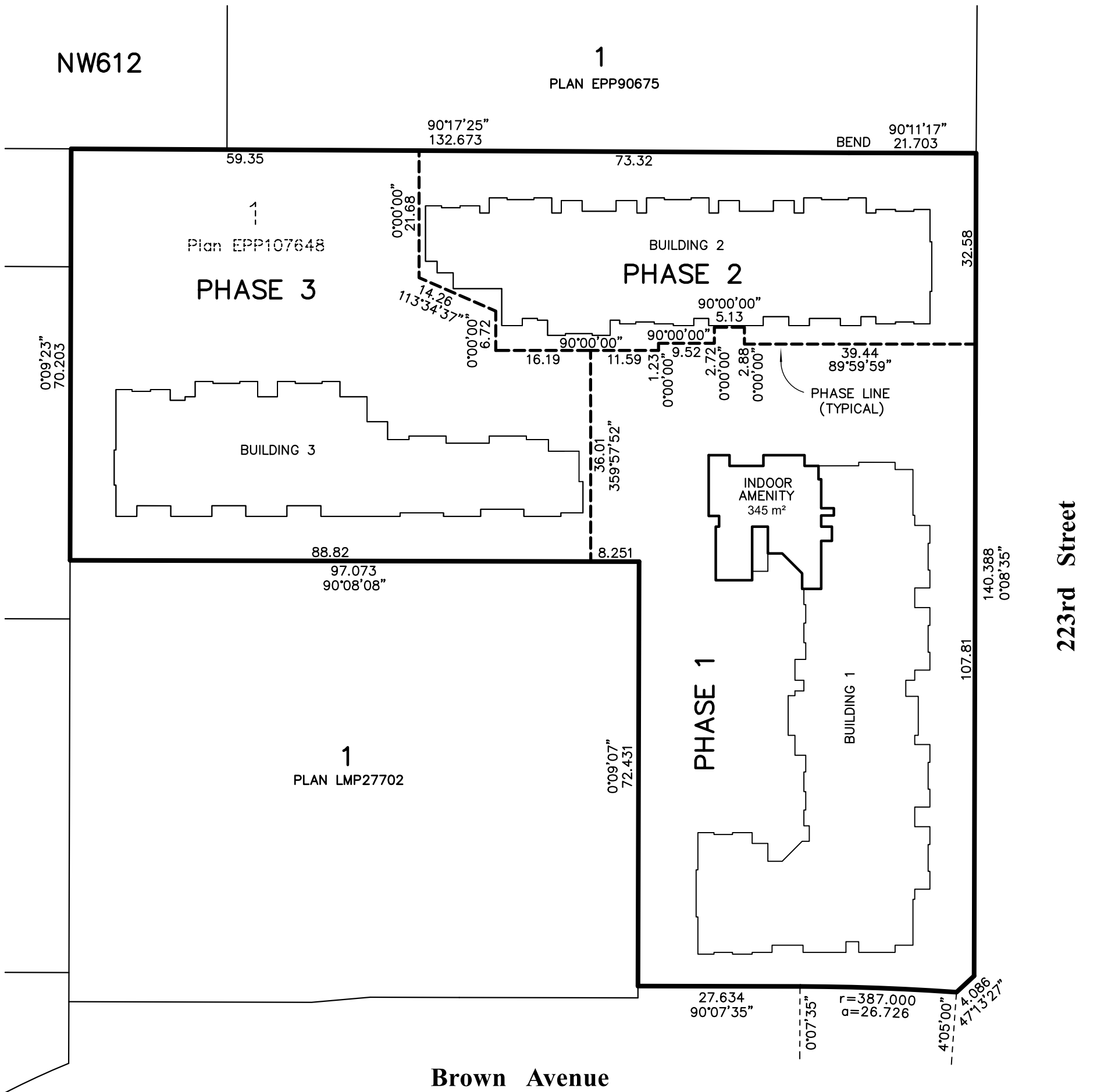
0 10 20 30  
ALL DIMENSIONS ARE IN METRES

PROJECT CIVIC ADDRESS:

12109 223rd STREET  
MAPLE RIDGE, BC

COMMON FACILITIES:

PHASE 1: INDOOR AMENITY (345 m<sup>2</sup>)  
(BUILDING 1 GROUND FLOOR)  
PHASE 2: NO COMMON FACILITY  
PHASE 3: NO COMMON FACILITY



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**

200, 9128 - 152nd STREET  
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V3R 4E7  
(ph) 583-1616  
File: 174764\_FORM P.DWG

CERTIFIED CORRECT ACCORDING TO  
LAND TITLE OFFICE RECORDS.  
THIS 13th DAY OF MAY, 2021

THIS PLAN LIES WITHIN THE METRO VANCOUVER  
REGIONAL DISTRICT - CITY OF MAPLE RIDGE

GORDON YU

BCLS #808

**EXHIBIT “C”**

(Form V – Schedules of Unit Entitlement)

**Strata Property Act**  
**Form V**  
**Schedule of Unit Entitlement**  
*(Sections 245 (a), 246, 264)*

Re: Strata Plan EPS \_\_\_\_\_ (**Phase 1**) being strata plan of

\_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Part Lot 1 District Lot 399 Group 1 New Westminster District Plan EPP107648

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**STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following, [*check appropriate box*] as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246 (3) (a) (i) of the *Strata Property Act*.

**Certificate of British Columbia Land Surveyor**

I, Gu Gordon Yu, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date:

.....  
Signature

**OR**

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246 (3) (a) (ii) of the *Strata Property Act*.

**OR**

- (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246 (3) (a) (iii) of the *Strata Property Act*.

.....  
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
1	4	79.8	80	
2	4	70.6	71	
3	4	70.6	71	
4	4	70.6	71	
5	4	70.6	71	
6	4	70.6	71	
7	4	70.6	71	
8	4	70.6	71	
9	4	70.6	71	
10	4	79.8	80	
11	4	52.3	52	
12	4	52.3	52	
13	4	90.2	90	
14	4	90.2	90	
15	4	55.2	55	
16	4	79.7	80	
17	4	60.9	61	
18	4	60.9	61	
19	4	79.7	80	
20	5	79.8	80	
21	5	70.6	71	
22	5	70.6	71	
23	5	70.6	71	
24	5	70.6	71	
25	5	79.7	80	
26	5	70.6	71	
27	5	70.6	71	
28	5	70.6	71	
29	5	70.6	71	
30	5	79.8	80	
31	5	52.3	52	
32	5	52.3	52	
33	5	52.3	52	
34	5	90.2	90	
35	5	90.2	90	
36	5	53.3	53	
37	5	55.2	55	
38	5	79.7	80	
39	5	60.9	61	
40	5	79.7	80	
41	5	60.9	61	

42	5	79.7	80	
43	5	55.2	55	
44	5	53.3	53	
45	5	52.8	53	
46	5	61.4	61	
47	5	60.9	61	
48	5	60.9	61	
49	5	60.9	61	
50	6	79.8	80	
51	6	70.6	71	
52	6	70.6	71	
53	6	70.6	71	
54	6	70.6	71	
55	6	79.7	80	
56	6	70.6	71	
57	6	70.6	71	
58	6	70.6	71	
59	6	70.6	71	
60	6	79.8	80	
61	6	52.3	52	
62	6	52.3	52	
63	6	52.3	52	
64	6	90.2	90	
65	6	90.2	90	
66	6	53.3	53	
67	6	55.2	55	
68	6	79.7	80	
69	6	60.9	61	
70	6	79.7	80	
71	6	60.9	61	
72	6	79.7	80	
73	6	55.2	55	
74	6	53.3	53	
75	6	52.8	53	
76	6	61.4	61	
77	6	60.9	61	
78	6	60.9	61	
79	6	60.9	61	
80	7	79.8	80	
81	7	70.6	71	
82	7	70.6	71	
83	7	70.6	71	
84	7	70.6	71	
85	7	79.7	80	
86	7	70.6	71	

87	7	70.6	71	
88	7	70.6	71	
89	7	70.6	71	
90	7	79.8	80	
91	7	52.3	52	
92	7	52.3	52	
93	7	52.3	52	
94	7	90.2	90	
95	7	90.2	90	
96	7	53.3	53	
97	7	55.2	55	
98	7	79.7	80	
99	7	60.9	61	
100	7	79.7	80	
101	7	60.9	61	
102	7	79.7	80	
103	7	55.2	55	
104	7	53.3	53	
105	7	52.8	53	
106	7	61.4	61	
107	7	60.9	61	
108	7	60.9	61	
109	7	60.9	61	
110	8	79.8	80	
111	8	70.6	71	
112	8	70.6	71	
113	8	70.6	71	
114	8	70.6	71	
115	8	79.7	80	
116	8	70.6	71	
117	8	70.6	71	
118	8	70.6	71	
119	8	70.6	71	
120	8	79.8	80	
121	8	52.3	52	
122	8	52.3	52	
123	8	52.3	52	
124	8	90.2	90	
125	8	90.2	90	
126	8	53.3	53	
127	8	55.2	55	
128	8	79.7	80	
129	8	60.9	61	
130	8	79.7	80	
131	8	60.9	61	



132	8	79.7	80	
133	8	55.2	55	
134	8	53.3	53	
135	8	52.8	53	
136	8	61.4	61	
137	8	60.9	61	
138	8	60.9	61	
139	8	60.9	61	
Total number of lots in Phase 1: <b>139</b>			Total unit entitlement in Phase 1: <b>9425</b>	

- \* expression of percentage is for information purposes only and has no legal effect
- \*\* not required for a phase of a phased strata plan

Date: ..... [month day, year]

.....  
Signature of Owner Developer

**Strata Property Act**  
**Form V**  
**Schedule of Unit Entitlement**  
*(Sections 245 (a), 246, 264)*

Re: Strata Plan EPS \_\_\_\_\_ (**Phase 2**) being strata plan of

\_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Part Lot 1 District Lot 399 Group 1 New Westminster District Plan EPP107648  
Except Phase 1 Strata Plan EPS \_\_\_\_\_

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**STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following, [*check appropriate box*] as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246 (3) (a) (i) of the *Strata Property Act*.

**Certificate of British Columbia Land Surveyor**

I, Gu Gordon Yu, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date:

.....  
Signature

**OR**

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246 (3) (a) (ii) of the *Strata Property Act*.

**OR**

- (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246 (3) (a) (iii) of the *Strata Property Act*.

.....  
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
140	9	52.3	52	
141	9	79.7	80	
142	9	70.6	71	
143	9	70.6	71	
144	9	52.8	53	
145	9	85.7	86	
146	9	70.6	71	
147	9	70.6	71	
148	9	59.1	59	
149	9	60.9	61	
150	9	70.6	71	
151	9	70.6	71	
152	9	60.9	61	
153	9	60.9	61	
154	9	70.6	71	
155	9	70.6	71	
156	9	83.9	84	
157	9	83.9	84	
158	9	52.3	52	
159	9	52.3	52	
160	10	39.5	40	
161	10	79.8	80	
162	10	52.3	52	
163	10	79.7	80	
164	10	70.6	71	
165	10	70.6	71	
166	10	52.8	53	
167	10	85.7	86	
168	10	70.6	71	
169	10	70.6	71	
170	10	59.1	59	
171	10	60.9	61	
172	10	70.6	71	
173	10	70.6	71	
174	10	60.9	61	
175	10	60.9	61	
176	10	70.6	71	
177	10	70.6	71	
178	10	83.9	84	
179	10	83.9	84	
180	10	52.3	52	

181	10	52.3	52	
182	11	39.5	40	
183	11	79.8	80	
184	11	52.3	52	
185	11	79.7	80	
186	11	70.6	71	
187	11	70.6	71	
188	11	52.8	53	
189	11	85.7	86	
190	11	70.6	71	
191	11	70.6	71	
192	11	59.1	59	
193	11	60.9	61	
194	11	70.6	71	
195	11	70.6	71	
196	11	60.9	61	
197	11	60.9	61	
198	11	70.6	71	
199	11	70.6	71	
200	11	83.9	84	
201	11	83.9	84	
202	11	52.3	52	
203	11	52.3	52	
204	12	39.5	40	
205	12	79.8	80	
206	12	52.3	52	
207	12	79.7	80	
208	12	70.6	71	
209	12	70.6	71	
210	12	52.8	53	
211	12	85.7	86	
212	12	70.6	71	
213	12	70.6	71	
214	12	59.1	59	
215	12	60.9	61	
216	12	70.6	71	
217	12	70.6	71	
218	12	60.9	61	
219	12	60.9	61	
220	12	70.6	71	
221	12	70.6	71	
222	12	83.9	84	
223	12	83.9	84	
224	12	52.3	52	
225	12	52.3	52	

226	13	39.5	40	
227	13	79.8	80	
228	13	52.3	52	
229	13	79.7	80	
230	13	70.6	71	
231	13	70.6	71	
232	13	52.8	53	
233	13	85.7	86	
234	13	70.6	71	
235	13	70.6	71	
236	13	59.1	59	
237	13	60.9	61	
238	13	70.6	71	
239	13	70.6	71	
240	13	60.9	61	
241	13	60.9	61	
242	13	70.6	71	
243	13	70.6	71	
244	13	83.9	84	
245	13	83.9	84	
246	13	52.3	52	
247	13	52.3	52	
Total number of lots in Phase 2: <b>108</b>			Total unit entitlement in Phase 2: <b>7245</b>	
Aggregate number of lots in Phases 1 and 2: <b>247</b>			Aggregate number of unit entitlement in Phases 1 and 2: <b>16670</b>	

\* expression of percentage is for information purposes only and has no legal effect

\*\* not required for a phase of a phased strata plan

Date: ..... [month day, year]

.....  
Signature of Owner Developer

**Strata Property Act**  
**Form V**  
**Schedule of Unit Entitlement**  
*(Sections 245 (a), 246, 264)*

Re: Strata Plan EPS \_\_\_\_\_ (**Phase 3**) being strata plan of

\_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Lot 1 District Lot 399 Group 1 New Westminster District Plan EPP107648  
Except Phases 1 and 2 Strata Plan EPS \_\_\_\_\_

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**STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS**

The unit entitlement for each residential strata lot is one of the following, [*check appropriate box*] as set out in the following table:

- (a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246 (3) (a) (i) of the *Strata Property Act*.

**Certificate of British Columbia Land Surveyor**

I, Gu Gordon Yu, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date:

.....  
Signature

**OR**

- (b) a whole number that is the same for all of the residential strata lots as set out in section 246 (3) (a) (ii) of the *Strata Property Act*.

**OR**

- (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246 (3) (a) (iii) of the *Strata Property Act*.
- .....

Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
248	14	57.9	58	
249	14	60.8	61	
250	14	60.8	61	
251	14	60.8	61	
252	14	60.8	61	
253	14	65.3	65	
254	14	87.8	88	
255	14	70.6	71	
256	14	70.6	71	
257	14	70.6	71	
258	14	70.6	71	
259	14	74.6	75	
260	14	60.7	61	
261	14	74.9	75	
262	14	74.6	75	
263	15	57.9	58	
264	15	60.8	61	
265	15	60.8	61	
266	15	60.8	61	
267	15	60.8	61	
268	15	65.3	65	
269	15	87.8	88	
270	15	70.6	71	
271	15	70.6	71	
272	15	70.6	71	
273	15	70.6	71	
274	15	58.0	58	
275	15	74.6	75	
276	15	73.3	73	
277	15	74.9	75	
278	15	74.6	75	
279	15	74.6	75	
280	16	57.9	58	
281	16	60.8	61	
282	16	60.8	61	
283	16	60.8	61	
284	16	60.8	61	
285	16	65.3	65	
286	16	87.8	88	
287	16	70.6	71	

288	16	70.6	71	
289	16	70.6	71	
290	16	70.6	71	
291	16	58.0	58	
292	16	74.6	75	
293	16	73.3	73	
294	16	74.9	75	
295	16	74.6	75	
296	16	74.6	75	
297	17	57.9	58	
298	17	60.8	61	
299	17	60.8	61	
300	17	60.8	61	
301	17	60.8	61	
302	17	65.3	65	
303	17	87.8	88	
304	17	70.6	71	
305	17	70.6	71	
306	17	70.6	71	
307	17	70.6	71	
308	17	58.0	58	
309	17	74.6	75	
310	17	73.3	73	
311	17	74.9	75	
312	17	74.6	75	
313	17	74.6	75	
314	18	57.9	58	
315	18	60.8	61	
316	18	60.8	61	
317	18	60.8	61	
318	18	60.8	61	
319	18	65.3	65	
320	18	87.8	88	
321	18	70.6	71	
322	18	70.6	71	
323	18	70.6	71	
324	18	70.6	71	
325	18	58.0	58	
326	18	74.6	75	
327	18	73.3	73	
328	18	74.9	75	
329	18	74.6	75	
330	18	74.6	75	



Total number of lots in Phase 3: <b>83</b>			Total unit entitlement in Phase 3: <b>5705</b>	
Aggregate number of lots in Phases 1 to 3 : <b>330</b>			Aggregate number of Unit Entitlement in phases 1 to 3: <b>22375</b>	

\* expression of percentage is for information purposes only and has no legal effect

\*\* not required for a phase of a phased strata plan

Date: ..... [month day, year]

.....  
Signature of Owner Developer

**EXHIBIT “D”**

(Form Y –Owner Developer’s Notice of Different Bylaws)

Strata Property Act  
Form Y

OWNER DEVELOPER'S NOTICE OF DIFFERENT BYLAWS  
[Section 254(d), Regulations section 14.6(2)]

Re: Strata Plan\_\_\_\_\_, [the registration number of the strata plan], being a strata plan  
of Lot 1 District Lot 399 Group 1 New Westminster District Plan EPP107648.

The following bylaws differ from the Standard Bylaws to the Strata Property Act (the  
"Act"), as permitted by section 120 of the Act:

1. Delete bylaw 3(4)(d) and replacing it with the following:

- (4) (d) (i) two dogs;  
(ii) two cats; or  
(iii) one dog and one cat.

2. Amend bylaw 3 by the addition of subsection (5) as follows:

(5)

(a) notwithstanding bylaw 3(4)(d), an owner, tenant or occupant may request approval of council to keep a third pet on a strata lot and, only upon receiving the written approval of council, be entitled to a keep a third pet on a strata lot.

(b) the approval of council to keep a third pet on a strata lot will be deemed to be rescinded upon the death of the third pet referenced in subsection.

3. Amend bylaw 3 by the addition of subsection (6) as follows:

(6)

(a) A pet's owner must promptly remove any waste or excrement left by the pet on the common or limited common property.

(b) Exotic pets are strictly prohibited; only domestic pets are permitted.

4. Amend bylaw 3 by the addition of subsection (7) as follows:

(7) Smoking and/or vaping of cannabis is prohibited:

(a) on common property; and

(b) on limited common property.

