

**“INSPIRE – MAPLE RIDGE”
THIRD AMENDMENT TO DISCLOSURE STATEMENT**

Date of Disclosure Statement: May 14, 2021

Date of any prior Amendments: March 21, 2022 and August 31, 2022

Date of this Amendment: August 31, 2023

Name of Development: Inspire – Maple Ridge

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**”)

Developer’s Address for Service in BC: #201 – 12837 76th Avenue, Surrey, BC V3W 2V3

Developer’s Business Address: #201 – 12837 76th Avenue, Surrey, BC V3W 2V3

Name and Business Address of any Real Estate Brokerage acting on behalf of the Developer: 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

The Developer 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 Services Act* to market the Development, including one affiliated with the Developer.

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.

The Disclosure Statement for the Development is amended as set out below.

1. The Table of Contents of the Disclosure Statement is amended to reflect the changes made pursuant to this Third Amendment to Disclosure Statement.
2. Exhibit “B” to the Disclosure Statement is deleted in its entirety and replaced with Exhibit “B” attached hereto.
3. Exhibit “E” to the Disclosure Statement is deleted in its entirety and replaced with Exhibit “E” attached hereto.
4. Exhibit “F” to the Disclosure Statement is deleted in its entirety.
5. Exhibit “G” to the Disclosure Statement is deleted in its entirety and replaced with Exhibit “G” attached hereto.
6. Subsection 2.3(b) of the Disclosure Statement is amended to reflect that the Developer has elected to proceed with Phase 3 of the Development in addition to having previously elected to proceed with Phase 1 and Phase 2 of the Development.
7. Paragraph 4 of the Section 3.8 of the Disclosure Statement is deleted in its entirety and replaced as follows:

*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, and the Developer will make one-time contributions to that fund prior to the first conveyance of a Strata Lot in each Phase equal to 10% of the estimated operating expenses set out in the interim operation budgets attached as **Exhibit “E”** to this Disclosure Statement.*

8. Section 3.12 of the Disclosure Statement is deleted in its entirety.
9. The estimated date ranges for commencement and completion of construction of the Development set out in paragraph 1 of Section 5.1 of the Disclosure Statement are amended as follows:

Phase Number	Estimated Date Range/Actual Date for the Commencement of Construction	Estimated Date Range/Actual Date for the Completion of Construction
1	May 1, 2022 – Jul 31, 2022	Apr 30, 2024 – Jul 31, 2024
2	Oct 1, 2023 – Dec 31, 2023	Jun 30, 2025 – Sep 30, 2025
3	Jul 1, 2024 – Sep 30, 2024	Mar 31, 2026 – Jun 30, 2026

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 31 day of August 2023.

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 “B”

Form P – Phased Strata Plan Declaration

(See Attached)

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:

Parcel Identifier: 031-395-996

Legal Description: 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:

Phase Number	Common Facilities
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:

Phase Number	Estimated Date for the Beginning of Construction	Estimated Date for the Completion of Construction
1	May 1, 2022	July 31, 2024
2	Oct 1, 2023	Sep 30, 2025
3	July 1, 2024	Jun 30, 2026

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

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

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

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

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

Phase Number	Date
1	ELECTED TO PROCEED
2	ELECTED TO PROCEED
3	ELECTED TO PROCEED

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

Per: _____
Authorized Signatory

Date of Approval: _____, 2023

(Signature of Approving Officer)

CITY OF MAPLE RIDGE
Name of Municipality (or as the case maybe)

*Section 222(2) of the Act provides that approval expires after one year unless the first phase is deposited before that time.

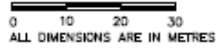
**PLAN TO ACCOMPANY FORM "P" FOR
PHASED STRATA DEVELOPMENT OF LOT 1
DISTRICT LOT 399 GROUP 1
NEW WESTMINSTER DISTRICT PLAN EPP107648**

FORM "P"
SCHEDULE "A"