5. Amend bylaw 3 by the addition of subsection (8) as follows:

(8) An owner, tenant or occupant must not permit any cannabis growth, cannabis grow operation or production facility or allow such activities to operate or function within or outside a strata lot, regardless of whether such operation is licensed or otherwise permitted by any governmental authority. Should any owner, tenant or occupant violate this bylaw, any resultant increase in the insurance premium of the strata corporation must be borne solely by the owner of the strata lot regardless of whether the owner had any knowledge or involvement in such violation. These costs will be payable within fourteen (14) days of written notification from the strata corporation. Nothing in this bylaw will be construed as a restriction on the rights of the strata corporation to pursue all remedies against the offending owner, tenant or occupant at law, including injunctive relief.

6. Amend bylaw 30 by the addition of subsection (3-5) as follows:

(3) Without limiting the generality of the foregoing the owner developer shall have the right, so long as it owns any unsold strata lots, to maintain and use its unsold strata lots and the common property amenity area as display units and sales offices and to carry out such sales functions as the owner developer deems necessary or desirable to enable the sale and marketing of all strata lots in the development and at other developments of the owner developer within the Lower Mainland, including:

(a) erecting and placing directional, location and advertising signage on the strata lots owned by the owner developer, the common property and all common facilities;

(b) encouraging and allowing perspective purchasers to view the strata lots owned by the owner developer, the common property and all common facilities; and

(c) erecting and maintaining a sales trailer, placards, flags and other like items for marketing, sales and advertising on the common property of the development which shall be removed at the owner developer's expense once all strata lots have been sold by the owner developer.

(4) In order to allow the owner developer of the strata lots to market and sell any strata lots owned by the owner developer, the owner developer may, until the last strata lot has been sold by the owner developer:

(a) allow any project or security gate to remain open during regular business hours including weekends so as to allow prospective purchasers reasonable and unimpeded access to any strata lot owned by the owner developer and access to the common property and facilities of the development; and

developer and access to the common property and facilities of the development; and

(b) have unimpeded access for the owner developer, its sales staff, agents and prospective purchasers to the common property and common facilities of the development, including visitor parking.

- (5) Except as provided for herein and subject to the restrictions contained in paragraphs 30(3) and 30(4) above, no advertising for the re-sale of a strata lots shall be permitted except on a directory board to be provided by the strata corporation for such purpose.

7. Add the following bylaws:

**Bylaw 31: Exterior Appearance**

(1) The patios, decks or front door entrances, and balconies of each strata lot must not be used for the purpose of storage. Only patio furniture, barbeques (which are powered by propane, natural gas or electric) and potted plants shall be placed on the patios, decks or balconies.

(2) An owner, tenant or occupant must not screw, staple, nail or otherwise affix any item to the exterior of a strata lot or the common property or common assets except with the prior written approval of the council.

(3) No shade screen, satellite dish, radio or television antenna or other such items shall be hung from or attached to the exterior of any strata lot (including the limited common and common property) except with the prior written approval of the council.

(4) An owner, tenant or occupant must not install or place an air conditioner which sits in a window except with the prior written approval of the council.

Dated as of the 14<sup>th</sup> day of May 2021.

**1127042 B.C. LTD.**, by its  
authorized signatory:

Per:   
Authorized Signatory

**EXHIBIT “E”**

(Interim Operating Budgets)

**EPS ---- - Brown Ave Condominiums**  
**Proposed Budget for 330 unit Condominium - 2 Buildings**  
**located at Brown Ave & 222st Street, Maple Ridge, BC**

	<b>Proposed Budget All Phases</b>	<b>Phase 1 Budget</b>	<b>Monthly Expense Phase 1</b>
<b><u>INCOME</u></b>			
Strata Fees	\$ 1,005,294.00	\$ 423,442.02	\$ 35,286.83
Contingency Contribution	\$ 50,264.70	\$ 21,172.10	\$ 1,764.34
<b>TOTAL INCOME</b>	<b>\$ 1,055,558.70</b>	<b>\$ 444,614.12</b>	<b>\$ 37,051.18</b>
<b><u>EXPENSES</u></b>			
Management Fees	\$ 91,500.00	\$ 38,540.91	\$ 3,211.74
Insurance	\$ 425,000.00	\$ 179,015.15	\$ 14,917.93
Insurance Appraisal	\$ 850.00	\$ 358.03	\$ 29.84
Legal Fees	\$ 2,000.00	\$ 842.42	\$ 70.20
Statutory Financial Review	\$ 420.00	\$ 176.91	\$ 14.74
Office Expense	\$ 5,000.00	\$ 2,106.06	\$ 175.51
Bank Charges	\$ 144.00	\$ 60.65	\$ 5.05
Repairs & Maintenance	\$ 20,000.00	\$ 8,424.24	\$ 702.02
Mechanical Maintenance	\$ 18,000.00	\$ 7,581.82	\$ 631.82
Supplies	\$ 1,500.00	\$ 631.82	\$ 52.65
Exercise Equipment Lease	\$ 20,880.00	\$ 8,794.91	\$ 732.91
Exercise Equipment Maintenance	\$ 1,500.00	\$ 631.82	\$ 52.65
Elevator Maintenance	\$ 25,000.00	\$ 10,530.30	\$ 877.53
Telephone	\$ 2,000.00	\$ 842.42	\$ 70.20
Fire System Monitoring	\$ 1,500.00	\$ 631.82	\$ 52.65
Landscaping	\$ 45,000.00	\$ 18,954.55	\$ 1,579.55
Garbage Removal	\$ 30,000.00	\$ 12,636.36	\$ 1,053.03
Bin Pulling	\$ 5,000.00	\$ 2,106.06	\$ 175.51
On-Site Caretaker	\$ 60,000.00	\$ 25,272.73	\$ 2,106.06
Electricity	\$ 30,000.00	\$ 12,636.36	\$ 1,053.03
Fortis BC - Gas	\$ 100,000.00	\$ 42,121.21	\$ 3,510.10
Snow Removal	\$ 20,000.00	\$ 8,424.24	\$ 702.02
Water	\$ 100,000.00	\$ 42,121.21	\$ 3,510.10
<b>SUBTOTAL</b>	<b>\$ 1,005,294.00</b>	<b>\$ 423,442.02</b>	<b>\$ 35,286.83</b>
Reserve - Contingency Fund	50,264.70	21,172.10	\$ 1,764.34
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 1,055,558.70</b>	<b>\$ 444,614.12</b>	<b>\$ 37,051.18</b>

**EPS XXXX Brown Ave Condominiums**

<b>Strata Lot Number</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<b>Factor</b>	<b>Strata Fee</b>	<b>Contingency Contribution</b>	<b>Total Fee</b>
<b>Phase 1</b>		<b>Phase 1</b>				
1		80	0.0085	\$ 299.52	\$ 14.98	\$ 314.49
2		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
3		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
4		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
5		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
6		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
7		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
8		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
9		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
10		80	0.0085	\$ 299.52	\$ 14.98	\$ 314.49
11		52	0.0055	\$ 194.69	\$ 9.73	\$ 204.42
12		52	0.0055	\$ 194.69	\$ 9.73	\$ 204.42
13		90	0.0095	\$ 336.96	\$ 16.85	\$ 353.80
14		90	0.0095	\$ 336.96	\$ 16.85	\$ 353.80
15		55	0.0058	\$ 205.92	\$ 10.30	\$ 216.21
16		80	0.0085	\$ 299.52	\$ 14.98	\$ 314.49
17		61	0.0065	\$ 228.38	\$ 11.42	\$ 239.80
18		61	0.0065	\$ 228.38	\$ 11.42	\$ 239.80
19		80	0.0085	\$ 299.52	\$ 14.98	\$ 314.49
20		80	0.0085	\$ 299.52	\$ 14.98	\$ 314.49
21		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
22		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
23		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
24		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
25		80	0.0085	\$ 299.52	\$ 14.98	\$ 314.49
26		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
27		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
28		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
29		71	0.0075	\$ 265.82	\$ 13.29	\$ 279.11
30		80	0.0085	\$ 299.52	\$ 14.98	\$ 314.49
31		52	0.0055	\$ 194.69	\$ 9.73	\$ 204.42
32		52	0.0055	\$ 194.69	\$ 9.73	\$ 204.42
33		52	0.0055	\$ 194.69	\$ 9.73	\$ 204.42
34		90	0.0095	\$ 336.96	\$ 16.85	\$ 353.80
35		90	0.0095	\$ 336.96	\$ 16.85	\$ 353.80
36		53	0.0056	\$ 198.43	\$ 9.92	\$ 208.35
37		55	0.0058	\$ 205.92	\$ 10.30	\$ 216.21
38		80	0.0085	\$ 299.52	\$ 14.98	\$ 314.49
39		61	0.0065	\$ 228.38	\$ 11.42	\$ 239.80
40		80	0.0085	\$ 299.52	\$ 14.98	\$ 314.49
41		61	0.0065	\$ 228.38	\$ 11.42	\$ 239.80
42		80	0.0085	\$ 299.52	\$ 14.98	\$ 314.49
43		55	0.0058	\$ 205.92	\$ 10.30	\$ 216.21
44		53	0.0056	\$ 198.43	\$ 9.92	\$ 208.35
45		53	0.0056	\$ 198.43	\$ 9.92	\$ 208.35
46		61	0.0065	\$ 228.38	\$ 11.42	\$ 239.80
47		61	0.0065	\$ 228.38	\$ 11.42	\$ 239.80



48	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
49	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
50	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
51	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
52	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
53	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
54	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
55	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
56	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
57	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
58	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
59	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
60	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
61	52	0.0055	\$	194.69	\$	9.73	\$	<b>204.42</b>
62	52	0.0055	\$	194.69	\$	9.73	\$	<b>204.42</b>
63	52	0.0055	\$	194.69	\$	9.73	\$	<b>204.42</b>
64	90	0.0095	\$	336.96	\$	16.85	\$	<b>353.80</b>
65	90	0.0095	\$	336.96	\$	16.85	\$	<b>353.80</b>
66	53	0.0056	\$	198.43	\$	9.92	\$	<b>208.35</b>
67	55	0.0058	\$	205.92	\$	10.30	\$	<b>216.21</b>
68	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
69	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
70	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
71	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
72	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
73	55	0.0058	\$	205.92	\$	10.30	\$	<b>216.21</b>
74	53	0.0056	\$	198.43	\$	9.92	\$	<b>208.35</b>
75	53	0.0056	\$	198.43	\$	9.92	\$	<b>208.35</b>
76	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
77	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
78	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
79	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
80	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
81	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
82	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
83	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
84	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
85	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
86	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
87	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
88	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
89	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
90	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
91	52	0.0055	\$	194.69	\$	9.73	\$	<b>204.42</b>
92	52	0.0055	\$	194.69	\$	9.73	\$	<b>204.42</b>
93	52	0.0055	\$	194.69	\$	9.73	\$	<b>204.42</b>
94	90	0.0095	\$	336.96	\$	16.85	\$	<b>353.80</b>
95	90	0.0095	\$	336.96	\$	16.85	\$	<b>353.80</b>
96	53	0.0056	\$	198.43	\$	9.92	\$	<b>208.35</b>
97	55	0.0058	\$	205.92	\$	10.30	\$	<b>216.21</b>
98	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
99	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
100	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>

101	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
102	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
103	55	0.0058	\$	205.92	\$	10.30	\$	<b>216.21</b>
104	53	0.0056	\$	198.43	\$	9.92	\$	<b>208.35</b>
105	53	0.0056	\$	198.43	\$	9.92	\$	<b>208.35</b>
106	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
107	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
108	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
109	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
110	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
111	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
112	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
113	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
114	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
115	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
116	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
117	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
118	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
119	71	0.0075	\$	265.82	\$	13.29	\$	<b>279.11</b>
120	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
121	52	0.0055	\$	194.69	\$	9.73	\$	<b>204.42</b>
122	52	0.0055	\$	194.69	\$	9.73	\$	<b>204.42</b>
123	52	0.0055	\$	194.69	\$	9.73	\$	<b>204.42</b>
124	90	0.0095	\$	336.96	\$	16.85	\$	<b>353.80</b>
125	90	0.0095	\$	336.96	\$	16.85	\$	<b>353.80</b>
126	53	0.0056	\$	198.43	\$	9.92	\$	<b>208.35</b>
127	55	0.0058	\$	205.92	\$	10.30	\$	<b>216.21</b>
128	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
129	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
130	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
131	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
132	80	0.0085	\$	299.52	\$	14.98	\$	<b>314.49</b>
133	55	0.0058	\$	205.92	\$	10.30	\$	<b>216.21</b>
134	53	0.0056	\$	198.43	\$	9.92	\$	<b>208.35</b>
135	53	0.0056	\$	198.43	\$	9.92	\$	<b>208.35</b>
136	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
137	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
138	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
139	61	0.0065	\$	228.38	\$	11.42	\$	<b>239.80</b>
	<b>9425</b>			<b>\$ 35,286.83</b>	<b>\$</b>	<b>1,764.34</b>	<b>\$</b>	<b>\$ 37,051.18</b>

**EPS ---- - Brown Ave Condominiums**  
**Proposed Budget for 330 unit Condominium - 2 Buildings**  
**located at Brown Ave & 222st Street, Maple Ridge, BC**

	<b>Proposed Budget All Phases</b>	<b>Phase 2 Budget</b>	<b>Phase 1 &amp; 2 Combined</b>	<b>Monthly Expense Phase 1 &amp; 2</b>
<b><u>INCOME</u></b>				
Strata Fees	\$ 1,005,294.00	\$ 329,005.31	\$ 752,447.33	\$ 62,703.94
Contingency Contribution	\$ 50,264.70	\$ 16,450.27	\$ 37,622.37	\$ 3,135.20
<b>TOTAL INCOME</b>	<b>\$ 1,055,558.70</b>	<b>\$ 345,455.57</b>	<b>\$ 790,069.69</b>	<b>\$ 65,839.14</b>
<b><u>EXPENSES</u></b>				
Management Fees	\$ 91,500.00	\$ 29,945.45	\$ 68,486.36	\$ 5,707.20
Insurance	\$ 425,000.00	\$ 139,090.91	\$ 318,106.06	\$ 26,508.84
Insurance Appraisal	\$ 850.00	\$ 278.18	\$ 636.21	\$ 53.02
Legal Fees	\$ 2,000.00	\$ 654.55	\$ 1,496.97	\$ 124.75
Statutory Financial Review	\$ 420.00	\$ 137.45	\$ 314.36	\$ 26.20
Office Expense	\$ 5,000.00	\$ 1,636.36	\$ 3,742.42	\$ 311.87
Bank Charges	\$ 144.00	\$ 47.13	\$ 107.78	\$ 8.98
Repairs & Maintenance	\$ 20,000.00	\$ 6,545.45	\$ 14,969.70	\$ 1,247.47
Mechanical Maintenance	\$ 18,000.00	\$ 5,890.91	\$ 13,472.73	\$ 1,122.73
Supplies	\$ 1,500.00	\$ 490.91	\$ 1,122.73	\$ 93.56
Exercise Equipment Lease	\$ 20,880.00	\$ 6,833.45	\$ 15,628.36	\$ 1,302.36
Exercise Equipment Maintenance	\$ 1,500.00	\$ 490.91	\$ 1,122.73	\$ 93.56
Elevator Maintenance	\$ 25,000.00	\$ 8,181.82	\$ 18,712.12	\$ 1,559.34
Telephone	\$ 2,000.00	\$ 654.55	\$ 1,496.97	\$ 124.75
Fire System Monitoring	\$ 1,500.00	\$ 490.91	\$ 1,122.73	\$ 93.56
Landscaping	\$ 45,000.00	\$ 14,727.27	\$ 33,681.82	\$ 2,806.82
Garbage Removal	\$ 30,000.00	\$ 9,818.18	\$ 22,454.55	\$ 1,871.21
Bin Pulling	\$ 5,000.00	\$ 1,636.36	\$ 3,742.42	\$ 311.87
On-Site Caretaker	\$ 60,000.00	\$ 19,636.36	\$ 44,909.09	\$ 3,742.42
Electricity	\$ 30,000.00	\$ 9,818.18	\$ 22,454.55	\$ 1,871.21
Fortis BC - Gas	\$ 100,000.00	\$ 32,727.27	\$ 74,848.48	\$ 6,237.37
Snow Removal	\$ 20,000.00	\$ 6,545.45	\$ 14,969.70	\$ 1,247.47
Water	\$ 100,000.00	\$ 32,727.27	\$ 74,848.48	\$ 6,237.37
<b>SUBTOTAL</b>	<b>\$ 1,005,294.00</b>	<b>\$ 329,005.31</b>	<b>\$ 752,447.33</b>	<b>\$ 62,703.94</b>
Reserve - Contingency Fund	50,264.70	16,450.27	37,622.37	\$ 3,135.20
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 1,055,558.70</b>	<b>\$ 345,455.57</b>	<b>\$ 790,069.69</b>	<b>\$ 65,839.14</b>

**EPS XXXX Brown Ave Condominiums**

<b>Strata Lot Number</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<b>Factor</b>	<b>Strata Fee</b>	<b>Contingency Contribution</b>	<b>Total Fee</b>
<b>Phase 1</b>						
1		80	0.0048	\$ 300.92	\$ 15.05	\$ 315.96
2		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
3		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
4		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
5		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
6		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
7		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
8		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
9		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
10		80	0.0048	\$ 300.92	\$ 15.05	\$ 315.96
11		52	0.0031	\$ 195.60	\$ 9.78	\$ 205.38
12		52	0.0031	\$ 195.60	\$ 9.78	\$ 205.38
13		90	0.0054	\$ 338.53	\$ 16.93	\$ 355.46
14		90	0.0054	\$ 338.53	\$ 16.93	\$ 355.46
15		55	0.0033	\$ 206.88	\$ 10.34	\$ 217.23
16		80	0.0048	\$ 300.92	\$ 15.05	\$ 315.96
17		61	0.0037	\$ 229.45	\$ 11.47	\$ 240.92
18		61	0.0037	\$ 229.45	\$ 11.47	\$ 240.92
19		80	0.0048	\$ 300.92	\$ 15.05	\$ 315.96
20		80	0.0048	\$ 300.92	\$ 15.05	\$ 315.96
21		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
22		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
23		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
24		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
25		80	0.0048	\$ 300.92	\$ 15.05	\$ 315.96
26		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
27		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
28		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
29		71	0.0043	\$ 267.07	\$ 13.35	\$ 280.42
30		80	0.0048	\$ 300.92	\$ 15.05	\$ 315.96
31		52	0.0031	\$ 195.60	\$ 9.78	\$ 205.38
32		52	0.0031	\$ 195.60	\$ 9.78	\$ 205.38
33		52	0.0031	\$ 195.60	\$ 9.78	\$ 205.38
34		90	0.0054	\$ 338.53	\$ 16.93	\$ 355.46
35		90	0.0054	\$ 338.53	\$ 16.93	\$ 355.46
36		53	0.0032	\$ 199.36	\$ 9.97	\$ 209.33
37		55	0.0033	\$ 206.88	\$ 10.34	\$ 217.23
38		80	0.0048	\$ 300.92	\$ 15.05	\$ 315.96
39		61	0.0037	\$ 229.45	\$ 11.47	\$ 240.92
40		80	0.0048	\$ 300.92	\$ 15.05	\$ 315.96
41		61	0.0037	\$ 229.45	\$ 11.47	\$ 240.92
42		80	0.0048	\$ 300.92	\$ 15.05	\$ 315.96
43		55	0.0033	\$ 206.88	\$ 10.34	\$ 217.23
44		53	0.0032	\$ 199.36	\$ 9.97	\$ 209.33
45		53	0.0032	\$ 199.36	\$ 9.97	\$ 209.33
46		61	0.0037	\$ 229.45	\$ 11.47	\$ 240.92
47		61	0.0037	\$ 229.45	\$ 11.47	\$ 240.92

48	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
49	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
50	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
51	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
52	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
53	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
54	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
55	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
56	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
57	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
58	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
59	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
60	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
61	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
62	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
63	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
64	90	0.0054	\$	338.53	\$	16.93	\$	<b>355.46</b>
65	90	0.0054	\$	338.53	\$	16.93	\$	<b>355.46</b>
66	53	0.0032	\$	199.36	\$	9.97	\$	<b>209.33</b>
67	55	0.0033	\$	206.88	\$	10.34	\$	<b>217.23</b>
68	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
69	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
70	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
71	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
72	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
73	55	0.0033	\$	206.88	\$	10.34	\$	<b>217.23</b>
74	53	0.0032	\$	199.36	\$	9.97	\$	<b>209.33</b>
75	53	0.0032	\$	199.36	\$	9.97	\$	<b>209.33</b>
76	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
77	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
78	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
79	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
80	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
81	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
82	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
83	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
84	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
85	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
86	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
87	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
88	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
89	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
90	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
91	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
92	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
93	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
94	90	0.0054	\$	338.53	\$	16.93	\$	<b>355.46</b>
95	90	0.0054	\$	338.53	\$	16.93	\$	<b>355.46</b>
96	53	0.0032	\$	199.36	\$	9.97	\$	<b>209.33</b>
97	55	0.0033	\$	206.88	\$	10.34	\$	<b>217.23</b>
98	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
99	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
100	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>

101	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
102	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
103	55	0.0033	\$	206.88	\$	10.34	\$	<b>217.23</b>
104	53	0.0032	\$	199.36	\$	9.97	\$	<b>209.33</b>
105	53	0.0032	\$	199.36	\$	9.97	\$	<b>209.33</b>
106	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
107	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
108	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
109	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
110	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
111	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
112	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
113	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
114	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
115	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
116	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
117	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
118	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
119	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
120	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
121	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
122	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
123	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
124	90	0.0054	\$	338.53	\$	16.93	\$	<b>355.46</b>
125	90	0.0054	\$	338.53	\$	16.93	\$	<b>355.46</b>
126	53	0.0032	\$	199.36	\$	9.97	\$	<b>209.33</b>
127	55	0.0033	\$	206.88	\$	10.34	\$	<b>217.23</b>
128	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
129	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
130	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
131	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
132	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
133	55	0.0033	\$	206.88	\$	10.34	\$	<b>217.23</b>
134	53	0.0032	\$	199.36	\$	9.97	\$	<b>209.33</b>
135	53	0.0032	\$	199.36	\$	9.97	\$	<b>209.33</b>
136	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
137	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
138	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
139	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>

**9425**

**Phase 2**

140	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
141	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
142	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
143	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
144	53	0.0032	\$	199.36	\$	9.97	\$	<b>209.33</b>
145	86	0.0052	\$	323.49	\$	16.17	\$	<b>339.66</b>
146	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
147	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
148	59	0.0035	\$	221.93	\$	11.10	\$	<b>233.02</b>
149	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
150	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
151	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>

152	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
153	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
154	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
155	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
156	84	0.0050	\$	315.96	\$	15.80	\$	<b>331.76</b>
157	84	0.0050	\$	315.96	\$	15.80	\$	<b>331.76</b>
158	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
159	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
160	40	0.0024	\$	150.46	\$	7.52	\$	<b>157.98</b>
161	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
162	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
163	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
164	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
165	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
166	53	0.0032	\$	199.36	\$	9.97	\$	<b>209.33</b>
167	86	0.0052	\$	323.49	\$	16.17	\$	<b>339.66</b>
168	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
169	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
170	59	0.0035	\$	221.93	\$	11.10	\$	<b>233.02</b>
171	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
172	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
173	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
174	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
175	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
176	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
177	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
178	84	0.0050	\$	315.96	\$	15.80	\$	<b>331.76</b>
179	84	0.0050	\$	315.96	\$	15.80	\$	<b>331.76</b>
180	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
181	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
182	40	0.0024	\$	150.46	\$	7.52	\$	<b>157.98</b>
183	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
184	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
185	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
186	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
187	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
188	53	0.0032	\$	199.36	\$	9.97	\$	<b>209.33</b>
189	86	0.0052	\$	323.49	\$	16.17	\$	<b>339.66</b>
190	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
191	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
192	59	0.0035	\$	221.93	\$	11.10	\$	<b>233.02</b>
193	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
194	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
195	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
196	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
197	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
198	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
199	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
200	84	0.0050	\$	315.96	\$	15.80	\$	<b>331.76</b>
201	84	0.0050	\$	315.96	\$	15.80	\$	<b>331.76</b>
202	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
203	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
204	40	0.0024	\$	150.46	\$	7.52	\$	<b>157.98</b>

205	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
206	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
207	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
208	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
209	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
210	53	0.0032	\$	199.36	\$	9.97	\$	<b>209.33</b>
211	86	0.0052	\$	323.49	\$	16.17	\$	<b>339.66</b>
212	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
213	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
214	59	0.0035	\$	221.93	\$	11.10	\$	<b>233.02</b>
215	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
216	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
217	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
218	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
219	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
220	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
221	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
222	84	0.0050	\$	315.96	\$	15.80	\$	<b>331.76</b>
223	84	0.0050	\$	315.96	\$	15.80	\$	<b>331.76</b>
224	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
225	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
226	40	0.0024	\$	150.46	\$	7.52	\$	<b>157.98</b>
227	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
228	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
229	80	0.0048	\$	300.92	\$	15.05	\$	<b>315.96</b>
230	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
231	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
232	53	0.0032	\$	199.36	\$	9.97	\$	<b>209.33</b>
233	86	0.0052	\$	323.49	\$	16.17	\$	<b>339.66</b>
234	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
235	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
236	59	0.0035	\$	221.93	\$	11.10	\$	<b>233.02</b>
237	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
238	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
239	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
240	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
241	61	0.0037	\$	229.45	\$	11.47	\$	<b>240.92</b>
242	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
243	71	0.0043	\$	267.07	\$	13.35	\$	<b>280.42</b>
244	84	0.0050	\$	315.96	\$	15.80	\$	<b>331.76</b>
245	84	0.0050	\$	315.96	\$	15.80	\$	<b>331.76</b>
246	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
247	52	0.0031	\$	195.60	\$	9.78	\$	<b>205.38</b>
	<b>7245</b>							
	<b>16670</b>			<b>\$ 62,703.94</b>	<b>\$</b>	<b>3,135.20</b>	<b>\$</b>	<b>65,839.14</b>



**EPS ---- - Brown Ave Condominiums**  
**Proposed Budget for 330 unit Condominium - 2 Buildings**  
**located at Brown Ave & 222st Street, Maple Ridge, BC**

	<b>Proposed Budget All Phases</b>	<b>Phase 3 Budget</b>	<b>Phase 1 - 3 Combined</b>	<b>Monthly Expense Phase 1 - 3</b>
<b><u>INCOME</u></b>				
Strata Fees	\$ 1,005,294.00	\$ 252,846.67	\$ 1,005,294.00	\$ 83,774.50
Contingency Contribution	\$ 50,264.70	\$ 12,642.33	\$ 50,264.70	\$ 4,188.73
<b>TOTAL INCOME</b>	<b>\$ 1,055,558.70</b>	<b>\$ 265,489.01</b>	<b>\$ 1,055,558.70</b>	<b>\$ 87,963.23</b>
<b><u>EXPENSES</u></b>				
Management Fees	\$ 91,500.00	\$ 23,013.64	\$ 91,500.00	\$ 7,625.00
Insurance	\$ 425,000.00	\$ 106,893.94	\$ 425,000.00	\$ 35,416.67
Insurance Appraisal	\$ 850.00	\$ 213.79	\$ 850.00	\$ 70.83
Legal Fees	\$ 2,000.00	\$ 503.03	\$ 2,000.00	\$ 166.67
Statutory Financial Review	\$ 420.00	\$ 105.64	\$ 420.00	\$ 35.00
Office Expense	\$ 5,000.00	\$ 1,257.58	\$ 5,000.00	\$ 416.67
Bank Charges	\$ 144.00	\$ 36.22	\$ 144.00	\$ 12.00
Repairs & Maintenance	\$ 20,000.00	\$ 5,030.30	\$ 20,000.00	\$ 1,666.67
Mechanical Maintenance	\$ 18,000.00	\$ 4,527.27	\$ 18,000.00	\$ 1,500.00
Supplies	\$ 1,500.00	\$ 377.27	\$ 1,500.00	\$ 125.00
Exercise Equipment Lease	\$ 20,880.00	\$ 5,251.64	\$ 20,880.00	\$ 1,740.00
Exercise Equipment Maintenance	\$ 1,500.00	\$ 377.27	\$ 1,500.00	\$ 125.00
Elevator Maintenance	\$ 25,000.00	\$ 6,287.88	\$ 25,000.00	\$ 2,083.33
Telephone	\$ 2,000.00	\$ 503.03	\$ 2,000.00	\$ 166.67
Fire System Monitoring	\$ 1,500.00	\$ 377.27	\$ 1,500.00	\$ 125.00
Landscaping	\$ 45,000.00	\$ 11,318.18	\$ 45,000.00	\$ 3,750.00
Garbage Removal	\$ 30,000.00	\$ 7,545.45	\$ 30,000.00	\$ 2,500.00
Bin Pulling	\$ 5,000.00	\$ 1,257.58	\$ 5,000.00	\$ 416.67
On-Site Caretaker	\$ 60,000.00	\$ 15,090.91	\$ 60,000.00	\$ 5,000.00
Electricity	\$ 30,000.00	\$ 7,545.45	\$ 30,000.00	\$ 2,500.00
Fortis BC - Gas	\$ 100,000.00	\$ 25,151.52	\$ 100,000.00	\$ 8,333.33
Snow Removal	\$ 20,000.00	\$ 5,030.30	\$ 20,000.00	\$ 1,666.67
Water	\$ 100,000.00	\$ 25,151.52	\$ 100,000.00	\$ 8,333.33
<b>SUBTOTAL</b>	<b>\$ 1,005,294.00</b>	<b>\$ 252,846.67</b>	<b>\$ 1,005,294.00</b>	<b>\$ 83,774.50</b>
Reserve - Contingency Fund	50,264.70	12,642.33	50,264.70	\$ 4,188.73
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 1,055,558.70</b>	<b>\$ 265,489.01</b>	<b>\$ 1,055,558.70</b>	<b>\$ 87,963.23</b>

**EPS XXXX Brown Ave Condominiums**

<b>Strata Lot Number</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<b>Factor</b>	<b>Strata Fee</b>	<b>Contingency Contribution</b>	<b>Total Fee</b>
<b>Phase 1</b>						
1		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
2		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
3		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
4		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
5		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
6		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
7		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
8		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
9		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
10		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
11		52	0.0023	\$ 194.69	\$ 9.73	\$ 204.43
12		52	0.0023	\$ 194.69	\$ 9.73	\$ 204.43
13		90	0.0040	\$ 336.97	\$ 16.85	\$ 353.82
14		90	0.0040	\$ 336.97	\$ 16.85	\$ 353.82
15		55	0.0025	\$ 205.93	\$ 10.30	\$ 216.22
16		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
17		61	0.0027	\$ 228.39	\$ 11.42	\$ 239.81
18		61	0.0027	\$ 228.39	\$ 11.42	\$ 239.81
19		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
20		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
21		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
22		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
23		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
24		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
25		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
26		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
27		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
28		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
29		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
30		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
31		52	0.0023	\$ 194.69	\$ 9.73	\$ 204.43
32		52	0.0023	\$ 194.69	\$ 9.73	\$ 204.43
33		52	0.0023	\$ 194.69	\$ 9.73	\$ 204.43
34		90	0.0040	\$ 336.97	\$ 16.85	\$ 353.82
35		90	0.0040	\$ 336.97	\$ 16.85	\$ 353.82
36		53	0.0024	\$ 198.44	\$ 9.92	\$ 208.36
37		55	0.0025	\$ 205.93	\$ 10.30	\$ 216.22
38		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
39		61	0.0027	\$ 228.39	\$ 11.42	\$ 239.81
40		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
41		61	0.0027	\$ 228.39	\$ 11.42	\$ 239.81
42		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
43		55	0.0025	\$ 205.93	\$ 10.30	\$ 216.22
44		53	0.0024	\$ 198.44	\$ 9.92	\$ 208.36
45		53	0.0024	\$ 198.44	\$ 9.92	\$ 208.36
46		61	0.0027	\$ 228.39	\$ 11.42	\$ 239.81
47		61	0.0027	\$ 228.39	\$ 11.42	\$ 239.81

48	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
49	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
50	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
51	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
52	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
53	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
54	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
55	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
56	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
57	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
58	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
59	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
60	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
61	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
62	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
63	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
64	90	0.0040	\$	336.97	\$	16.85	\$	<b>353.82</b>
65	90	0.0040	\$	336.97	\$	16.85	\$	<b>353.82</b>
66	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
67	55	0.0025	\$	205.93	\$	10.30	\$	<b>216.22</b>
68	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
69	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
70	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
71	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
72	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
73	55	0.0025	\$	205.93	\$	10.30	\$	<b>216.22</b>
74	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
75	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
76	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
77	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
78	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
79	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
80	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
81	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
82	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
83	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
84	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
85	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
86	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
87	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
88	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
89	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
90	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
91	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
92	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
93	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
94	90	0.0040	\$	336.97	\$	16.85	\$	<b>353.82</b>
95	90	0.0040	\$	336.97	\$	16.85	\$	<b>353.82</b>
96	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
97	55	0.0025	\$	205.93	\$	10.30	\$	<b>216.22</b>
98	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
99	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
100	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>

101	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
102	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
103	55	0.0025	\$	205.93	\$	10.30	\$	<b>216.22</b>
104	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
105	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
106	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
107	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
108	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
109	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
110	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
111	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
112	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
113	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
114	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
115	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
116	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
117	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
118	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
119	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
120	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
121	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
122	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
123	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
124	90	0.0040	\$	336.97	\$	16.85	\$	<b>353.82</b>
125	90	0.0040	\$	336.97	\$	16.85	\$	<b>353.82</b>
126	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
127	55	0.0025	\$	205.93	\$	10.30	\$	<b>216.22</b>
128	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
129	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
130	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
131	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
132	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
133	55	0.0025	\$	205.93	\$	10.30	\$	<b>216.22</b>
134	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
135	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
136	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
137	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
138	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
139	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>

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**Phase 2**

140	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
141	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
142	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
143	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
144	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
145	86	0.0038	\$	321.99	\$	16.10	\$	<b>338.09</b>
146	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
147	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
148	59	0.0026	\$	220.90	\$	11.05	\$	<b>231.95</b>
149	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
150	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
151	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>

152	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
153	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
154	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
155	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
156	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
157	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
158	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
159	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
160	40	0.0018	\$	149.76	\$	7.49	\$	<b>157.25</b>
161	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
162	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
163	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
164	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
165	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
166	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
167	86	0.0038	\$	321.99	\$	16.10	\$	<b>338.09</b>
168	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
169	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
170	59	0.0026	\$	220.90	\$	11.05	\$	<b>231.95</b>
171	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
172	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
173	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
174	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
175	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
176	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
177	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
178	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
179	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
180	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
181	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
182	40	0.0018	\$	149.76	\$	7.49	\$	<b>157.25</b>
183	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
184	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
185	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
186	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
187	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
188	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
189	86	0.0038	\$	321.99	\$	16.10	\$	<b>338.09</b>
190	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
191	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
192	59	0.0026	\$	220.90	\$	11.05	\$	<b>231.95</b>
193	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
194	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
195	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
196	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
197	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
198	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
199	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
200	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
201	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
202	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
203	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
204	40	0.0018	\$	149.76	\$	7.49	\$	<b>157.25</b>

205	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
206	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
207	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
208	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
209	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
210	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
211	86	0.0038	\$	321.99	\$	16.10	\$	<b>338.09</b>
212	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
213	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
214	59	0.0026	\$	220.90	\$	11.05	\$	<b>231.95</b>
215	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
216	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
217	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
218	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
219	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
220	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
221	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
222	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
223	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
224	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
225	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
226	40	0.0018	\$	149.76	\$	7.49	\$	<b>157.25</b>
227	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
228	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
229	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
230	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
231	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
232	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
233	86	0.0038	\$	321.99	\$	16.10	\$	<b>338.09</b>
234	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
235	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
236	59	0.0026	\$	220.90	\$	11.05	\$	<b>231.95</b>
237	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
238	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
239	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
240	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
241	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
242	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
243	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
244	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
245	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
246	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
247	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>

**7245**

**Phase 3**

248	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
249	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
250	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
251	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
252	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
253	65	0.0029	\$	243.37	\$	12.17	\$	<b>255.54</b>
254	88	0.0039	\$	329.48	\$	16.47	\$	<b>345.96</b>
255	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>

256	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
257	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
258	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
259	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
260	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
261	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
262	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
263	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
264	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
265	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
266	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
267	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
268	65	0.0029	\$	243.37	\$	12.17	\$	<b>255.54</b>
269	88	0.0039	\$	329.48	\$	16.47	\$	<b>345.96</b>
270	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
271	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
272	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
273	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
274	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
275	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
276	73	0.0033	\$	273.32	\$	13.67	\$	<b>286.99</b>
277	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
278	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
279	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
280	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
281	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
282	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
283	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
284	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
285	65	0.0029	\$	243.37	\$	12.17	\$	<b>255.54</b>
286	88	0.0039	\$	329.48	\$	16.47	\$	<b>345.96</b>
287	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
288	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
289	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
290	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
291	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
292	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
293	73	0.0033	\$	273.32	\$	13.67	\$	<b>286.99</b>
294	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
295	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
296	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
297	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
298	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
299	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
300	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
301	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
302	65	0.0029	\$	243.37	\$	12.17	\$	<b>255.54</b>
303	88	0.0039	\$	329.48	\$	16.47	\$	<b>345.96</b>
304	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
305	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
306	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
307	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
308	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>