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

LEGEND

SCALE 1:750

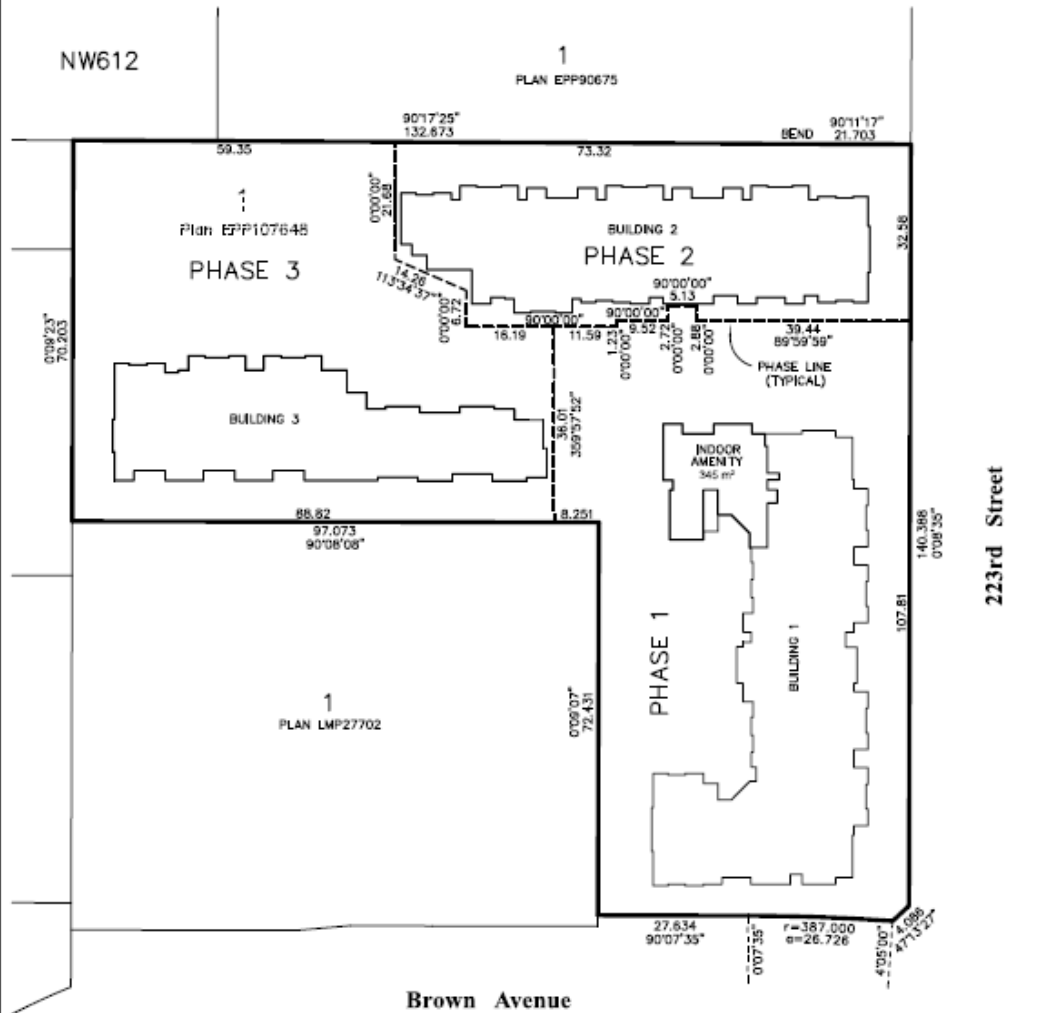


PROJECT CIVIC ADDRESS:

12109 223rd STREET
MAPLE RIDGE, BC

COMMON FACILITIES:

- PHASE 1: INDOOR AMENITY (345 m²)
(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
SURREY, B.C.
V3R 4E7
(ph) 583-1616
File: 174764_FORM P.DWG

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

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

GORDON YU BCLS #808

EXHIBIT “E”
Interim Operation Budgets
(See Attached)

EPS ---- - Brown Ave Condominiums
Proposed Budget for 330 unit Condominium - 3 Buildings
located at Brown Ave & 223rd Street, Maple Ridge, BC

	Proposed Budget All Phases	Phase 1 Budget	Monthly Expense Phase 1
<u>INCOME</u>			
Strata Fees	\$ 1,005,294.00	\$ 423,442.02	\$ 35,286.83
Contingency Contribution	\$ 100,529.40	\$ 42,344.20	\$ 3,528.68
TOTAL INCOME	\$ 1,105,823.40	\$ 465,786.22	\$ 38,815.52
<u>EXPENSES</u>			
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
SUBTOTAL	\$ 1,005,294.00	\$ 423,442.02	\$ 35,286.83
Reserve - Contingency Fund	100,529.40	42,344.20	\$ 3,528.68
TOTAL OPERATING EXPENSES	\$ 1,105,823.40	\$ 465,786.22	\$ 38,815.52