309	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
310	73	0.0033	\$	273.32	\$	13.67	\$	<b>286.99</b>
311	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
312	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
313	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
314	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
315	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
316	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
317	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
318	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
319	65	0.0029	\$	243.37	\$	12.17	\$	<b>255.54</b>
320	88	0.0039	\$	329.48	\$	16.47	\$	<b>345.96</b>
321	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
322	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
323	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
324	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
325	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
326	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
327	73	0.0033	\$	273.32	\$	13.67	\$	<b>286.99</b>
328	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
329	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
330	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
	<b>5705</b>							
	<b>22375</b>			<b>\$ 83,774.50</b>	<b>\$</b>	<b>4,188.73</b>	<b>\$</b>	<b>\$ 87,963.23</b>



**EPS ---- - Brown Ave Condominiums**  
**Proposed Budget for 330 unit Condominium - 2 Buildings**  
**located at Brown Ave & 222st Street, Maple Ridge, BC**

	<b>Proposed Budget</b>	<b>Monthly Expense</b>
<b><u>INCOME</u></b>		
Strata Fees	\$ 1,005,294.00	\$ 83,774.50
Contingency Contribution	\$ 50,264.70	\$ 4,188.73
<b>TOTAL INCOME</b>	<b>\$ 1,055,558.70</b>	<b>\$ 87,963.23</b>
<b><u>EXPENSES</u></b>		
Management Fees	\$ 91,500.00	\$ 7,625.00
Insurance	\$ 425,000.00	\$ 35,416.67
Insurance Appraisal	\$ 850.00	\$ 70.83
Legal Fees	\$ 2,000.00	\$ 166.67
Statutory Financial Review	\$ 420.00	\$ 35.00
Office Expense	\$ 5,000.00	\$ 416.67
Bank Charges	\$ 144.00	\$ 12.00
Repairs & Maintenance	\$ 20,000.00	\$ 1,666.67
Mechanical Maintenance	\$ 18,000.00	\$ 1,500.00
Supplies	\$ 1,500.00	\$ 125.00
Exercise Equipment Lease	\$ 20,880.00	\$ 1,740.00
Exercise Equipment Maintenance	\$ 1,500.00	\$ 125.00
Elevator Maintenance	\$ 25,000.00	\$ 2,083.33
Telephone	\$ 2,000.00	\$ 166.67
Fire System Monitoring	\$ 1,500.00	\$ 125.00
Landscaping	\$ 45,000.00	\$ 3,750.00
Garbage Removal	\$ 30,000.00	\$ 2,500.00
Bin Pulling	\$ 5,000.00	\$ 416.67
On-Site Caretaker	\$ 60,000.00	\$ 5,000.00
Electricity	\$ 30,000.00	\$ 2,500.00
Fortis BC - Gas	\$ 100,000.00	\$ 8,333.33
Snow Removal	\$ 20,000.00	\$ 1,666.67
Water	\$ 100,000.00	\$ 8,333.33
<b>SUBTOTAL</b>	<b>\$ 1,005,294.00</b>	<b>\$ 83,774.50</b>
Reserve - Contingency Fund	50,264.70	\$ 4,188.73
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 1,055,558.70</b>	<b>\$ 87,963.23</b>

**EPS XXXX Brown Ave Condominiums**

<b>Strata Lot Number</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<b>Factor</b>	<b>Strata Fee</b>	<b>Contingency Contribution</b>	<b>Total Fee</b>
<b>Phase 1</b>						
1		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
2		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
3		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
4		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
5		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
6		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
7		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
8		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
9		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
10		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
11		52	0.0023	\$ 194.69	\$ 9.73	\$ 204.43
12		52	0.0023	\$ 194.69	\$ 9.73	\$ 204.43
13		90	0.0040	\$ 336.97	\$ 16.85	\$ 353.82
14		90	0.0040	\$ 336.97	\$ 16.85	\$ 353.82
15		55	0.0025	\$ 205.93	\$ 10.30	\$ 216.22
16		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
17		61	0.0027	\$ 228.39	\$ 11.42	\$ 239.81
18		61	0.0027	\$ 228.39	\$ 11.42	\$ 239.81
19		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
20		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
21		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
22		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
23		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
24		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
25		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
26		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
27		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
28		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
29		71	0.0032	\$ 265.83	\$ 13.29	\$ 279.12
30		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
31		52	0.0023	\$ 194.69	\$ 9.73	\$ 204.43
32		52	0.0023	\$ 194.69	\$ 9.73	\$ 204.43
33		52	0.0023	\$ 194.69	\$ 9.73	\$ 204.43
34		90	0.0040	\$ 336.97	\$ 16.85	\$ 353.82
35		90	0.0040	\$ 336.97	\$ 16.85	\$ 353.82
36		53	0.0024	\$ 198.44	\$ 9.92	\$ 208.36
37		55	0.0025	\$ 205.93	\$ 10.30	\$ 216.22
38		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
39		61	0.0027	\$ 228.39	\$ 11.42	\$ 239.81
40		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
41		61	0.0027	\$ 228.39	\$ 11.42	\$ 239.81
42		80	0.0036	\$ 299.53	\$ 14.98	\$ 314.51
43		55	0.0025	\$ 205.93	\$ 10.30	\$ 216.22
44		53	0.0024	\$ 198.44	\$ 9.92	\$ 208.36
45		53	0.0024	\$ 198.44	\$ 9.92	\$ 208.36
46		61	0.0027	\$ 228.39	\$ 11.42	\$ 239.81
47		61	0.0027	\$ 228.39	\$ 11.42	\$ 239.81

48	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
49	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
50	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
51	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
52	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
53	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
54	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
55	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
56	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
57	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
58	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
59	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
60	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
61	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
62	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
63	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
64	90	0.0040	\$	336.97	\$	16.85	\$	<b>353.82</b>
65	90	0.0040	\$	336.97	\$	16.85	\$	<b>353.82</b>
66	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
67	55	0.0025	\$	205.93	\$	10.30	\$	<b>216.22</b>
68	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
69	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
70	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
71	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
72	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
73	55	0.0025	\$	205.93	\$	10.30	\$	<b>216.22</b>
74	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
75	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
76	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
77	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
78	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
79	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
80	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
81	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
82	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
83	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
84	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
85	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
86	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
87	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
88	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
89	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
90	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
91	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
92	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
93	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
94	90	0.0040	\$	336.97	\$	16.85	\$	<b>353.82</b>
95	90	0.0040	\$	336.97	\$	16.85	\$	<b>353.82</b>
96	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
97	55	0.0025	\$	205.93	\$	10.30	\$	<b>216.22</b>
98	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
99	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
100	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>

101	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
102	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
103	55	0.0025	\$	205.93	\$	10.30	\$	<b>216.22</b>
104	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
105	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
106	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
107	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
108	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
109	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
110	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
111	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
112	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
113	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
114	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
115	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
116	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
117	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
118	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
119	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
120	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
121	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
122	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
123	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
124	90	0.0040	\$	336.97	\$	16.85	\$	<b>353.82</b>
125	90	0.0040	\$	336.97	\$	16.85	\$	<b>353.82</b>
126	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
127	55	0.0025	\$	205.93	\$	10.30	\$	<b>216.22</b>
128	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
129	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
130	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
131	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
132	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
133	55	0.0025	\$	205.93	\$	10.30	\$	<b>216.22</b>
134	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
135	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
136	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
137	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
138	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
139	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>

**9425**

**Phase 2**

140	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
141	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
142	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
143	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
144	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
145	86	0.0038	\$	321.99	\$	16.10	\$	<b>338.09</b>
146	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
147	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
148	59	0.0026	\$	220.90	\$	11.05	\$	<b>231.95</b>
149	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
150	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
151	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>

152	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
153	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
154	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
155	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
156	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
157	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
158	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
159	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
160	40	0.0018	\$	149.76	\$	7.49	\$	<b>157.25</b>
161	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
162	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
163	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
164	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
165	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
166	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
167	86	0.0038	\$	321.99	\$	16.10	\$	<b>338.09</b>
168	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
169	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
170	59	0.0026	\$	220.90	\$	11.05	\$	<b>231.95</b>
171	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
172	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
173	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
174	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
175	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
176	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
177	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
178	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
179	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
180	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
181	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
182	40	0.0018	\$	149.76	\$	7.49	\$	<b>157.25</b>
183	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
184	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
185	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
186	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
187	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
188	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
189	86	0.0038	\$	321.99	\$	16.10	\$	<b>338.09</b>
190	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
191	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
192	59	0.0026	\$	220.90	\$	11.05	\$	<b>231.95</b>
193	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
194	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
195	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
196	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
197	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
198	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
199	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
200	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
201	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
202	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
203	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
204	40	0.0018	\$	149.76	\$	7.49	\$	<b>157.25</b>

205	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
206	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
207	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
208	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
209	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
210	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
211	86	0.0038	\$	321.99	\$	16.10	\$	<b>338.09</b>
212	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
213	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
214	59	0.0026	\$	220.90	\$	11.05	\$	<b>231.95</b>
215	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
216	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
217	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
218	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
219	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
220	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
221	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
222	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
223	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
224	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
225	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
226	40	0.0018	\$	149.76	\$	7.49	\$	<b>157.25</b>
227	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
228	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
229	80	0.0036	\$	299.53	\$	14.98	\$	<b>314.51</b>
230	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
231	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
232	53	0.0024	\$	198.44	\$	9.92	\$	<b>208.36</b>
233	86	0.0038	\$	321.99	\$	16.10	\$	<b>338.09</b>
234	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
235	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
236	59	0.0026	\$	220.90	\$	11.05	\$	<b>231.95</b>
237	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
238	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
239	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
240	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
241	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
242	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
243	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
244	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
245	84	0.0038	\$	314.51	\$	15.73	\$	<b>330.23</b>
246	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>
247	52	0.0023	\$	194.69	\$	9.73	\$	<b>204.43</b>

**7245**

**Phase 3**

248	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
249	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
250	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
251	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
252	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
253	65	0.0029	\$	243.37	\$	12.17	\$	<b>255.54</b>
254	88	0.0039	\$	329.48	\$	16.47	\$	<b>345.96</b>
255	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>

256	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
257	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
258	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
259	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
260	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
261	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
262	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
263	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
264	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
265	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
266	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
267	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
268	65	0.0029	\$	243.37	\$	12.17	\$	<b>255.54</b>
269	88	0.0039	\$	329.48	\$	16.47	\$	<b>345.96</b>
270	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
271	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
272	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
273	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
274	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
275	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
276	73	0.0033	\$	273.32	\$	13.67	\$	<b>286.99</b>
277	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
278	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
279	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
280	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
281	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
282	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
283	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
284	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
285	65	0.0029	\$	243.37	\$	12.17	\$	<b>255.54</b>
286	88	0.0039	\$	329.48	\$	16.47	\$	<b>345.96</b>
287	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
288	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
289	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
290	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
291	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
292	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
293	73	0.0033	\$	273.32	\$	13.67	\$	<b>286.99</b>
294	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
295	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
296	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
297	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
298	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
299	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
300	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
301	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
302	65	0.0029	\$	243.37	\$	12.17	\$	<b>255.54</b>
303	88	0.0039	\$	329.48	\$	16.47	\$	<b>345.96</b>
304	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
305	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
306	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
307	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
308	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>

309	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
310	73	0.0033	\$	273.32	\$	13.67	\$	<b>286.99</b>
311	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
312	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
313	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
314	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
315	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
316	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
317	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
318	61	0.0027	\$	228.39	\$	11.42	\$	<b>239.81</b>
319	65	0.0029	\$	243.37	\$	12.17	\$	<b>255.54</b>
320	88	0.0039	\$	329.48	\$	16.47	\$	<b>345.96</b>
321	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
322	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
323	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
324	71	0.0032	\$	265.83	\$	13.29	\$	<b>279.12</b>
325	58	0.0026	\$	217.16	\$	10.86	\$	<b>228.02</b>
326	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
327	73	0.0033	\$	273.32	\$	13.67	\$	<b>286.99</b>
328	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
329	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
330	75	0.0034	\$	280.81	\$	14.04	\$	<b>294.85</b>
	<b>5705</b>							
	<b>22375</b>			<b>\$ 83,774.50</b>	<b>\$</b>	<b>4,188.73</b>	<b>\$</b>	<b>\$ 87,963.23</b>



**EXHIBIT “F”**

(Form J – Rental Disclosure Statement)

**Strata Property Act**  
**FORM J**  
**RENTAL DISCLOSURE STATEMENT**

(Section 139)

Re: Strata Plan to be filed in respect of the development known or to be known as “**Inspire – Maple Ridge**” and to be constructed upon lands municipally described as 12109, 12133 and 12143 223 Street Maple Ridge, British Columbia and legally described as: PID: 009-387-170, Lot “G” Except Portions in Plans 19681, 59663, 63321 and LMP 27701 DL 399 New Westminster District Plan 10689; PID: 009-862-663, Lot 14 District Lot 399 Group 1 New Westminster District Plan 13752; PID: 003-454-983, Lot 15 District Lot 399 Group 1 new Westminster District Plan 13752; PID: 002-397-242, Lot 16 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; PID: 009862-650, Lot 17 District Lot 399 Group 1 New Westminster District Plan 13752; PID: 009-862-668, Lot 18 District Lot 399 Group 1 New Westminster District Plan 13752; and PID: 009-862-676, Lot 19 District Lot 399 Group 1 New Westminster District Plan 13752 such lands all to be consolidated into Lot 1 District Lot 399 Group 1 New Westminster District Plan EPP107648.

This Rental Disclosure Statement is the first Rental Disclosure Statement filed in relation to the above-noted strata plan.

1. The development described above includes 330 residential strata lots.
2. The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

Description of Strata Lot	Date Rental Period Expires
None	Not Applicable

\* Section 143(2) of the *Strata Property Act* provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

3. In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out any and all of the proposed 330 residential strata lots, as described below, until the date set out opposite each strata lot’s description.

Description of Strata Lot	Date Rental Period Expires
Strata Lots 1 - 330	May 14, 2120

\* Section 143(2) of the *Strata Property Act* provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

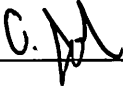
4. There is no bylaw of the strata corporation that restricts the rental of strata lots.

Dated as of the 14<sup>th</sup> day of May 2021.

**PLATINUM GROUP ENTERPRISES 2101 LTD.**, by its authorized signatory:

  
\_\_\_\_\_  
Avtar Johl

**1127042 B.C. LTD.**, by its authorized signatory:

  
\_\_\_\_\_  
Avtar Johl

**PLATINUM GROUP ENTERPRISES 2102 LTD.**, by its authorized signatory:

  
\_\_\_\_\_  
Connie Johl

**PLATINUM GROUP ENTERPRISES 2103 LTD.**, by its authorized signatory:

  
\_\_\_\_\_  
David Johl

**PLATINUM GROUP ENTERPRISES 2104 LTD.**, by its authorized signatory:

  
\_\_\_\_\_  
Harjinder Johl

**EXHIBIT “G”**

(Legal Notations and Encumbrances)

## INSPIRE – MAPLE RIDGE

### LEGAL NOTATIONS AND ENCUMBRANCES

**Note: The following is a list and brief description of the legal notations and encumbrances registered against title to the Property. Unless otherwise indicated, these legal notations and encumbrances will remain registered against title to the Strata Lots. Purchasers should consult their legal advisors regarding a more detailed review of the legal notations and encumbrances. Capitalized terms unless otherwise defined herein will have the same meaning as in the Disclosure Statement.**

#### Legal Notations

1. **This Title May be Affected by a Permit Under Part 26 of the *Local Government Act*, see BB517473 and BB705488** – These legal notations indicate that the Property is subject to a development permit issued by the City under Part 26 of the *Local Government Act*.
2. **Hereto is Annexed Easement CA6358391 Over Lot 1 Plan EPP65779 Except: Plan EPP70995** - This legal notation relates to an easement registered for the benefit of the Development over the south lot-line of lands located directly adjacent to the Property at 12161 223 Street, Maple Ridge, British Columbia (the “**Adjacent Lands**”) for the purposes of passing over such area with a crane and for the installation of underpinnings and other structural supports on the Adjacent Lands to shore up excavations required to construct the Development.
3. **Land Herein Within Building Scheme, See 324332E** – This legal notation relates to a historic building scheme registered on title of certain parcels of land which have been consolidated under subdivision plan EPP107648 to form the Property. This historic building scheme contains no age, use or occupancy restrictions and the Developer may seek to have it discharged prior to the transfer of any of the Strata Lots.
4. **This Title May be Affected by a Permit Under Part 14 of the *Local Government Act*, see CA9208132 and CA9218013** – These legal notations indicate that the Property is subject to a development permit issued by the City under Part 14 of the *Local Government Act*.

#### Charges, Liens and Encumbrances

1. **Restrictive Covenant 167428C** registered in favour of certain parcels of lands adjacent to or in the vicinity of the Property and relates to a historic building scheme. This historic building scheme contains no age, use or

occupancy restrictions and the Developer may seek to have it discharged prior to the transfer of any of the Strata Lots.

2. **Statutory Right of Way BK81198** registered in favor of the City granting the City access over certain portions of the Property for the operation and maintenance of a municipal drainage system and related works.
3. **Mortgage CA6265768** registered in favor of The Toronto-Dominion Bank and as security for financing provided to the Developer.
4. **Assignment of Rents CA6265769** registered in favor of The Toronto-Dominion Bank and as security for financing provided to the Developer.
5. **Easement CA6358392** registered in favor of the Adjacent Lands and relates to an easement over the north lot-line of the Development for the purposes of passing over such area with a crane and for the installation of underpinnings and other structural supports on the Property to shore up excavations required to construct a residential development on the Adjacent Lands.
6. **Priority Agreement CA6358393** granting Easement CA6358392 priority over Mortgage CA6265768 and Assignment of Rents CA6265769.
7. **Covenant CA8999237** registered in the favour of the City and relates to the Developer's obligation to comply with the recommendation of Able Geotechnical Ltd.'s Report dated November 4, 2017 when constructing the Development.
8. **Priority Agreement CA8999238** granting Covenant CA8999237 priority over Mortgage CA6265768 and Assignment of Rents CA6265769.
9. **Covenant CA8999239** registered in the favour of the City and relates to the Developer's obligation to install and, thereafter, the Strata Corporation's obligation to maintain a stormwater management system proposed H.Y. Engineering Ltd. and certain mitigation and enhancement measures related thereto.
10. **Priority Agreement CA8999240** granting Covenant CA8999239 priority over Mortgage CA6265768 and Assignment of Rents CA6265769.
11. **Covenant CA8999241** registered in favour of the City requiring the Developer to construct a minimum of 17 Strata Lots with adaptable design features in accordance with Section 3.8.5 Adaptive Dwelling Units of the British Columbia Building Code.