EPS XXXX Brown Ave Condominiums

Strata Lot Number	Unit Number	Unit Entitlement	Factor	Strata Fee	Contingency Contribution	Total Fee
Phase 1		Phase 1				
1		80	0.0085	\$ 299.52	\$ 29.95	\$ 329.47
2		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
3		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
4		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
5		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
6		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
7		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
8		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
9		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
10		80	0.0085	\$ 299.52	\$ 29.95	\$ 329.47
11		52	0.0055	\$ 194.69	\$ 19.47	\$ 214.15
12		52	0.0055	\$ 194.69	\$ 19.47	\$ 214.15
13		90	0.0095	\$ 336.96	\$ 33.70	\$ 370.65
14		90	0.0095	\$ 336.96	\$ 33.70	\$ 370.65
15		55	0.0058	\$ 205.92	\$ 20.59	\$ 226.51
16		80	0.0085	\$ 299.52	\$ 29.95	\$ 329.47
17		61	0.0065	\$ 228.38	\$ 22.84	\$ 251.22
18		61	0.0065	\$ 228.38	\$ 22.84	\$ 251.22
19		80	0.0085	\$ 299.52	\$ 29.95	\$ 329.47
20		80	0.0085	\$ 299.52	\$ 29.95	\$ 329.47
21		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
22		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
23		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
24		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
25		80	0.0085	\$ 299.52	\$ 29.95	\$ 329.47
26		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
27		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
28		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
29		71	0.0075	\$ 265.82	\$ 26.58	\$ 292.40
30		80	0.0085	\$ 299.52	\$ 29.95	\$ 329.47
31		52	0.0055	\$ 194.69	\$ 19.47	\$ 214.15
32		52	0.0055	\$ 194.69	\$ 19.47	\$ 214.15
33		52	0.0055	\$ 194.69	\$ 19.47	\$ 214.15
34		90	0.0095	\$ 336.96	\$ 33.70	\$ 370.65
35		90	0.0095	\$ 336.96	\$ 33.70	\$ 370.65
36		53	0.0056	\$ 198.43	\$ 19.84	\$ 218.27
37		55	0.0058	\$ 205.92	\$ 20.59	\$ 226.51
38		80	0.0085	\$ 299.52	\$ 29.95	\$ 329.47
39		61	0.0065	\$ 228.38	\$ 22.84	\$ 251.22
40		80	0.0085	\$ 299.52	\$ 29.95	\$ 329.47
41		61	0.0065	\$ 228.38	\$ 22.84	\$ 251.22
42		80	0.0085	\$ 299.52	\$ 29.95	\$ 329.47
43		55	0.0058	\$ 205.92	\$ 20.59	\$ 226.51
44		53	0.0056	\$ 198.43	\$ 19.84	\$ 218.27
45		53	0.0056	\$ 198.43	\$ 19.84	\$ 218.27

46	61	0.0065	\$	228.38	\$	22.84	\$	251.22
47	61	0.0065	\$	228.38	\$	22.84	\$	251.22
48	61	0.0065	\$	228.38	\$	22.84	\$	251.22
49	61	0.0065	\$	228.38	\$	22.84	\$	251.22
50	80	0.0085	\$	299.52	\$	29.95	\$	329.47
51	71	0.0075	\$	265.82	\$	26.58	\$	292.40
52	71	0.0075	\$	265.82	\$	26.58	\$	292.40
53	71	0.0075	\$	265.82	\$	26.58	\$	292.40
54	71	0.0075	\$	265.82	\$	26.58	\$	292.40
55	80	0.0085	\$	299.52	\$	29.95	\$	329.47
56	71	0.0075	\$	265.82	\$	26.58	\$	292.40
57	71	0.0075	\$	265.82	\$	26.58	\$	292.40
58	71	0.0075	\$	265.82	\$	26.58	\$	292.40
59	71	0.0075	\$	265.82	\$	26.58	\$	292.40
60	80	0.0085	\$	299.52	\$	29.95	\$	329.47
61	52	0.0055	\$	194.69	\$	19.47	\$	214.15
62	52	0.0055	\$	194.69	\$	19.47	\$	214.15
63	52	0.0055	\$	194.69	\$	19.47	\$	214.15
64	90	0.0095	\$	336.96	\$	33.70	\$	370.65
65	90	0.0095	\$	336.96	\$	33.70	\$	370.65
66	53	0.0056	\$	198.43	\$	19.84	\$	218.27
67	55	0.0058	\$	205.92	\$	20.59	\$	226.51
68	80	0.0085	\$	299.52	\$	29.95	\$	329.47
69	61	0.0065	\$	228.38	\$	22.84	\$	251.22
70	80	0.0085	\$	299.52	\$	29.95	\$	329.47
71	61	0.0065	\$	228.38	\$	22.84	\$	251.22
72	80	0.0085	\$	299.52	\$	29.95	\$	329.47
73	55	0.0058	\$	205.92	\$	20.59	\$	226.51
74	53	0.0056	\$	198.43	\$	19.84	\$	218.27
75	53	0.0056	\$	198.43	\$	19.84	\$	218.27
76	61	0.0065	\$	228.38	\$	22.84	\$	251.22
77	61	0.0065	\$	228.38	\$	22.84	\$	251.22
78	61	0.0065	\$	228.38	\$	22.84	\$	251.22
79	61	0.0065	\$	228.38	\$	22.84	\$	251.22
80	80	0.0085	\$	299.52	\$	29.95	\$	329.47
81	71	0.0075	\$	265.82	\$	26.58	\$	292.40
82	71	0.0075	\$	265.82	\$	26.58	\$	292.40
83	71	0.0075	\$	265.82	\$	26.58	\$	292.40
84	71	0.0075	\$	265.82	\$	26.58	\$	292.40
85	80	0.0085	\$	299.52	\$	29.95	\$	329.47
86	71	0.0075	\$	265.82	\$	26.58	\$	292.40
87	71	0.0075	\$	265.82	\$	26.58	\$	292.40
88	71	0.0075	\$	265.82	\$	26.58	\$	292.40
89	71	0.0075	\$	265.82	\$	26.58	\$	292.40
90	80	0.0085	\$	299.52	\$	29.95	\$	329.47
91	52	0.0055	\$	194.69	\$	19.47	\$	214.15
92	52	0.0055	\$	194.69	\$	19.47	\$	214.15
93	52	0.0055	\$	194.69	\$	19.47	\$	214.15
94	90	0.0095	\$	336.96	\$	33.70	\$	370.65
95	90	0.0095	\$	336.96	\$	33.70	\$	370.65
96	53	0.0056	\$	198.43	\$	19.84	\$	218.27