12. **Priority Agreement CA8999242** granting Covenant CA8999241 priority over Mortgage CA6265768 and Assignment of Rents CA6265769.
13. **Covenant CA8999243** registered in the favour of the City and relates to the Developer's obligation to construct and install sixty-six (66) non-metered surface level visitor parking spaces for the use of contractors, guests and invitees of purchasers of the Strata Lots. Until such time as the Development is complete, the visitor parking stalls may temporarily be located in the Parking Facility.
14. **Priority Agreement CA8999244** granting Covenant CA8999243 priority over Mortgage CA6265768 and Assignment of Rents CA6265769.
15. **Statutory Right of Way CA8999246 and Covenant CA8999248** registered in the favour of the City and relates to the Developer's obligation to construct and, thereafter, the Strata Corporation's obligation to grant public access to and maintain, in accordance with landscaping plans prepared by PMG Landscape Architects dated November 22, 2017, a public art inspired pedestrian corner plaza (the "**Plaza**") with hard and/or soft landscaping located on the south-east corner of the Lands. The cost for maintenance and for liability insurance for the Plaza shall be borne by the Strata Corporation and is provided for in the Interim Operating Budgets attached to the Disclosure Statement as Exhibit "E". Where the City, acting reasonably, determines that Plaza is not maintained in accordance with the terms of this Statutory Right of Way and/or Covenant, the City may levy an annual rent charge equal to the City's annual expenditures in maintaining, cleaning, landscaping and repairing the Plaza payable by the Strata Corporation each year within 30 days of the City presenting an invoice to the Strata Corporation itemizing the City's expenditures in the preceding year.
16. **Priority Agreement CA8999247** granting Statutory Right of Way CA8999246 priority over Mortgage CA6265768 and Assignment of Rents CA6265769.
17. **Priority Agreement CA8999249** granting Covenant CA8999248 priority over Mortgage CA6265768 and Assignment of Rents CA6265769.
18. **Covenant CA8999250** registered in favour of the City and relates to the Developer's obligation to install certain municipal works including, but not limited to, curbs, roads, sidewalks, road signage, street lighting on 223 Street and Brown Avenue as well as storm and sanitary sewer works on 223 Street all by the earlier of October 2, 2021 or prior to any occupancy permits being issued for residential use of the Strata Lots.
19. **Priority Agreement CA8999251** granting Covenant CA8999251 priority over Mortgage CA6265768 and Assignment of Rents CA6265769.

20. **Modification WX2171686** registered in favor of The Toronto-Dominion Bank and as modification of Mortgage CA6265768.
21. **Assignment of Rents WX2171687** registered in favor of The Toronto-Dominion Bank and as modification of Assignment of Rents CA6265769.



**EXHIBIT “H”**

(Parking and Bike/Storage Lease)

## PARKING AND BIKE/STORAGE LEASE

**THIS AGREEMENT** made as of the \_\_\_\_\_ day of \_\_\_\_\_ 2021.

BETWEEN:

**1127042 B.C. Ltd.**  
c/o #201 – 12837 76<sup>th</sup> Avenue, Surrey, BC V3W 2V3  
(the “**Landlord**”)

AND:

**[●]**  
c/o #201 – 12837 76<sup>th</sup> Avenue, Surrey, BC V3W 2V3  
(the “**Tenant**”)

WHEREAS:

A. The Landlord is the registered owner of certain lands and premises situate in Maple Ridge, British Columbia, and legally described as follows:

Lot 1 District Lot 399 Group 1 New Westminster District Plane EPP107648

(the “**Property**”);

B. The Landlord has agreed to lease to the Tenant:

- (i) certain resident parking, (the “**Stalls**”); and
- (ii) certain bicycle/storage lockers (the “**Lockers**”); and

all within the development being constructed on the Property (the “**Strata Development**”), which resident Stalls and Lockers are shown outlined in heavy black line on the explanatory plan prepared by Eugene Wong, British Columbia Land Surveyor and certified correct (the “**Survey Plan**”) (a reduced copy of which is attached hereto as Schedule “A”), all on the terms and conditions set out in this Lease and with the right of the Tenant to grant partial assignments of this Lease pertaining to particular Stalls and/or Lockers to the members of the strata corporation (the “**Strata Corporation**”) formed upon deposit for registration of a strata plan subdividing the Property (the “**Strata Plan**”) in the Land Title Office;

C. After entering into this Lease, the Landlord proposes to subdivide the Property by means of the Strata Plan pursuant to the *Strata Property Act* (British Columbia) to create the Strata Development.

- D. Each of the parties to this Lease agree that title to the common property of the Strata Corporation will be encumbered by this Lease and, if applicable, a document securing or evidencing this Lease.

NOW THEREFORE in consideration of \$10.00 of lawful money of Canada now paid by the Tenant to the Landlord, and in consideration of the premises and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Tenant and the Landlord, the parties agree as follows:

**ARTICLE 1  
GRANT**

**1.1** The Landlord hereby leases to the Tenant for the Term (as defined in Section 2.1) all of the Stalls and Lockers now existing or to be constructed in the areas outlined in heavy black line on the Survey Plan.

**ARTICLE 2  
TERM**

**2.1** The term of this Lease (the “**Term**”) will commence on [●] and terminate on the earlier of:

- (a) the date the Strata Corporation is dissolved or wound up by order of a Court with competent jurisdiction;
- (b) the date the Land Title Office orders the cancellation of the Strata Plan; and
- (c) the date which is 99 years after commencement date of this Lease.

**ARTICLE 3  
RENT**

**3.1** The parties to this Lease acknowledge that the sum of \$10.00 now paid by the Tenant to the Landlord will be the only payment required to be paid to the Landlord during the Term by either the Tenant, any assignee of a partial assignment under this Lease, or any user of a particular Stall or Locker.

**ARTICLE 4  
LICENSE**

**4.1** The Landlord agrees that the Tenant may at all times, in common with the Landlord and all other persons now or hereafter having the express or implied permission of the Landlord to enter upon and pass over any part of the Property necessary for the purpose of obtaining access to or egress from the Stalls or Lockers, provided that the operation of vehicles will be restricted to roadways, driveways and ramps. The Landlord will at all times provide the Tenant, in its capacity as the Tenant of

the Stalls and Lockers, with means of access to any security devices as necessary to enable the Tenant and subsequent assignees to use and enjoy the Stalls and Lockers.

## **ARTICLE 5 RUNS WITH PROPERTY**

**5.1** This Lease and the covenants and obligations of the Landlord under this Lease run with and bind the Property. If the Property is subdivided by means of a strata plan, such covenants and obligations will:

- (a) continue to run with and bind the common property; and
- (b) be assumed by the Strata Corporation, as the representative of the owners of strata lots, following the registration of such Strata Plan and execution by the Landlord and the Strata Corporation of an Assignment and Assumption Agreement (the “**Assumption Agreement**”) in the form attached hereto as Schedule “B”.

Upon assumption by the Strata Corporation of the Landlord’s obligations under this Lease, the Landlord will be absolutely and forever released from any further obligation or liabilities hereunder and will no longer be entitled to the benefit of any rights hereunder.

## **ARTICLE 6 COMMON PROPERTY**

**6.1** This Lease is intended to apply only to a portion of the common property, which will be created upon the deposit for registration of the Strata Plan, and not at any time to burden the title to any individual strata lot.

## **ARTICLE 7 MAINTENANCE**

**7.1** The Landlord confirms that until the deposit for registration of the Strata Plan and execution of the Assumption Agreement by the parties to it, the Landlord will be solely responsible for the control, management and administration of the Stalls and Lockers but thereafter, pursuant to Section 5.1(b), the Strata Corporation will assume full responsibility for the control, management and administration of the Stalls and Lockers as common property in accordance with the provisions of the *Strata Property Act* (British Columbia) and may pass bylaws or make rules and regulations with respect to the Stalls and Lockers as long as such bylaws, rules or regulations do not materially interfere with the rights of the Tenant or any subsequent assignee under this Lease.

## **ARTICLE 8 ALTERATIONS**

**8.1** The Tenant, its successors and permitted assigns, are not entitled to alter, or to perform any repairs of any sort whatsoever to the Stalls or Lockers. Any such alterations or repairs are the sole responsibility of the Landlord prior to the registration of the Strata Plan and execution of the Assumption Agreement and thereafter the sole responsibility of the Strata Corporation.

## **ARTICLE 9 SUBORDINATION**

**9.1** The Tenant agrees to subordinate its interest pursuant to this Lease to any financial encumbrance registered by the Landlord against title to the Property.

## **ARTICLE 10 PARTIAL ASSIGNMENTS**

**10.1** The Tenant may partially assign this Lease and its rights under this Lease with respect to particular Stalls and/or Lockers to purchasers of strata lots within the Strata Development or to the Strata Corporation. Any such partial assignment will be for such consideration as the Tenant may in its sole discretion determine, which consideration may be retained by the Tenant for its own benefit. Any partial assignment by the Tenant, or by any subsequent assignee of this Lease and its rights under this Lease pertaining to a particular Stall or Locker:

- (a) will be absolute, and the assignee and its guests, lessees, successors and permitted assigns will be entitled to the use and enjoyment of such Stall or Locker so assigned for the balance of the Term;
- (b) will be an assignment of rights to which an assignee will only be entitled for so long as such assignee owns a strata lot within the Strata Development unless the assignment is to the Strata Corporation;
- (c) may only be assigned to an owner or purchaser of a strata lot within the Strata Development or to the Strata Corporation; and
- (d) will not be effective until written notice of such assignment (together with a copy of such assignment if available) is delivered by the assignee to the Strata Corporation, subject to Section 11.1 of this Lease.

## **ARTICLE 11 AUTOMATIC ASSIGNMENT**

**11.1** If a holder of an interest in a Stall or Locker sells all of his or her strata lot within the Strata Development to which such Stall or Locker is at such time appurtenant as shown on the register maintained under Section 16.1 without concurrently executing an assignment of such Stall or Locker to the purchaser of his or her strata lot, then the

interest of such holder in such Stall or Locker will be deemed to have been automatically assigned to and assumed by the purchaser of his or her strata lot without execution of a partial assignment of this Lease with respect to such Stall or Locker or delivery of notice of such partial assignment to the Strata Corporation.

## **ARTICLE 12 EXCHANGES AND TRANSFERS**

**12.1** A holder of an interest (the “**First Owner**”) in a Stall or Locker (the “**First Stall or Locker**”) may exchange his or her interest in the First Stall or Locker with the holder of an interest (the “**Second Owner**”) in a different Stall or Locker (the “**Second Stall or Locker**”) for such consideration as the First Owner and the Second Owner may agree. Such an exchange will be accomplished by the First Owner partially assigning this Lease to the Second Owner in respect of the First Stall or Locker, and the Second Owner partially assigning this Lease to the First Owner in respect of the Second Stall or Locker. The First Owner and the Second Owner will each execute a partial assignment of this Lease substantially in the form attached hereto as Schedule “C” as the case may be. The exchange will be on the terms set out in Sections 10.1(a) to (c) and will not be effective until written notice of each assignment (together with a copy of each assignment) is delivered to the Strata Corporation. For greater certainty, Section 11.1 will not apply to exchanges under this Section 12.1.

**12.2** A holder of an interest (the “**First Owner**”) in a Stall or Locker may transfer his or her interest in such Stall or Locker to an owner of another strata lot within the Strata Development or the Strata Corporation (the “**Second Owner**”) for such consideration as the First Owner and the Second Owner may agree. Such a transfer will be accomplished by the First Owner partially assigning this Lease to the Second Owner and, in connection therewith, the First Owner will execute a partial assignment substantially in the form attached hereto as Schedule “C”. The transfer will be on the terms set out in Sections 10.1(a) to (c) and will not be effective until written notice of the assignment (together with a copy of the assignment) is delivered to the Strata Corporation. For greater certainty, Section 11.1 will not apply to transfers under this Section 12.2.

## **ARTICLE 13 CONSENT**

**13.1** The consent of the Landlord or the Strata Corporation will not be required for any partial assignment of this Lease as it relates to the Stalls and Lockers. Neither the Landlord nor the Strata Corporation will interfere with or attempt to interrupt or terminate the rights of an assignee under any such assignment except as expressly agreed by such assignee.

**ARTICLE 14  
FORM OF PARTIAL ASSIGNMENTS**

**14.1** Subject to Section 11.1, all partial assignments of this Lease will be substantially in the forms attached hereto as Schedule "C" as the case may be. No such partial assignment will be registrable by an assignee in any Land Title Office.

**ARTICLE 15  
RELEASE OF ASSIGNORS**

**15.1** Upon the partial assignment (including an automatic assignment pursuant to Section 11.1) of this Lease pertaining to a particular Stall or Locker, the Tenant and any subsequent assignor of an interest in such Stall or Locker will be automatically and absolutely released from any obligations or liabilities under this Lease as it pertains to such Stall or Locker.

**ARTICLE 16  
REGISTER OF PARTIAL ASSIGNMENTS**

**16.1** The Strata Corporation will maintain a register of all Stalls and Lockers and will record on such register each partial assignment of this Lease indicating:

- (a) the number of the Stall or Locker assigned;
- (b) the date of assignment;
- (c) the name and address of the assignee; and
- (d) the number of the strata lot within the Strata Development owned by the assignee to which such Stall or Locker is at the time appurtenant, unless the assignee is the Strata Corporation in which event the Stall or Locker need not be appurtenant to a strata lot.

**16.2** Upon request by any owner or prospective purchaser of a strata lot within the Strata Development, the Strata Corporation will provide a certificate, within seven days of receipt of such request, certifying the name and address of the owner to whom a particular Stall or Locker is assigned and the number of the strata lot within the Strata Development to which such Stall or Locker is at the time appurtenant. The Landlord or Strata Corporation may require a fee of not more than \$10.00, or a greater amount reasonably prescribed by the bylaws of the Strata Corporation, from the person requesting such certificate. Upon the Strata Corporation becoming aware of a partial assignment pertaining to a particular Stall or Locker pursuant to Sections 10.1 or 11.1, the Strata Corporation will amend the register accordingly.

**ARTICLE 17  
MISCELLANEOUS**

**17.1**           Supersession of Lease

If the Strata Corporation deems it more appropriate, it may by a vote as dictated by the *Strata Property Act* (British Columbia), supersede this Lease and grant to all persons shown then on the Strata Corporation's register as the holders of rights to certain Stalls or Lockers, the exclusive right to use their respective Stalls or Lockers which are substantially similar to the rights granted to such persons through partial assignments of this Lease.

**17.2**           Form of Agreement

Each of the parties hereto agree, if necessary, to amend the form of this Lease to meet the requirements of the Registrar of the Land Title Office or of any governmental or public authority or as otherwise necessary to confer unto the parties the rights granted in this Lease.

**17.3**           Definitions

Any term defined in the recitals to this Lease will have the same meaning throughout this Lease.

**17.4**           Execution

This Lease may be executed in any number of counterparts and by facsimile or other electronic means, each of which shall be deemed to be an original, and all of which together shall constitute one and the same document.

**17.5**           No Registration

The Tenant covenants with the Landlord that it will not register or attempt to register this Lease nor any charge based on this Lease against title to the Property and agrees that the Landlord shall be under no obligation to deliver this Lease in registrable form.

**17.6**           Enurement

This Lease will enure to the benefit of and be binding upon each of the parties hereto and their respective successors and permitted assigns.



**IN WITNESS WHEREOF** the parties hereto have executed this Lease as of the year and date first above written.

**1127042 B.C. Ltd.,**  
by its authorized signatory(s):

\_\_\_\_\_  
Authorized Signatory

**[•]**  
by its authorized signatory(s):

\_\_\_\_\_  
Authorized Signatory

**SCHEDULE "A" TO PARKING AND BIKE/STORAGE LEASE**

**SURVEY PLAN OF STALLS AND LOCKERS**

See attached.

**EXPLANATORY PLAN TO ACCOMPANY AN OPTION TO LEASE PORTIONS OF UNDERGROUND PARKING P1 AND LEVEL 1 OF 3 BUILDINGS SITUATED ON LOT 1 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP107648**

FOR PARKING AND STORAGE PURPOSE  
PURSUANT TO SECTION 99(1)(k) LAND TITLE ACT  
BCGS 92G.027

SCALE 1:400



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 560 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:400

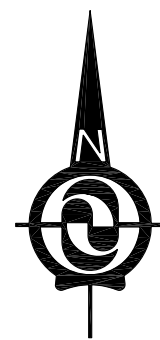
THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 36, MAPLE RIDGE, BC, NAD83 (CSRS) 4.0.0.BC.1.MVRD.

BEARINGS ARE GRID DERIVED FROM PLAN EPP107648

THE VERTICAL EXTENT OF THE LEASE FOR EACH LEVEL IS LIMITED BY THE FLOOR AND CEILING OF THAT LEVEL.

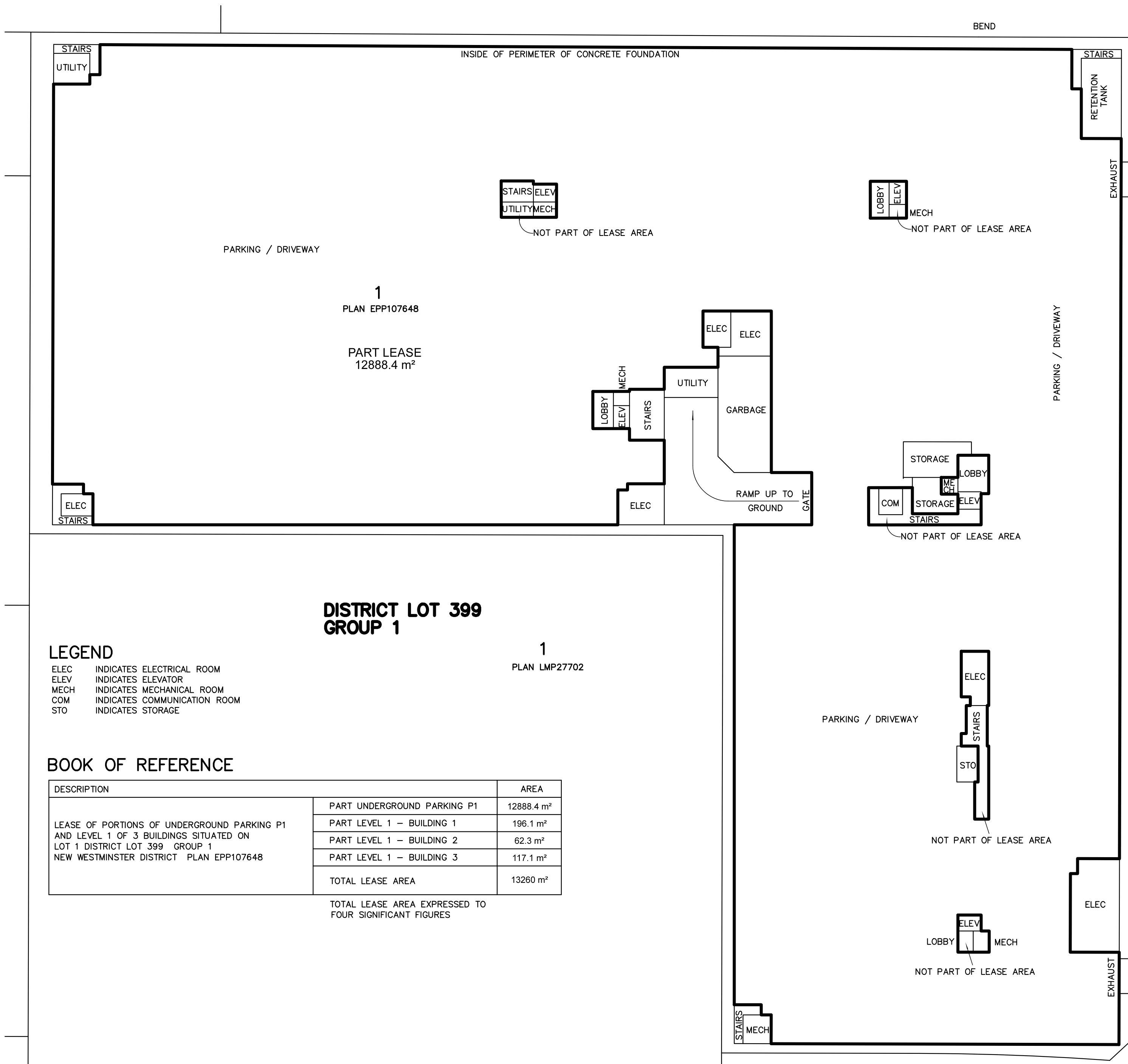
LEASE BOUNDARIES ARE TO INSIDE FACE OF WALLS UNLESS NOTED OTHERWISE.

LEASE BOUNDARIES PARALLEL OR PERPENDICULAR TO BEARING 0° 00' 00", UNLESS OTHERWISE NOTED.



**DRAFT**

**UNDERGROUND PARKING P1**



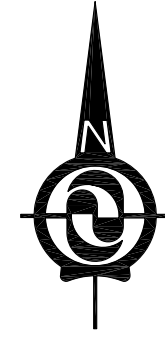
**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174764\_LEASE UG.DWG

**Brown Avenue**

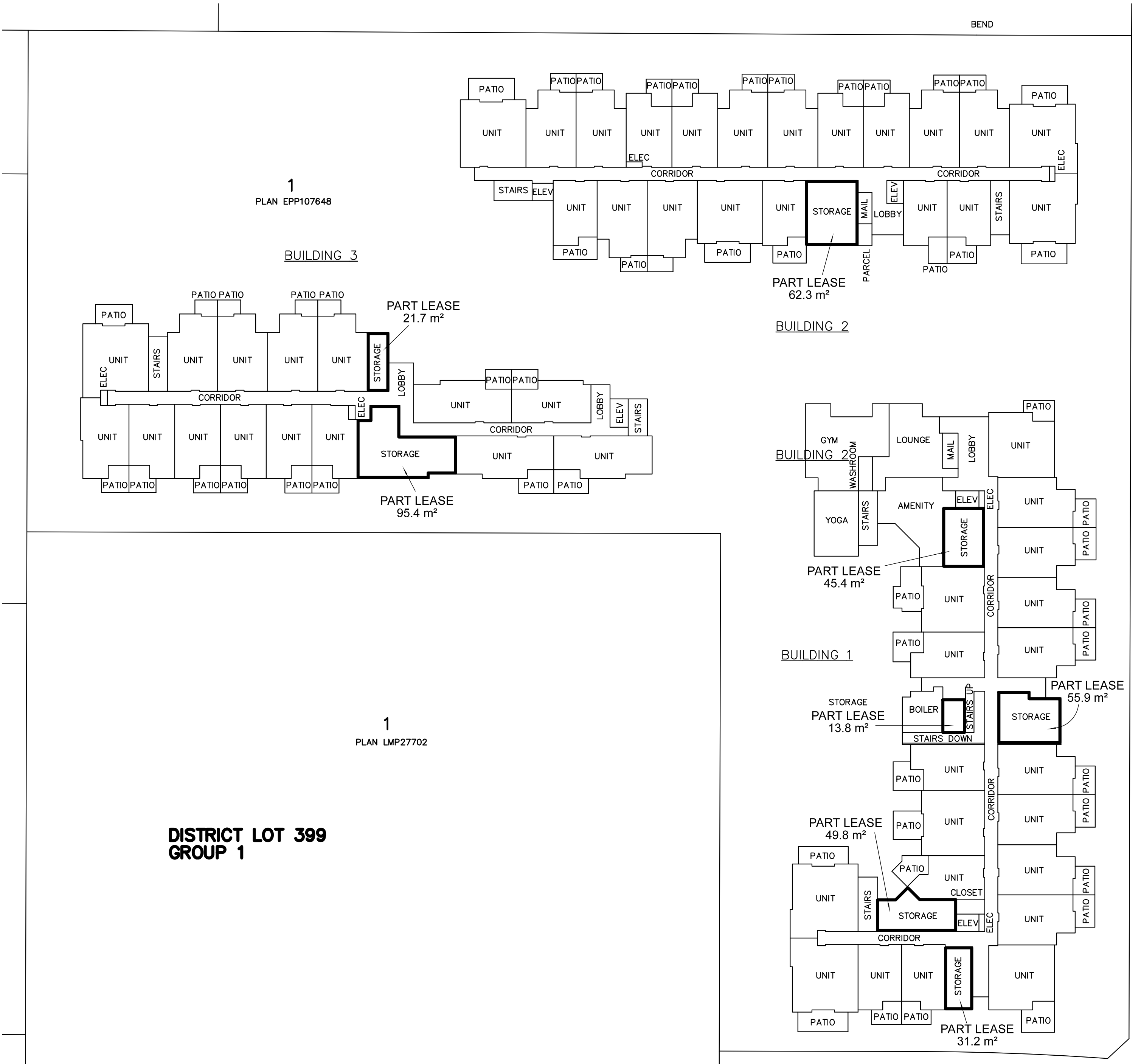
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT – CITY OF MAPLE RIDGE

THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS:  
PLAN EPP107648

GU GORDON YU, BCLS #808  
DATE:



DRAFT



**SCHEDULE “B” TO PARKING LEASE AND BIKE/STORAGE LEASE  
ASSIGNMENT AND ASSUMPTION AGREEMENT**

THIS AGREEMENT made as of the \_\_\_\_ day of \_\_\_\_\_.

BETWEEN:

**1127042 B.C. LTD.**

c/o #201 – 12837 76<sup>th</sup> Avenue, Surrey, BC V3W 2V3

(the “**Assignor**”)

OF THE FIRST PART

AND:

**THE OWNERS, STRATA PLAN EPS[●]**

c/o [●]

(the “**Assignee**”)

OF THE SECOND PART

WHEREAS:

- A. The Landlord is the registered owner of certain lands and premises situate in Maple Ridge, British Columbia, and legally described as follows:

Lot 1 District Lot 399 Group 1 New Westminster District Plane EPP107648

(the “**Property**”);

- B. By a Parking Lease and Bike/ Storage Lease (the “**Parking and Bike/Storage Lease**”) dated [●] made between the Assignor as the “Landlord” and [●] as “Tenant” (the “**Tenant**”), a copy of which Parking and Bike/Storage Lease is attached hereto as Schedule “A”, the Assignor leased to the Tenant certain resident parking stalls (the “**Stalls**”) and the bicycle/storage lockers (the “**Lockers**”) within the parking facility and main floors of the buildings forming part of the development constructed on the Property and shown outlined in heavy black line on the Survey Plan attached as Schedule “A” to the Parking and Bike/Storage Lease, all on the terms and conditions set out in the Parking Lease and with the right of the Tenant to grant partial assignments of the Parking Lease pertaining to particular Stalls and Lockers to the owners of strata lots in the strata plan filed or to be filed in respect of the Property (the “**Strata Plan**”);

- C. The Strata Plan was filed for registration in the Lower Mainland Land Title Office thereby creating The Owners, Strata Plan EPS[●] being the Assignee named in this instrument; and
- D. The Assignor has agreed to assign all its rights under the Parking and Bike/Storage Lease to the Assignee and the Assignee has agreed, as representative of the owners of the strata lots within the Strata Plan, to assume all of the Assignor's rights, obligations and liabilities under the Parking and Bike/Storage Lease on registration of the Strata Plan and execution by the Assignor and the Assignee of this Agreement.

**NOW THEREFORE** in consideration of the premises and the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Assignor, the parties covenant and agree as follows:

1. Assignment. The Assignor hereby absolutely grants, transfers, assigns and sets over unto the Assignee for its own use absolutely all the right, title and interest of the Assignor in and to the Parking and Bike/Storage Lease and all rights, benefits and advantages to be derived therefrom, from and including the date hereof.
2. Assumption. The Assignee hereby covenants and agrees to assume and be bound by all of the liabilities and obligations of the Assignor under the Parking Lease and to observe, keep and perform all the terms, covenants and conditions in the Parking and Bike/Storage Lease during all the residue now unexpired of the Term of the Parking and Bike/Storage Lease as fully and effectually as if the Assignee had been the Landlord named in the Parking and Bike/Storage Lease.
3. Waiver and Indemnity. The Assignee hereby releases the Assignor from, covenants to make no claim against the Assignor in respect of, and covenants with the Assignor to indemnify the Assignor against, all actions, suits, costs, expenses, charges, damages, losses, claims and demands for or on account of or in any way arising out of the Parking and Bike/Storage Lease before or after the date hereof, it being understood and agreed that, provided the Strata Plan has been filed for registration in the Land Title Office prior to the execution of this Agreement then, on execution of this Agreement all of the rights, obligations and liabilities of the Assignor arising out of or in any way related to the Parking and Bike/Storage Lease shall pass to and be assumed by the Assignee.
4. Enurement. This Assignment will enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, successors and assigns.
5. Definitions. Unless otherwise defined herein, capitalized terms used in this Agreement shall have the same meaning as those used in the Parking and Bike/Storage Lease.

6. Execution. This Agreement may be executed in any number of counterparts and by facsimile or other electronic means, each of which shall be deemed to be an original, and all of which together shall constitute one and the same document.

**IN WITNESS WHEREOF** the parties hereto have executed this indenture as and of the day and year first above written.

**1127042 B.C. LTD.,**  
by its authorized signatory(s):

---

Authorized Signatory

**THE OWNERS, STRATA PLAN**  
**EPS[•],** by its authorized signatory(s):

---

Authorized Signatory

**SCHEDULE "A" TO  
ASSIGNMENT AND ASSUMPTION AGREEMENT**

**Executed Copy of Parking and Bike/Storage Lease**

**See Attached.**



**SCHEDULE “C” TO PARKING LEASE**  
**PARKING STALL/BICYCLE/STORAGE LOCKER ASSIGNMENT**

BETWEEN:

[•]

(the “Assignor”)

AND:

\_\_\_\_\_

(the “Assignee”)

**RE: Parking Stall No(s). \_\_\_\_\_ and \_\_\_\_\_ (the “Stall”)  
Bicycle/Storage Locker No. \_\_\_\_\_ (the “Locker”)  
shown on the Survey Plan (as defined in the Parking and Bike/Storage  
Lease)**

WHEREAS the Assignor is the tenant of the Stall and/or the Locker and the Assignee is or will become the owner of strata lot \_\_\_\_\_ (the “Strata Lot”) in Strata Plan \_\_\_\_\_.

In consideration of the covenants and agreements set forth in this Assignment the parties agree with each other as follows:

1. Assignment. Effective as of the date of the purchase of the Strata Lot by the Assignee, the Assignor hereby assigns to the Assignee its partial interest in the Parking and Bike/Storage Lease dated [•] (the “**Parking and Bike/Storage Lease**”) made between 1127042 B.C. Ltd., as the Landlord (the “**Landlord**”) and the Assignor as “**Tenant**” pertaining to the exclusive right to lease the Stall and/or Locker for the balance of the Term (as defined in the Parking and Bike/Storage Lease). Subject to Section 11.1 of the Parking Lease, this Assignment will not be effective until the Assignee has delivered a copy of this Assignment to The Owners, Strata Plan EPS[•] (the “**Strata Corporation**”).
2. Assignment Contingent Upon Strata Lot Ownership. Unless the Assignee is the Strata Corporation, the Assignee, its successors, permitted assigns, heirs, executors or administrators will only be entitled to the rights with respect to the Stall and/or Locker for as long as the Assignee owns the Strata Lot.
3. Compliance. The Assignee agrees to use the Stall and/or Locker in accordance with the bylaws, rules and regulations of the Strata Corporation, but only to the

extent such bylaws, rules and regulations do not materially interfere with the Assignee's rights under this Assignment. The Assignee further assumes and agrees to be responsible for all maintenance costs, taxes and other expenses which are directly attributable to the Stall and/or Locker, (save and except for the cost of any such maintenance, repair or replacement that is covered by the Strata Corporation's insurance).

- 4. Sale or Disposition. The Assignee may only assign its rights under this Assignment in accordance with the Parking and Bike/Storage Lease.
- 5. Acknowledgment. The Assignee acknowledges having received a copy of the Parking and Bike/Storage Lease and agrees to be fully bound by its terms.
- 6. Enurement. This Assignment will enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, successors and assigns.
- 7. Definitions. Unless otherwise defined herein, capitalized terms used in this Assignment shall have the same meaning as those used in the Parking and Bike/Storage Lease.
- 8. Execution. This Assignment may be executed in one or more counterparts and by electronic means, each of which so executed shall be read and construed together as if they formed one originally executed agreement.
- 9. Waiver and Indemnity. The Assignee hereby releases the Assignor from, covenants to make no claim against the Assignor in respect of, and covenants with the Assignor to indemnify the Assignor against, all actions, suits, costs, expenses, charges, damages, losses, claims and demands for or on account of or in any way arising out of the Parking Lease before or after the date hereof, it being understood and agreed that, on execution of this Assignment, all of the rights, obligations and liabilities of the Assignor arising out of or in any way related to the Parking Lease shall pass to and be assumed by the Assignee.

The parties have executed this Assignment effective as of the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**[•]**  
by its authorized signatory(s):

Per: \_\_\_\_\_  
Authorized Signatory

\_\_\_\_\_  
Assignee

\_\_\_\_\_  
Assignee

**EXHIBIT "I"**

(Developer's Form of Purchase Agreement)

**CONTRACT OF PURCHASE AND SALE**

**Seller:**           **Platinum Group Enterprises 2101 Ltd., Platinum Group Enterprises 2102 Ltd., Platinum Group Enterprises 2103 Ltd, and Platinum Group Enterprises 2104 Ltd.,** organized under the laws of British Columbia and with an office located at #201 – 12837 76<sup>th</sup> Avenue, Surrey, British Columbia V3W 2V3

**Buyer(s)** (collectively, the “**Buyer**”):

Full Name: _____	Full Name: _____
Address: _____ _____	Address: _____ _____
Cell: _____ _____	Cell: _____ _____
Email: _____	Email: _____

The Buyer certifies that the Buyer is  is not  a resident of Canada (x as appropriate) for the purpose of the Income Tax Act of Canada and/or a foreign entity or taxable trustee, or both, as those terms are defined in the *Property Transfer Tax Act*.

The Buyer acknowledges receiving and having been afforded the opportunity to read and has received a copy of the Disclosure Statement dated May 14, 2021 (the “**Initial Disclosure Statement**”) including any amendments to disclosure statement, replacements or consolidations thereof filed up to the Date of Execution (collectively, the “**Amendments**”) (the Initial Disclosure Statement, together with and as amended by the Amendments, are collectively, referred to in this Contract of Purchase and Sale as the “**Disclosure Statement**”) as required by applicable legislation and regulations and that this Contract of Purchase and Sale constitutes a receipt in respect thereof.

BUYER INITIALS
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1.     **OFFER**

1.1    The Buyer offers and, if this offer is accepted by the Seller, agrees to purchase from the Seller the Strata Lot (the “**Strata Lot**”) described below at the price and upon the terms set forth below, subject to the Permitted Encumbrances (as defined below).

1.2    The Buyer offers to purchase from the Seller:

Unit Number: \_\_\_\_\_ Strata Lot Number (Proposed): \_\_\_\_\_  
Hereinafter defined per Term 2.1 of the Schedule to the Contract of Purchase and Sale and further defined in the Disclosure Statement.

1.3    Purchase Price to be determined as follows: Base Price of \_\_\_\_\_ (the “**Base Price**”) plus cost of Upgrades as selected by the Buyer as indicated below:

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UNIT NUMBER: \_\_\_\_\_

STRATA LOT: \_\_\_\_\_

Upgrade	Cost	X or Check to Add
Laminate in Master Bedroom	-	
Laminate in Second Bedroom	-	

Upgrade	Cost	X or Check to Add
Additional Parking	-	
Bike/Micro Storage Locker	-	

The purchase price (the “**Purchase Price**”) for the Strata Lot is \$ \_\_\_\_\_ payable in lawful money of Canada and does NOT INCLUDE GOODS AND SERVICES TAX (GST) which the Buyer will be required to pay at the government prescribed rate to the Seller on the Completion Date.

The Colour Scheme as selected by the Buyer will be (check one)    Aura        Sterling   

1.4    The estimated completion date for the purchase of the Strata Lot as contemplated herein is \_\_\_\_\_ (the “**Estimated Completion Date**”).

1.5    The Seller and Buyer acknowledge and confirm as follows:

   The Seller has an agency relationship with \_\_\_\_\_

\_\_\_\_\_ (collectively, the “**Seller’s Agent**”)

   or

The Seller has no agency relationship and is using its own employees/salespersons who are not licensed under the Real Estate Services Act (British Columbia) to market the Strata Lot;

   The Buyer has an agency relationship with:

\_\_\_\_\_ (name of realtor, henceforth the “**Buyer’s Realtor**”) who is licensed in relationship to:

\_\_\_\_\_ (name of brokerage);  
or

   The Buyer has no agency relationship with any licensee/realtor/agent with respect to the purchase and sale of the Strata Lot, the Buyer acknowledges being an unrepresented party and having received a copy of the form approved by the British Columbia Financial Services Authority (“**BCFSA**”) entitled “Disclosure of Risks to Unrepresented Parties” and, having read the same, accepts the risks outlined therein, and the Buyer further acknowledges being advised and informed of the right to seek independent legal advice before proceeding with this transaction.

If a licensee/realtor/agent is involved with respect to the purchase and sale of the Strata Lot, the Seller and Buyer acknowledge having received, read and understood the brochure published by the BCFSA entitled “Disclosure of Representation in Trading Services”.