97	55	0.0058	\$	205.92	\$	20.59	\$	226.51
98	80	0.0085	\$	299.52	\$	29.95	\$	329.47
99	61	0.0065	\$	228.38	\$	22.84	\$	251.22
100	80	0.0085	\$	299.52	\$	29.95	\$	329.47
101	61	0.0065	\$	228.38	\$	22.84	\$	251.22
102	80	0.0085	\$	299.52	\$	29.95	\$	329.47
103	55	0.0058	\$	205.92	\$	20.59	\$	226.51
104	53	0.0056	\$	198.43	\$	19.84	\$	218.27
105	53	0.0056	\$	198.43	\$	19.84	\$	218.27
106	61	0.0065	\$	228.38	\$	22.84	\$	251.22
107	61	0.0065	\$	228.38	\$	22.84	\$	251.22
108	61	0.0065	\$	228.38	\$	22.84	\$	251.22
109	61	0.0065	\$	228.38	\$	22.84	\$	251.22
110	80	0.0085	\$	299.52	\$	29.95	\$	329.47
111	71	0.0075	\$	265.82	\$	26.58	\$	292.40
112	71	0.0075	\$	265.82	\$	26.58	\$	292.40
113	71	0.0075	\$	265.82	\$	26.58	\$	292.40
114	71	0.0075	\$	265.82	\$	26.58	\$	292.40
115	80	0.0085	\$	299.52	\$	29.95	\$	329.47
116	71	0.0075	\$	265.82	\$	26.58	\$	292.40
117	71	0.0075	\$	265.82	\$	26.58	\$	292.40
118	71	0.0075	\$	265.82	\$	26.58	\$	292.40
119	71	0.0075	\$	265.82	\$	26.58	\$	292.40
120	80	0.0085	\$	299.52	\$	29.95	\$	329.47
121	52	0.0055	\$	194.69	\$	19.47	\$	214.15
122	52	0.0055	\$	194.69	\$	19.47	\$	214.15
123	52	0.0055	\$	194.69	\$	19.47	\$	214.15
124	90	0.0095	\$	336.96	\$	33.70	\$	370.65
125	90	0.0095	\$	336.96	\$	33.70	\$	370.65
126	53	0.0056	\$	198.43	\$	19.84	\$	218.27
127	55	0.0058	\$	205.92	\$	20.59	\$	226.51
128	80	0.0085	\$	299.52	\$	29.95	\$	329.47
129	61	0.0065	\$	228.38	\$	22.84	\$	251.22
130	80	0.0085	\$	299.52	\$	29.95	\$	329.47
131	61	0.0065	\$	228.38	\$	22.84	\$	251.22
132	80	0.0085	\$	299.52	\$	29.95	\$	329.47
133	55	0.0058	\$	205.92	\$	20.59	\$	226.51
134	53	0.0056	\$	198.43	\$	19.84	\$	218.27
135	53	0.0056	\$	198.43	\$	19.84	\$	218.27
136	61	0.0065	\$	228.38	\$	22.84	\$	251.22
137	61	0.0065	\$	228.38	\$	22.84	\$	251.22
138	61	0.0065	\$	228.38	\$	22.84	\$	251.22
139	61	0.0065	\$	228.38	\$	22.84	\$	251.22
	9425			\$ 35,286.83		\$ 3,528.68		\$ 38,815.52

EPS ---- - Brown Ave Condominiums
Proposed Budget for 330 unit Condominium - 3 Buildings
located at Brown Ave & 223rd Street, Maple Ridge, BC

	Proposed Budget All Phases	Phase 2 Budget	Phase 1 & 2 Combined	Monthly Expense Phase 1 & 2
<u>INCOME</u>				
Strata Fees	\$ 1,005,294.00	\$ 329,005.31	\$ 752,447.33	\$ 62,703.94
Contingency Contribution	\$ 100,529.40	\$ 32,900.53	\$ 75,244.73	\$ 6,270.39
TOTAL INCOME	\$ 1,105,823.40	\$ 361,905.84	\$ 827,692.06	\$ 68,974.34
<u>EXPENSES</u>				
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
SUBTOTAL	\$ 1,005,294.00	\$ 329,005.31	\$ 752,447.33	\$ 62,703.94
Reserve - Contingency Fund	100,529.40	32,900.53	75,244.73	\$ 6,270.39
TOTAL OPERATING EXPENSES	\$ 1,105,823.40	\$ 361,905.84	\$ 827,692.06	\$ 68,974.34

EPS XXXX Brown Ave Condominiums

Strata Lot Number	Unit Number	Unit Entitlement	Factor	Strata Fee	Contingency Contribution	Total Fee
Phase 1						
1		80	0.0048	\$ 300.92	\$ 30.09	\$ 331.01
2		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
3		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
4		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
5		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
6		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
7		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
8		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
9		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
10		80	0.0048	\$ 300.92	\$ 30.09	\$ 331.01
11		52	0.0031	\$ 195.60	\$ 19.56	\$ 215.16
12		52	0.0031	\$ 195.60	\$ 19.56	\$ 215.16
13		90	0.0054	\$ 338.53	\$ 33.85	\$ 372.39
14		90	0.0054	\$ 338.53	\$ 33.85	\$ 372.39
15		55	0.0033	\$ 206.88	\$ 20.69	\$ 227.57
16		80	0.0048	\$ 300.92	\$ 30.09	\$ 331.01
17		61	0.0037	\$ 229.45	\$ 22.95	\$ 252.40
18		61	0.0037	\$ 229.45	\$ 22.95	\$ 252.40
19		80	0.0048	\$ 300.92	\$ 30.09	\$ 331.01
20		80	0.0048	\$ 300.92	\$ 30.09	\$ 331.01
21		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
22		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
23		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
24		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
25		80	0.0048	\$ 300.92	\$ 30.09	\$ 331.01
26		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
27		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
28		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
29		71	0.0043	\$ 267.07	\$ 26.71	\$ 293.77
30		80	0.0048	\$ 300.92	\$ 30.09	\$ 331.01
31		52	0.0031	\$ 195.60	\$ 19.56	\$ 215.16
32		52	0.0031	\$ 195.60	\$ 19.56	\$ 215.16
33		52	0.0031	\$ 195.60	\$ 19.56	\$ 215.16
34		90	0.0054	\$ 338.53	\$ 33.85	\$ 372.39
35		90	0.0054	\$ 338.53	\$ 33.85	\$ 372.39
36		53	0.0032	\$ 199.36	\$ 19.94	\$ 219.29
37		55	0.0033	\$ 206.88	\$ 20.69	\$ 227.57
38		80	0.0048	\$ 300.92	\$ 30.09	\$ 331.01
39		61	0.0037	\$ 229.45	\$ 22.95	\$ 252.40
40		80	0.0048	\$ 300.92	\$ 30.09	\$ 331.01
41		61	0.0037	\$ 229.45	\$ 22.95	\$ 252.40
42		80	0.0048	\$ 300.92	\$ 30.09	\$ 331.01
43		55	0.0033	\$ 206.88	\$ 20.69	\$ 227.57
44		53	0.0032	\$ 199.36	\$ 19.94	\$ 219.29
45		53	0.0032	\$ 199.36	\$ 19.94	\$ 219.29

46	61	0.0037	\$	229.45	\$	22.95	\$	252.40
47	61	0.0037	\$	229.45	\$	22.95	\$	252.40
48	61	0.0037	\$	229.45	\$	22.95	\$	252.40
49	61	0.0037	\$	229.45	\$	22.95	\$	252.40
50	80	0.0048	\$	300.92	\$	30.09	\$	331.01
51	71	0.0043	\$	267.07	\$	26.71	\$	293.77
52	71	0.0043	\$	267.07	\$	26.71	\$	293.77
53	71	0.0043	\$	267.07	\$	26.71	\$	293.77
54	71	0.0043	\$	267.07	\$	26.71	\$	293.77
55	80	0.0048	\$	300.92	\$	30.09	\$	331.01
56	71	0.0043	\$	267.07	\$	26.71	\$	293.77
57	71	0.0043	\$	267.07	\$	26.71	\$	293.77
58	71	0.0043	\$	267.07	\$	26.71	\$	293.77
59	71	0.0043	\$	267.07	\$	26.71	\$	293.77
60	80	0.0048	\$	300.92	\$	30.09	\$	331.01
61	52	0.0031	\$	195.60	\$	19.56	\$	215.16
62	52	0.0031	\$	195.60	\$	19.56	\$	215.16
63	52	0.0031	\$	195.60	\$	19.56	\$	215.16
64	90	0.0054	\$	338.53	\$	33.85	\$	372.39
65	90	0.0054	\$	338.53	\$	33.85	\$	372.39
66	53	0.0032	\$	199.36	\$	19.94	\$	219.29
67	55	0.0033	\$	206.88	\$	20.69	\$	227.57
68	80	0.0048	\$	300.92	\$	30.09	\$	331.01
69	61	0.0037	\$	229.45	\$	22.95	\$	252.40
70	80	0.0048	\$	300.92	\$	30.09	\$	331.01
71	61	0.0037	\$	229.45	\$	22.95	\$	252.40
72	80	0.0048	\$	300.92	\$	30.09	\$	331.01
73	55	0.0033	\$	206.88	\$	20.69	\$	227.57
74	53	0.0032	\$	199.36	\$	19.94	\$	219.29
75	53	0.0032	\$	199.36	\$	19.94	\$	219.29
76	61	0.0037	\$	229.45	\$	22.95	\$	252.40
77	61	0.0037	\$	229.45	\$	22.95	\$	252.40
78	61	0.0037	\$	229.45	\$	22.95	\$	252.40
79	61	0.0037	\$	229.45	\$	22.95	\$	252.40
80	80	0.0048	\$	300.92	\$	30.09	\$	331.01
81	71	0.0043	\$	267.07	\$	26.71	\$	293.77
82	71	0.0043	\$	267.07	\$	26.71	\$	293.77
83	71	0.0043	\$	267.07	\$	26.71	\$	293.77
84	71	0.0043	\$	267.07	\$	26.71	\$	293.77
85	80	0.0048	\$	300.92	\$	30.09	\$	331.01
86	71	0.0043	\$	267.07	\$	26.71	\$	293.77
87	71	0.0043	\$	267.07	\$	26.71	\$	293.77
88	71	0.0043	\$	267.07	\$	26.71	\$	293.77
89	71	0.0043	\$	267.07	\$	26.71	\$	293.77
90	80	0.0048	\$	300.92	\$	30.09	\$	331.01
91	52	0.0031	\$	195.60	\$	19.56	\$	215.16
92	52	0.0031	\$	195.60	\$	19.56	\$	215.16
93	52	0.0031	\$	195.60	\$	19.56	\$	215.16
94	90	0.0054	\$	338.53	\$	33.85	\$	372.39
95	90	0.0054	\$	338.53	\$	33.85	\$	372.39
96	53	0.0032	\$	199.36	\$	19.94	\$	219.29