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UNIT NUMBER: \_\_\_\_\_

STRATA LOT: \_\_\_\_\_

**2. DEPOSITS**

2.1 The Buyer shall pay a Deposit to the Seller as follows:

- (a) (\$ \_\_\_\_\_) will be paid as an initial deposit (the “**Initial Deposit**”) upon presentation of this offer.
- (b) (\$ \_\_\_\_\_) (“**Second Deposit**”) will be paid on or before the fourth day after acceptance of this offer by the Seller is communicated to the Buyer.
- (c) (\$ \_\_\_\_\_) (“**Third Deposit**”) will be paid upon the later of : (i) the 14<sup>th</sup> day from the date on which the Building Permit Amendment and the Financing Amendment are delivered to the Buyer (only with respect to a Strata Lot in Phase 2 of the Development); (ii) 30 days from the Date of Execution; (iii) \_\_\_\_\_;  
  
(the Initial Deposit, Second Deposit and the Third Deposit are hereinafter collectively referred to as the “**Deposit**”); and
- (d) the balance thereafter (the “**Sale Proceeds**”) (plus or minus adjustments), will be paid by the Buyer to the order of the Seller on the Completion Date by way of bank draft or solicitor's certified trust cheque.

2.2 The Deposit shall be paid by the Buyer within the times provided in this Contract of Purchase and Sale by way of bank draft or certified cheque made payable to and delivered to RE/MAX Lifestyles Realty (the “**Deposit Holder**”), and held in trust as trustee in accordance with the provisions of the *Real Estate Development Marketing Act* (British Columbia) (“**REDMA**”). Notwithstanding the foregoing, the Initial Deposit may be paid by personal cheque.

**3. ACCEPTANCE IRREVOCABLE (Buyer and Seller):**

3.1 The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. This offer shall be open for acceptance by the Seller up to 6:00 p.m. for 7 days from the Date of Execution (hereinafter defined), and upon acceptance, evidenced by the Seller signing a copy of this offer, there shall be a binding Contract of Purchase and Sale for the Strata Lot on the terms and subject to the conditions contained in this Contract of Purchase and Sale.

DATE OF EXECUTION: \_\_\_\_\_ (the “**Date of Execution**”).

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
**Seller Acceptance Date**

\_\_\_\_\_  
**Seller Authorized Signatory**

**SCHEDULE TO THE CONTRACT OF PURCHASE AND SALE:**

--	--	--	--

UNIT NUMBER: \_\_\_\_\_

STRATA LOT: \_\_\_\_\_

**1. OFFER:**

1.1 The Seller agrees to credit the Buyer the full amount of the GST New Housing Rebate if at the date of entering this Contract of Purchase and Sale, the Buyer intends that the Strata Lot will be used as the Buyer's primary place of residence within the meaning set forth in the GST/HST New Housing Rebate Guide published by the Canada Revenue Agency; provided, that the Buyer:

- (a) qualifies for the GST New Housing Rebate; and
- (b) provides to the Seller at or prior to the Completion Date, an executed copy of the GST New Housing Rebate application form prescribed for the purposes of claiming the rebate and assigning it to the Seller as well as any other documentation reasonably required by the Seller in connection with the assignment and claim.

Notwithstanding the foregoing, the Seller reserves the right to refuse to provide the credit referred to above if the Seller in its sole discretion has reason to believe that the Buyer is not entitled to the GST New Housing Rebate or that the rebate amount claimed by the Buyer exceeds the rebate to which Buyer is entitled. By delivering an executed copy of all rebate application forms to the Seller, the Buyer warrants that the Buyer is eligible for the rebate. If the Seller credits the Buyer with the amount of the GST New Housing Rebate and the administrative agency for the GST New Housing Rebate disallows all or any part of the rebate claimed, the Buyer will, upon receiving a written demand from the Seller, reimburse such disallowed amount to the Seller together with any interest, penalty or other amount payable by the Seller as a result of such disallowance.

1.2 The Purchase Price shall include a dishwasher, range with fan, microwave, refrigerator, window blinds, washer and dryer, garage door remote control, and the exclusive use of 1 parking stall, (the "**Included Stall**") allocated to the Strata Lot in a manner as determined by the Seller, in the Seller's sole and absolute discretion. The Buyer acknowledges and accepts that the Included Stall or any other stalls purchased from the Seller by the Buyer, may be surface parking, may be designated small car stall(s), have limited overhead capacity and/or designated as wheelchair stall(s).

1.3 The Buyer will pay the balance of the Purchase Price by delivering a solicitor's certified trust cheque or bank draft to the Seller's solicitor, Fasken Martineau DuMoulin LLP, (the "**Seller's Solicitor**") on the Completion Date. The "**Completion Date**" will be the date set in a completion notice (the "**Completion Notice**") which will be delivered by the Seller or the Seller's Agent or Solicitor to the Buyer or the Buyer's solicitor when the Seller determines that the Strata Lot will be ready to be occupied and that the title to the Strata Lot will be issued by the Land Title Office. The Completion Date, as set in the Completion Notice, will be at least ten (10) business days from the date on which the Completion Notice is delivered to the Buyer or the Buyer's solicitor. "Ready to be occupied" refers to the subject Strata Lot only and not to any other strata lot or the common property within the Development.

The notice of the Completion Date delivered to the Buyer or the Buyer's solicitor may be based on the Seller's estimate as to when the Strata Lot will be ready to be occupied and when the said title to the Strata Lot will be issued by the Land Title Office, However, the Seller may amend the Completion Date from time to time as required by the Seller until the Strata Lot is ready to be occupied, when an insurance certificate will be issued and the said title is issued by the Land Title Office by the giving of notice of such delay to the Buyer or the Buyer's solicitor, provided that the Seller gives the Buyer or the Buyer's solicitor not less than one (1) business days' notice of such amended Completion Date.

The Buyer hereby acknowledges and accepts that the Completion Notice may take the form of a spreadsheet outlining Completion and Move-in Dates and times for their Strata Lot and other Strata Lots in the Development, that other Buyers will be privy to their Completion and Move-in Date and time by

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nature of receipt of delivery of same. The Buyer warrants that said disclosure does not constitute a breach of personal information or privacy, and forever discharges and saves harmless the Seller, the Seller's Agent, their employees, successors, permitted assigns, heirs, administrators and executors for any damages resulting from said disclosure.

- 1.4 If after a period of two years from the Estimated Completion Date (or if a later date results from either the application of paragraph 8.3 or by the application of the provisions of this paragraph 1.4, then by such later date) (the "**Cancellation Date**") the purchase and sale of the Strata Lot has not occurred, then the Buyer or the Seller, provided that such party is not in default hereunder, may by written notice delivered to the other party no later than thirty (30) days following the Cancellation Date cancel this Contract of Purchase and Sale, and the Buyer will be entitled to receive the Deposit theretofore paid by the Buyer under this Contract of Purchase and Sale. Thereafter, the Buyer and the Seller shall each release the other, and neither party shall have any further claims against the other for any damages, costs or expenses, including but in no way limited to, costs or damages suffered by the Buyer in relation to obtaining alternative premises. The Seller may, by notice in writing to the Buyer given at least fifteen (15) days prior to the Cancellation Date, extend the Cancellation Date for up to sixty (60) days and upon the giving of such notice the Cancellation Date for the purposes of this Contract of Purchase and Sale shall be the date stipulated in such notice.

## 2. DESCRIPTION OF STRATA LOT

- 2.1 The Strata Lot is the interior of the residential strata lot in a residential condominium development known as Inspire – Maple Ridge (the "**Development**"), and constructed on property located in Maple Ridge, British Columbia, having the civic addresses of 12109, 12133 and 12143 223 Street, Maple Ridge, British Columbia. The Buyer and the Seller agree that the "Strata Lot" for purposes of this Contract of Purchase and Sale is the Strata Lot referred to as the Strata Lot on the Preliminary Strata Plans attached as Exhibit "A" to the Disclosure Statement, the general location and size of such Strata Lot being set out in the Disclosure Statement.
- 2.2 The Buyer acknowledges that the area of the Strata Lot and the common property, as shown on the strata plan to be filed in the New Westminster Land Title Office (the "**Land Title Office**"), upon completion of construction of the Strata Lot may vary slightly from the figures shown in the preliminary strata plan. and in the marketing material for the Development which is based on the areas indicated in the architectural drawings and not upon the area calculated in the legal survey. The Buyer is satisfied with the size and measurements of the dwelling and property and acknowledges that the information and the measurements they have received regarding the dwelling and property while thought to be accurate, is not guaranteed to be accurate, and should not be relied upon without verification by the Buyer.
- 2.3 The Strata Lot and the common property will be constructed in accordance with the plans for the Property and Development prepared by FLAT Architecture Inc. or replacement architects as appointed from time to time in the sole and absolute discretion of the Seller, subject to any changes required by municipal, Provincial or other Government authorities, or as required from time to time as development of the Development site progresses in the sole and absolute discretion of the Seller.

## 3. DEPOSITS

- 3.1 If the Seller becomes entitled to receive the Deposit, the Deposit shall not be deemed to be all inclusive liquidated damages of the Seller and shall not preclude or prejudice the Seller from any further claims or remedies by the Seller against the Buyer arising pursuant hereto. Upon receipt of the written certification from the Seller required under Section 18(4) of the REDMA, the Deposit Holder will be authorized to release the Deposit or any portion thereof to the Seller. The Buyer further acknowledges and agrees that the Deposit Holder will be entitled to rely on the Seller's written statement that the Buyer is in breach of

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a covenant or obligations hereunder and may pay the Deposit to the Seller. Notwithstanding the foregoing, in the event that the Deposit Holder requires written authorization from the Buyer to release the Deposit to the Seller, the Buyer agrees to promptly provide such authorization on request. If the Seller fails to complete, this Contract of Purchase and Sale will terminate, the Deposit paid will be returned to the Buyer forthwith as the Buyer’s sole and exclusive remedy (the parties agreeing that such amount constitutes a genuine pre-estimate of damages) and the Buyer will have no further claims against the Seller.

3.2 The Seller and the Buyer hereby irrevocably authorize the Deposit Holder to deal with the Deposit in accordance with the provisions of paragraphs 3.1 and 3.2 hereof, notwithstanding the provisions of Section 28 of the *Real Estate Services Act* (British Columbia). The Buyer expressly acknowledges that the Seller and the Deposit Holder will not be placing the Deposit in an interest-bearing account.

3.3 Notwithstanding subparagraph 3.2 herein, the Seller may enter into a deposit protection contract (the "**Deposit Insurance Contract**") in accordance with Section 19 of REDMA and Section 7.1 of the Disclosure Statement. If the Seller enters into a Deposit Insurance Contract, then:

- (a) the Seller will provide notice of the Deposit Insurance Contract to the Buyer;
- (b) the Seller will file with the Superintendent of Real Estate an amendment to the Disclosure Statement identifying the name and business address of the insurer and the date on which the Deposit Insurance Contract takes effect;

upon the Seller delivering to the Deposit Holder a true copy of the Deposit Insurance Contract along with a written certification from the Seller that the Buyer has no right of rescission under Section 21 of REDMA, the Deposit Holder will release the Deposit to the Seller or to the Seller’s Solicitor as directed by the Seller; and

- (c) upon its receipt of the Deposit the Seller may use same for purposes related to the Development in which the Strata Lot is located, including without limitation, construction and marketing.

**4. UPGRADES**

4.1 The Buyer acknowledges and agrees that selection of any of the Upgrades contained in section 1.3 of this Contract of Purchase and Sale will not guarantee that the Buyer will receive such Upgrades at closing. If any said Upgrades are not supplied to the Buyer at closing, the Buyer will not be charged for Upgrades that are not supplied, the Buyer will remain obligated to complete the purchase of the Strata Lot in accordance with this Contract of Purchase and Sale, and the Buyer will have no right or claim whatsoever against the Seller with respect to the failure to supply any selected Upgrade(s).

**5. COMPLETION, POSSESSION AND ADJUSTMENTS**

5.1 If the strata plan has not been registered by the Completion Date, and the Seller advises the Buyer of such fact prior to the Completion Date, then, without prejudice to paragraph 1.4 herein, the Seller may at the Seller’s sole option elect to complete the purchase in escrow as follows:

- (a) the Buyer will arrange to sign all documents required for the completion of the purchase and all documents required to be signed by any mortgagee who will be advancing funds to enable the Buyer to complete the purchase of the Strata Lot (all of such documents being collectively referred to as the "**Purchase Documents**");
- (b) the Buyer will on or before the Completion Date pay to his or her solicitor or notary public in trust sufficient funds, net of any expected mortgage proceeds (for which all required documents

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have been signed) to be advanced, representing the adjusted balance due to the Seller in accordance with the approved Seller's Statement of Adjustments (the "**Seller's Sale Proceeds**");

- (c) the Buyer will instruct his or her solicitor to hold the Purchase Documents and the Seller's Sale Proceeds in trust (which will be placed in an interest-bearing trust account, with interest accruing to the benefit of the Seller) until the date designated by the Seller (the "**New Completion Date**"); and
  - (d) on the New Completion Date, the purchase and sale will be completed as contemplated by this Contract of Purchase and Sale with the exception that the Buyer shall also pay to the Seller the amount of interest that would have accrued on any mortgage being granted by the Buyer as well as the accrued interest of the Seller's Sale Proceeds from the Completion Date to the New Completion Date.
- 5.2 Provided that the Seller has received the Sale Proceeds in the manner set forth in paragraph 7.4 below, the Buyer will have vacant possession of the Strata Lot at 12:00 noon on the second business day following the Completion Date (the "**Possession Date**"). The Buyer acknowledges and accepts that while they will be granted Possession of the Strata Lot as described above, their move-in date and time (as determined at the sole discretion of the Seller) may differ from their possession day due to elevator availability. The Buyer acknowledges and accepts that the municipal address or a portion thereof may differ from what is noted in this Contract of Purchase and Sale, should a requirement from the City of Maple Ridge, or other Government or regulatory body require same.
- 5.3 The adjustment date (the "**Adjustment Date**") shall be the Completion Date. All adjustments will be made as of the Adjustment Date, and the Buyer will assume all taxes, insurance premiums, rates, assessments and other charges from and including the Adjustment Date. With respect to property taxes:
- (a) if the property taxes for the year in which the Adjustment Date occurs have not been paid by the Seller, property taxes will be adjusted on the basis of the Home Owner Grant being available to the Buyer;
  - (b) if the amount of any property taxes, rates or assessments have been levied in respect of a parcel greater in area than the Strata Lot, the portion thereof which shall be allocated to the Strata Lot shall be determined by prorating the total amount of such taxes, rates or assessments among all of the strata lots in the Development on the basis of the applicable unit entitlement; and
  - (c) if the adjustment for property taxes requires the parties to estimate that amount of taxes payable, the estimate shall be based on the amount of property tax paid for the prior calendar year plus 5%.
- 5.4 The Seller shall deliver title to the Strata Lot in fee-simple free and clear of all encumbrances except subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties, contained in the original grant or contained in any other disposition from the Crown, registered or pending restrictive covenants and rights of way in favour of public utilities and public authorities, the encumbrances contemplated by or referred to in the Disclosure Statement, and any future amendments thereto (collectively, the "**Permitted Encumbrances**") and the financial encumbrances to be discharged as set out herein.
- 5.5 The Buyer is responsible for the payment of any applicable Property Transfer Tax and all other costs of the conveyance including without limitation, any costs related to arranging a mortgage. The Seller shall bear the cost of releasing from the title to the Strata Lot all charges and encumbrances that are required to be discharged pursuant to the terms hereof. Goods and Services Tax, Social Services Tax (if any),

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Property Transfer Tax, Additional Property Transfer Tax and any other value added tax levied from time to time (regardless of whether said tax is in effect at the time of execution of this Contract of Purchase and Sale) shall be for the Buyer's account unless otherwise provided herein.

- 5.6 The Completion Date for the purchase and sale of the Strata Lot will be after the issuance of an occupancy certificate or other equivalent form of building approval (whether temporary, provisional, conditional or final) (the "**Occupancy Permit**"). In the event that the Occupancy Permit provided to the Buyer on the Completion Date is temporary, provisional or conditional, the Seller shall in due course provide the Buyer with an unconditional occupancy permit, final building approval or its equivalent for the Strata Lot or the Development.
- 5.7 If, on the Completion Date, the most recent quarterly Building Construction Pricing Index for Residential Buildings in Vancouver British Columbia, (henceforth the "**BCPI**") as indicated by Statistics Canada, has increased by a factor of more than four percent from the most recent BCPI after the Date of Execution of this Agreement (henceforth the "**BCPI Ceiling**"), then, the Seller may, at the Seller's sole option, deliver notice to the Buyer that the Purchase Price will be increased by a factor equivalent to the percentage increase above the BCPI Ceiling, times the Purchase Price. The Buyer and the Seller agree that the quarterly publication by Statistics Canada will be accepted as firm and binding on the parties as a reasonable representation of any escalated costs of construction, and will not be subject to further disputation as to the validity of such determinations with respect to actual costs pertaining to the Development in particular.

**6. BUILDERS LIEN HOLDBACK**

- 6.1 That portion, if any, of the balance of the Seller's Sale Proceeds required by law to be held back by the Buyer in respect of builders' liens claims (the "**Lien Holdback**") shall be paid to the Seller's Solicitor on the Completion Date (as hereinafter defined). The Lien Holdback shall be held in trust pursuant to the *Builders Lien Act* as applicable solely in respect of builders lien claims registered in the Land Title Office in connection with work done at the behest of the Seller. The Seller's Solicitor is authorized to invest the Lien Holdback in an interest bearing trust account and to pay to the Seller on the 55th day after the earlier of substantial completion of the Strata Lot and the date that the Strata Lot is conveyed to the Buyer the Lien Holdback plus interest, if any, accrued thereon, less the amount of any builders lien claims filed against the Strata Lot of which the Buyer or his/her solicitor notifies the Seller's Solicitor in writing by 10:00 a.m. on that day. **For the purpose of this provision and determining whether any Lien Holdback is required, "substantial completion" shall mean the first date that any Occupancy Permit is issued by the City of Maple Ridge or a certificate of substantial completion is issued by the Seller's architect.**

**7. COMPLETION OF THE PURCHASE AND SALE**

- 7.1 On Completion The Buyer shall cause his/her solicitors to prepare and deliver to the Seller's Solicitor for execution at least four (4) business days prior to the Completion Date, a Form A Freehold Transfer and Seller's Statement of Adjustments for the Strata Lot. The Seller and the registered owner of the Strata Lot shall not be required to execute and deliver any other documents in connection with the completion of the purchase and sale of the Strata Lot other than the Form A Freehold Transfer and the Seller's Statement of Adjustments and, without limiting the generality of the foregoing, shall not be required to execute and deliver any resolutions, certificates or declarations of any type.
- 7.2 1127042 B.C. Ltd. is the registered owner of the Property as bare trustee and agent for the Seller, and the Buyer agrees to accept a Form A Freehold Transfer of legal title for the Property from 1127042 B.C. Ltd. notwithstanding any provision of the *Property Law Act* (British Columbia).