97	55	0.0033	\$	206.88	\$	20.69	\$	227.57
98	80	0.0048	\$	300.92	\$	30.09	\$	331.01
99	61	0.0037	\$	229.45	\$	22.95	\$	252.40
100	80	0.0048	\$	300.92	\$	30.09	\$	331.01
101	61	0.0037	\$	229.45	\$	22.95	\$	252.40
102	80	0.0048	\$	300.92	\$	30.09	\$	331.01
103	55	0.0033	\$	206.88	\$	20.69	\$	227.57
104	53	0.0032	\$	199.36	\$	19.94	\$	219.29
105	53	0.0032	\$	199.36	\$	19.94	\$	219.29
106	61	0.0037	\$	229.45	\$	22.95	\$	252.40
107	61	0.0037	\$	229.45	\$	22.95	\$	252.40
108	61	0.0037	\$	229.45	\$	22.95	\$	252.40
109	61	0.0037	\$	229.45	\$	22.95	\$	252.40
110	80	0.0048	\$	300.92	\$	30.09	\$	331.01
111	71	0.0043	\$	267.07	\$	26.71	\$	293.77
112	71	0.0043	\$	267.07	\$	26.71	\$	293.77
113	71	0.0043	\$	267.07	\$	26.71	\$	293.77
114	71	0.0043	\$	267.07	\$	26.71	\$	293.77
115	80	0.0048	\$	300.92	\$	30.09	\$	331.01
116	71	0.0043	\$	267.07	\$	26.71	\$	293.77
117	71	0.0043	\$	267.07	\$	26.71	\$	293.77
118	71	0.0043	\$	267.07	\$	26.71	\$	293.77
119	71	0.0043	\$	267.07	\$	26.71	\$	293.77
120	80	0.0048	\$	300.92	\$	30.09	\$	331.01
121	52	0.0031	\$	195.60	\$	19.56	\$	215.16
122	52	0.0031	\$	195.60	\$	19.56	\$	215.16
123	52	0.0031	\$	195.60	\$	19.56	\$	215.16
124	90	0.0054	\$	338.53	\$	33.85	\$	372.39
125	90	0.0054	\$	338.53	\$	33.85	\$	372.39
126	53	0.0032	\$	199.36	\$	19.94	\$	219.29
127	55	0.0033	\$	206.88	\$	20.69	\$	227.57
128	80	0.0048	\$	300.92	\$	30.09	\$	331.01
129	61	0.0037	\$	229.45	\$	22.95	\$	252.40
130	80	0.0048	\$	300.92	\$	30.09	\$	331.01
131	61	0.0037	\$	229.45	\$	22.95	\$	252.40
132	80	0.0048	\$	300.92	\$	30.09	\$	331.01
133	55	0.0033	\$	206.88	\$	20.69	\$	227.57
134	53	0.0032	\$	199.36	\$	19.94	\$	219.29
135	53	0.0032	\$	199.36	\$	19.94	\$	219.29
136	61	0.0037	\$	229.45	\$	22.95	\$	252.40
137	61	0.0037	\$	229.45	\$	22.95	\$	252.40
138	61	0.0037	\$	229.45	\$	22.95	\$	252.40
139	61	0.0037	\$	229.45	\$	22.95	\$	252.40
	9425							
Phase 2								
140	52	0.0031	\$	195.60	\$	19.56	\$	215.16
141	80	0.0048	\$	300.92	\$	30.09	\$	331.01
142	71	0.0043	\$	267.07	\$	26.71	\$	293.77
143	71	0.0043	\$	267.07	\$	26.71	\$	293.77
144	53	0.0032	\$	199.36	\$	19.94	\$	219.29
145	86	0.0052	\$	323.49	\$	32.35	\$	355.84

146	71	0.0043	\$	267.07	\$	26.71	\$	293.77
147	71	0.0043	\$	267.07	\$	26.71	\$	293.77
148	59	0.0035	\$	221.93	\$	22.19	\$	244.12
149	61	0.0037	\$	229.45	\$	22.95	\$	252.40
150	71	0.0043	\$	267.07	\$	26.71	\$	293.77
151	71	0.0043	\$	267.07	\$	26.71	\$	293.77
152	61	0.0037	\$	229.45	\$	22.95	\$	252.40
153	61	0.0037	\$	229.45	\$	22.95	\$	252.40
154	71	0.0043	\$	267.07	\$	26.71	\$	293.77
155	71	0.0043	\$	267.07	\$	26.71	\$	293.77
156	84	0.0050	\$	315.96	\$	31.60	\$	347.56
157	84	0.0050	\$	315.96	\$	31.60	\$	347.56
158	52	0.0031	\$	195.60	\$	19.56	\$	215.16
159	52	0.0031	\$	195.60	\$	19.56	\$	215.16
160	40	0.0024	\$	150.46	\$	15.05	\$	165.51
161	80	0.0048	\$	300.92	\$	30.09	\$	331.01
162	52	0.0031	\$	195.60	\$	19.56	\$	215.16
163	80	0.0048	\$	300.92	\$	30.09	\$	331.01
164	71	0.0043	\$	267.07	\$	26.71	\$	293.77
165	71	0.0043	\$	267.07	\$	26.71	\$	293.77
166	53	0.0032	\$	199.36	\$	19.94	\$	219.29
167	86	0.0052	\$	323.49	\$	32.35	\$	355.84
168	71	0.0043	\$	267.07	\$	26.71	\$	293.77
169	71	0.0043	\$	267.07	\$	26.71	\$	293.77
170	59	0.0035	\$	221.93	\$	22.19	\$	244.12
171	61	0.0037	\$	229.45	\$	22.95	\$	252.40
172	71	0.0043	\$	267.07	\$	26.71	\$	293.77
173	71	0.0043	\$	267.07	\$	26.71	\$	293.77
174	61	0.0037	\$	229.45	\$	22.95	\$	252.40
175	61	0.0037	\$	229.45	\$	22.95	\$	252.40
176	71	0.0043	\$	267.07	\$	26.71	\$	293.77
177	71	0.0043	\$	267.07	\$	26.71	\$	293.77
178	84	0.0050	\$	315.96	\$	31.60	\$	347.56
179	84	0.0050	\$	315.96	\$	31.60	\$	347.56
180	52	0.0031	\$	195.60	\$	19.56	\$	215.16
181	52	0.0031	\$	195.60	\$	19.56	\$	215.16
182	40	0.0024	\$	150.46	\$	15.05	\$	165.51
183	80	0.0048	\$	300.92	\$	30.09	\$	331.01
184	52	0.0031	\$	195.60	\$	19.56	\$	215.16
185	80	0.0048	\$	300.92	\$	30.09	\$	331.01
186	71	0.0043	\$	267.07	\$	26.71	\$	293.77
187	71	0.0043	\$	267.07	\$	26.71	\$	293.77
188	53	0.0032	\$	199.36	\$	19.94	\$	219.29
189	86	0.0052	\$	323.49	\$	32.35	\$	355.84
190	71	0.0043	\$	267.07	\$	26.71	\$	293.77
191	71	0.0043	\$	267.07	\$	26.71	\$	293.77
192	59	0.0035	\$	221.93	\$	22.19	\$	244.12
193	61	0.0037	\$	229.45	\$	22.95	\$	252.40
194	71	0.0043	\$	267.07	\$	26.71	\$	293.77
195	71	0.0043	\$	267.07	\$	26.71	\$	293.77
196	61	0.0037	\$	229.45	\$	22.95	\$	252.40