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- 7.3 On or before 3:00 o'clock p.m. on the Completion Date, the purchase and sale of the Strata Lot shall be completed in accordance with this Contract of Purchase and Sale.
- 7.4 On the Completion Date, the Seller will transfer title to the Strata Lot to the Buyer free and clear of all registered liens, mortgages, charges and encumbrances of any nature whatsoever save and except for the Permitted Encumbrances, and on or before the Completion Date, the Seller will take whatever steps are necessary in order to obtain or make arrangements for the release or discharge of any registered liens, mortgages, charges and encumbrances save and except the Permitted Encumbrances. The Buyer acknowledges and agrees that the Seller will be using the Sale Proceeds received from the Buyer to obtain a discharge of all liens and encumbrances other than the Permitted Encumbrances. The Buyer's solicitor will pay the Sale Proceeds on the Completion Date to the Seller's Solicitor "in trust" upon their undertaking to pay from same proceeds received such sums as may be necessary to obtain a release of all financial encumbrances registered on title to the Strata Lot and once such releases are obtained, to file the same in the Land Title Office and advise the Buyer's solicitor accordingly.
- 7.5 The parties acknowledge and agree that encumbrances relating to the Seller's financing may remain as a charge against the common property of the Development until the Seller has completed the sale of the balance of the strata lots in the Development whereupon the Seller covenants such encumbrances relating to its financing will be discharged entirely. The parties further acknowledge and agree that any registrations made against the Seller in the British Columbia Personal Property Registry do not encumber the Strata Lot or any other assets being conveyed to the Buyer hereunder, and the Seller will not be required to provide the Buyer with no interest letters or discharges relating to any such registrations in the British Columbia Personal Property Registry.
- 7.6 On the Completion Date, the Buyer shall pay to the Seller the Seller's Sale Proceeds **by way of bank draft or Buyer's solicitor's certified trust account cheque made payable to and delivered prepaid to the Seller's Solicitor prior to 5:00 p.m. on the Completion Date.** The Buyer shall pay the cost of the bank draft or certifying the Buyer's solicitor's or notary public's trust account cheque paying the Seller's Sale Proceeds to the Seller's Solicitor on behalf of the Seller.

**8. CONSTRUCTION AND WARRANTY**

- 8.1 With the exception of paragraph 8.2, the Buyer acknowledges the construction and manufacturers' warranties referred to in the Disclosure Statement are the only warranties provided in connection with the Strata Lot and the common property related thereto.
- 8.2 The Seller hereby warrants to and covenants with the Buyer that:
- (a) the Strata Lot will be registered under a warranty program (the "**Program**") which provides the Buyer with a one year and two year workmanship and materials, five year water penetration and ten year structural coverage in accordance with the requirements of the *Home Owner Protection Act* (the Builder Registration Number for the Project from WBI Home Warranty is WBI-120130); and
  - (b) the Strata Lot and the Development shall not be insulated with Urea Formaldehyde Foam insulation.
- 8.3 If the Seller is delayed from completing construction of the Strata Lot as a result of fire, explosion or accident howsoever caused, act of any governmental authority, regional or national health emergency or pandemic (including COVID-19), strike, lockout, inability to obtain or delay in obtaining labour, materials or equipment, flood, act of God, delay or failure by carriers or contractors, unavailability of supplies or materials, breakage or other casualty, climatic conditions, interference of the Buyer, or any

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other event beyond the reasonable control of the Seller, exercising due care and skill consistent with established practises in the development industry, then the time within which the Seller must do anything hereunder and the Estimated Completion Date will be extended for a period equivalent to the delay, as determined in the sole and absolute discretion of the Seller, acting reasonably

**9. RISK**

9.1 In the event of material loss or damage to the Strata Lot occurring before the Completion Date by reason of fire, tempest, lightning, earthquake, flood, act of God or explosion, the Seller may, at its option, by written notice to the Buyer, cancel this Contract of Purchase and Sale and thereupon the Buyer will be entitled to repayment of the Deposit, and neither the Seller nor the Buyer shall have any further obligation hereunder. From and after 12:01 a.m. on the Completion Date, the Strata Lot and all included items shall be at the risk of the Buyer.

**10. ASSIGNMENT AND RESALE BY BUYER**

10.1 Without the Seller’s prior written consent, any assignment of the Buyer’s interest in the Strata Lot or this Contract of Purchase and Sale is prohibited. An assignment under REDMA is a transfer of some or all the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the buyer under the purchase agreement to another person or is a subsequent transfer. Prior to the Seller consenting to an assignment of the Buyer’s interest in the Strata Lot or this Contract of Purchase and Sale, each proposed party to an assignment agreement shall supply the Seller with a proposed assignment agreement containing the information and records under REDMA for each proposed party to the assignment agreement including personal information in respect to:

- (a) the party’s identity;
- (b) the party’s contact and business information; and
- (c) the terms of the assignment agreement.

Such information and records collected by the Seller must be reported by the Seller to the administrator designated under the *Property Transfer Tax Act* (British Columbia). This information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the REDMA, which includes disclosure to the Canada Revenue Agency.

Despite any assignment of the Buyer’s interest in the Strata Lot or in this Contract of Purchase and Sale, the Buyer shall remain fully liable under this Contract of Purchase and Sale and such assignment shall not in any way relieve the Buyer of his/her obligations hereunder.

The Seller may, at its option, charge an administration fee equal to three percent (3%) of the Purchase Price (excluding GST and applicable rebates) as consideration for agreeing to an assignment of the Buyer’s interest in the Strata Lot or in this Contract of Purchase and Sale and for any associated legal and administrative costs.

10.2 Provided that the Seller is still engaged in an ongoing marketing program with respect to any of the homes in the Development from the date of the Contract of Purchase and Sale, the Buyer, if he/she wishes to sell or lease his/her Strata Lot, will:

- (a) notify the Seller as soon as he/she forms the intention to sell or lease the Strata Lot; and
- (b) not place any "for sale" or "for lease" or other such advertising signs on or in front of his/her Strata Lot or the Development so as to be visible from outside of the Strata Lot or Development

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and will not advertise the Strata Lot for sale on the Multiple Listing Service.

10.3 Paragraph 10.2 hereof will be of no further force and effect as of the date which is the earlier of:

- (a) the date the Seller completes the sale of all the homes in the Development or advises the Buyer that it has discontinued its marketing program in respect of the homes in the Development; and
- (b) the expiration of a thirty-six (36) month period commencing on the Completion Date.

**11. MISCELLANEOUS**

11.1 Time will be of the essence hereof and unless all payments on account of the Purchase Price, together with adjustments thereto as provided herein and all other amounts payable hereunder are paid when due, then the Seller may at its option:

- (a) cancel this Contract of Purchase and Sale by written notice to the Buyer and in such event any Deposit paid by the Buyer under this Contract of Purchase and Sale shall be absolutely forfeited to the Seller subject to paragraph 3.1 hereof and the Seller shall be entitled to be paid such amount upon written demand therefore by the Seller; or
- (b) elect to complete the transaction contemplated by this Contract of Purchase and Sale in which event the Buyer will pay to the Seller, in addition to the Purchase Price, interest on the unpaid Seller's Sale Proceeds and other unpaid amounts payable hereunder at the rate of twenty percent (20%) per annum from and including the date upon which such portion and amounts were due to be paid up to and including the date upon which such portion and amounts are received by the Seller;

provided, however, that the Seller may cancel this Contract of Purchase and Sale at any time after default by the Buyer in making a payment as required herein, even if the Seller has previously elected to complete the transaction.

11.2 Any notice to be given to the Buyer will be sufficiently given if deposited in any post office in British Columbia, postage prepaid, addressed to the Buyer at the address set forth on the first page of this Contract of Purchase and Sale, transmitted by facsimile or email to the Buyer and/or the Buyer's Realtor, or delivered by hand to the Buyer's solicitors at their offices or the Buyer's address as set out herein or to such other address as the Buyer may have last notified the Seller in writing, and shall be deemed to have been received if delivered, when delivered, if sent by facsimile or email, on the date of transmission and if mailed, on the second business day (exclusive of Saturdays, Sundays and statutory holidays) after such mailing.

11.3 The Buyer agrees that the Seller will have satisfied its obligations under REDMA to deliver the Disclosure Statement including any amendments to the Disclosure Statement or a Consolidated Disclosure Statement if it delivers them to the Buyer only by email to the email addresses set forth above on the first page of the Contract of Purchase and Sale, and/or to the Buyer's Realtor or such other email addresses as the Buyer may advise the Seller from time to time in writing in accordance with this paragraph. The Buyer further agrees that the Buyer is capable of retrieving and processing the delivery of the Disclosure Statement, any amendments to the Disclosure Statement or a Consolidated Disclosure Statement by electronic means. If the Buyer comprises more than one party, each party agrees that the Seller's email delivery to any one of the parties comprising the Buyer shall be deemed to constitute full and satisfactory delivery to all parties comprising the Buyer. The Buyer acknowledges and agrees that the Seller shall have no duty to check whether the email delivered to the Buyer has been received or whether the email address provided by the Buyer is valid.

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11.4 In order to ensure compliance with the Seller's safety guidelines for the construction site, neither the Buyer nor the Buyer's agents or representatives will under any circumstance be permitted to inspect the Strata Lot or to enter the construction site prior to the Completion Date, unless accompanied by a representative of the Seller and except as expressly set forth herein. The Buyer and a representative of the Seller shall together inspect the Strata Lot at a reasonable time designated by the Seller prior to the Completion Date. At the conclusion of such inspection, a mutually agreed upon list of deficiencies (the "Deficiency List") shall be prepared by the Seller's representative. The Deficiency List shall be considered an agreement that on the Completion Date the Buyer has accepted the physical condition of the Strata Lot subject only to the Deficiency List items which will be corrected by the Seller on or before the 60<sup>th</sup> day following the date of the Deficiency List provided that reasonable access is given by the Buyer to the Seller's tradespeople for the necessary work and repairs. The Seller and Buyer agree that there shall be no holdback of the Purchase Price to cover the items on the Deficiency List. The Buyer agrees that the only parties permitted to accompany the Buyer during their inspection will be the Buyer's spouse and/or the Buyer's Realtor. Should the Buyer fail to attend the inspection the representative of the Seller will perform the inspection on the Buyer's behalf and the inspection will be deemed to be completed, without further opportunity for the Buyer to participate in an inspection of the Strata Lot prior to Completion. In the event of a disagreement between the Buyer and the Seller as to what constitutes an omission or defect, or whether an omission or defect has been rectified as provided for herein, the decision of the Seller's architect or substitute appointed by the Seller will be conclusive, final and binding on the parties.

11.5 The Seller's Solicitor herein is:

**Fasken Martineau DuMoulin LLP** Attention: **Randal Dhaliwal**  
Unit 1800 – 13401 108 Avenue, Surrey, BC V3T 5T3  
Phone: #604-631-6472 Fax: #604-632-3183

11.6 The Buyer acknowledges, and agrees as to the following:

- (a) the Seller may continue to carry out the construction work on the Development and that after the completion of the purchase of the Strata Lot by the Buyer that such work may cause inconvenience to the use and enjoyment of the Strata Lot;
- (b) the Buyer has received copies of all legal notations, easements, covenants and statutory rights of ways registered against title to the Strata Lot and agrees to comply with the provisions of all such legal notations, easements, covenants and statutory rights of ways;
- (c) the Seller may retain strata lots in the Development and reserve parking areas during the hours in which the strata lots in the Development are being marketed for sale, and for so long as the Seller is the owner of any of the strata lots in the Development the Seller may carry out marketing, promotional and sales activities within the common property;
- (d) the Buyer is aware that the monthly strata corporation assessment as set out in the exhibits to the Disclosure Statement is an estimate only; and
- (e) The Buyer acknowledges and accepts that the Seller may retain use of a portion of the common property, including common storage area, as determined by the Seller, in the Seller's sole discretion, for a period of 24 months following the first annual general meeting, for the purposes of the storage of materials and other administrative needs, in connection with satisfaction of third party warranty requirements, and that there will be no rent, strata fee or levy, or property tax paid by the Seller, to the Strata Corporation in association with use of said space.

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- 11.7 It is expressly agreed between the Seller and the Buyer that this Contract of Purchase and Sale and each and every part thereof shall be governed and construed in accordance with the laws of the Province of British Columbia. If any covenant or other provision of this Contract of Purchase and Sale is invalid, illegal or incapable of being enforced by reason of any rule of law or public policy, then that covenant or other provision will be severed from and will not affect any other covenant or other provision of this Contract of Purchase and Sale, and this Contract of Purchase and Sale will be construed as if such invalid, illegal or unenforceable covenant or provision had never been contained in this Contract of Purchase and Sale. All other conditions and provisions of this Contract of Purchase and Sale will, nevertheless, remain in full force and effect and no covenant or provision of this Contract of Purchase and Sale will be deemed dependent upon any other covenant or provision unless so expressed herein.
- 11.8 The Seller represents and warrants to the Buyer that it is not a non-resident of Canada within the meaning of the *Income Tax Act* (Canada).
- 11.9 This Contract of Purchaser and Sale will enure to the benefit of and be binding upon the parties hereto and their respective successors, permitted assigns, heirs, administrators and executors.
- 11.10 This Contract of Purchase and Sale including the Schedule thereto shall constitute the entire agreement between the Buyer and the Seller and no representations, warranties, marketing materials/samples and previous statements made by any person or agent other than those contained in this Contract of Purchase and Sale and the Disclosure Statement shall be binding upon the Seller. For greater certainty, it is hereby confirmed that any verbal arrangements entered into between the Buyer and salespeople or construction people will not be honoured by the Seller unless said arrangement is reduced to writing and executed by both the Buyer and the Seller as an amendment to this Contract of Purchase and Sale. Without limitation to the foregoing, both parties agree that the value of the Buyer's option to select the Colour Scheme as indicated in paragraph 1.3 of the Contract of Purchase and Sale, will be an amount equal to a quarter of one percent (0.25%) of the Purchase Price, and that the Buyer will be entitled to compensation of same should a breach of this term occur as liquidated damages, and upon payment of which will represent a complete and total discharge of any further claim by the Buyer against the Seller.
- 11.11 The Buyer and the Seller hereby consent to the collection, use and disclosure by the agents and salespersons described above, the real estate boards of which those agents and salespersons are members and, if the Strata Lot is listed on a Multiple Listing Service, the real estate board that operates that Multiple Listing Service, of personal information about the Buyer and the Seller:
- (a) for all purposes consistent with the transaction contemplated herein including to public utilities, BC Hydro, Telus, Shaw Cable and Fortis Gas in connection with the provision of utility services to the home, to the warranty provider WBI Home Warranty, to the strata management company for the Development and to any similar or replacement utility service, strata management company, warranty or insurance provider;
  - (b) to market, sell, provide and inform the Buyer of products and services of the Seller and its affiliates and partners, including information about future projects; and
  - (c) to disclose such personal information to the Seller's affiliates, assignees, business partners, bankers, lawyers, accountants and other advisors and consultants in furtherance of any of the foregoing purposes;
  - (d) if the Strata Lot is listed on a Multiple Listing Service, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service and other real estate boards of any statistics including historical Multiple Listing Service data for use by persons authorized to use the Multiple Listing Service of that real estate board and other real

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estate boards;

- (e) for enforcing codes of professional conduct and ethics for members of real estate boards; and
- (f) for the purposes (and to the recipients) described in the brochure published by the British Columbia Real Estate Council entitled “Disclosure of Representation in Trading Services”.

**12. AMENDED DISCLOSURE STATEMENT**

12.1 The Seller acknowledges its obligation to deliver to the Buyer of a Strata Lot in Phase 2 of the Development an amendment (the “**Building Permit Amendment**”) to the Disclosure Statement setting out the particulars of the issued building permit for Phase 2 of the Development and an amendment (the “**Financing Amendment**”) to the Disclosure Statement setting out particulars of a satisfactory financing commitment in respect of Phase 2 of the Development as contemplated in the Disclosure Statement. The Seller and Buyer agree that:

- (a) the Buyer may cancel this Contract of Purchase and Sale for a period of seven days after receipt of the Building Permit Amendment if the layout or size of the Strata Lot, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the Development, is materially changed by the issuance of the building permit;
- (b) if the Building Permit Amendment is not received by the Buyer within 12 months after the Disclosure Statement was filed with the Superintendent of Real Estate (the “**Superintendent**”), the Buyer may at his or her option cancel this Contract of Purchase and Sale at any time after the end of the 12 month period until the Building Permit Amendment is received by the Buyer, at which time the Buyer may cancel this Contract of Purchase and Sale for a period of seven days after receipt of the Building Permit Amendment only if the layout or size of the Strata Lot, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the Development, is materially changed by the issuance of the building permits;
- (c) if the Financing Amendment is not received by the Buyer within 12 months after the Disclosure Statement was filed with the Superintendent, the Buyer may at his/her/its option cancel this Contract of Purchase and Sale at any time after the end of the 12 month period until the Financing Amendment is received by the Buyer;
- (d) the amount of the Deposit to be paid by the Buyer prior to receiving the Building Amendment or the Financing Amendment will be no more than 10% of the Purchase Price; and
- (e) all deposits paid by the Buyer will be returned promptly to the Buyer upon notice of cancellation from the Buyer pursuant to this paragraph 12.1.

**13. ELECTRONIC COMMUNICATION AND COUNTERPARTS**

13.1 The Buyer and the Seller hereby consent to electronic delivery of documents and the use of electronic signatures. Furthermore, this Contract of Purchase and Sale (including any addendums forming part) may be executed in any number of counterparts and by the parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement, and treated exactly as if all parties had executed one document.

**14. CONTRACTUAL RIGHTS**

14.1 The Buyer agrees that this Contract of Purchase and Sale creates contractual rights only between the

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UNIT NUMBER: \_\_\_\_\_

STRATA LOT: \_\_\_\_\_

Buyer and the Seller and does not create an interest in the Property or the Strata Lot, and the Buyer agrees that they shall not under any circumstances be entitled or become entitled to register any charge, encumbrance or notice against title to the Property or the Strata Lot in respect of or pertaining to this Contract of Purchase and Sale, including without limitation, a certificate of pending litigation.

**15. BUYER COMPRISING MORE THAN ONE PARTY**

15.1 If the Buyer consists of more than one party, then the obligations of the Buyer hereunder will be the joint and several obligations of each party comprising the Buyer and any notice given to one of such parties will be deemed to have been given at the same time to both or all of such parties comprising the Buyer.

**16. MULTIPLE INTERESTS**

16.1 Should at any time after execution of this Contract of Purchase and Sale the Seller discovers that the Seller has entered into more than one contract for the Strata Lot then, after presenting bona fide evidence of the same to each of the buyers: (a) the contract with the later date of execution will merge and be of no further force and effect; and (b) the deposit paid under that contract which is of no further force and effect will be returned to the buyer forthwith, plus ten percent of the deposit as liquidated damages, representing a fair genuine pre-estimate of damages (and not a penalty) and, upon payment of same, no party will have any claim against the other whatsoever.

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