197	61	0.0037	\$	229.45	\$	22.95	\$	252.40
198	71	0.0043	\$	267.07	\$	26.71	\$	293.77
199	71	0.0043	\$	267.07	\$	26.71	\$	293.77
200	84	0.0050	\$	315.96	\$	31.60	\$	347.56
201	84	0.0050	\$	315.96	\$	31.60	\$	347.56
202	52	0.0031	\$	195.60	\$	19.56	\$	215.16
203	52	0.0031	\$	195.60	\$	19.56	\$	215.16
204	40	0.0024	\$	150.46	\$	15.05	\$	165.51
205	80	0.0048	\$	300.92	\$	30.09	\$	331.01
206	52	0.0031	\$	195.60	\$	19.56	\$	215.16
207	80	0.0048	\$	300.92	\$	30.09	\$	331.01
208	71	0.0043	\$	267.07	\$	26.71	\$	293.77
209	71	0.0043	\$	267.07	\$	26.71	\$	293.77
210	53	0.0032	\$	199.36	\$	19.94	\$	219.29
211	86	0.0052	\$	323.49	\$	32.35	\$	355.84
212	71	0.0043	\$	267.07	\$	26.71	\$	293.77
213	71	0.0043	\$	267.07	\$	26.71	\$	293.77
214	59	0.0035	\$	221.93	\$	22.19	\$	244.12
215	61	0.0037	\$	229.45	\$	22.95	\$	252.40
216	71	0.0043	\$	267.07	\$	26.71	\$	293.77
217	71	0.0043	\$	267.07	\$	26.71	\$	293.77
218	61	0.0037	\$	229.45	\$	22.95	\$	252.40
219	61	0.0037	\$	229.45	\$	22.95	\$	252.40
220	71	0.0043	\$	267.07	\$	26.71	\$	293.77
221	71	0.0043	\$	267.07	\$	26.71	\$	293.77
222	84	0.0050	\$	315.96	\$	31.60	\$	347.56
223	84	0.0050	\$	315.96	\$	31.60	\$	347.56
224	52	0.0031	\$	195.60	\$	19.56	\$	215.16
225	52	0.0031	\$	195.60	\$	19.56	\$	215.16
226	40	0.0024	\$	150.46	\$	15.05	\$	165.51
227	80	0.0048	\$	300.92	\$	30.09	\$	331.01
228	52	0.0031	\$	195.60	\$	19.56	\$	215.16
229	80	0.0048	\$	300.92	\$	30.09	\$	331.01
230	71	0.0043	\$	267.07	\$	26.71	\$	293.77
231	71	0.0043	\$	267.07	\$	26.71	\$	293.77
232	53	0.0032	\$	199.36	\$	19.94	\$	219.29
233	86	0.0052	\$	323.49	\$	32.35	\$	355.84
234	71	0.0043	\$	267.07	\$	26.71	\$	293.77
235	71	0.0043	\$	267.07	\$	26.71	\$	293.77
236	59	0.0035	\$	221.93	\$	22.19	\$	244.12
237	61	0.0037	\$	229.45	\$	22.95	\$	252.40
238	71	0.0043	\$	267.07	\$	26.71	\$	293.77
239	71	0.0043	\$	267.07	\$	26.71	\$	293.77
240	61	0.0037	\$	229.45	\$	22.95	\$	252.40
241	61	0.0037	\$	229.45	\$	22.95	\$	252.40
242	71	0.0043	\$	267.07	\$	26.71	\$	293.77
243	71	0.0043	\$	267.07	\$	26.71	\$	293.77
244	84	0.0050	\$	315.96	\$	31.60	\$	347.56
245	84	0.0050	\$	315.96	\$	31.60	\$	347.56
246	52	0.0031	\$	195.60	\$	19.56	\$	215.16
247	52	0.0031	\$	195.60	\$	19.56	\$	215.16

7245				
16670	\$ 62,703.94	\$	6,270.39	\$ 68,974.34

EPS ---- - Brown Ave Condominiums
Proposed Budget for 330 unit Condominium - 3 Buildings
located at Brown Ave & 223rd Street, Maple Ridge, BC

	Proposed Budget All Phases	Phase 3 Budget	Phase 1 - 3 Combined	Monthly Expense Phase 1 - 3
INCOME				
Strata Fees	\$ 1,005,294.00	\$ 252,846.67	\$ 1,005,294.00	\$ 83,774.50
Contingency Contribution	\$ 100,529.40	\$ 25,284.67	\$ 100,529.40	\$ 8,377.45
TOTAL INCOME	\$ 1,105,823.40	\$ 278,131.34	\$ 1,105,823.40	\$ 92,151.95
EXPENSES				
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
SUBTOTAL	\$ 1,005,294.00	\$ 252,846.67	\$ 1,005,294.00	\$ 83,774.50
Reserve - Contingency Fund	100,529.40	25,284.67	100,529.40	\$ 8,377.45
TOTAL OPERATING EXPENSES	\$ 1,105,823.40	\$ 278,131.34	\$ 1,105,823.40	\$ 92,151.95

EPS XXXX Brown Ave Condominiums

Strata Lot Number	Unit Number	Unit Entitlement	Factor	Strata Fee	Contingency Contribution	Total Fee
Phase 1						
1		80	0.0036	\$ 299.53	\$ 29.95	\$ 329.48
2		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
3		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
4		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
5		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
6		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
7		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
8		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
9		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
10		80	0.0036	\$ 299.53	\$ 29.95	\$ 329.48
11		52	0.0023	\$ 194.69	\$ 19.47	\$ 214.16
12		52	0.0023	\$ 194.69	\$ 19.47	\$ 214.16
13		90	0.0040	\$ 336.97	\$ 33.70	\$ 370.67
14		90	0.0040	\$ 336.97	\$ 33.70	\$ 370.67
15		55	0.0025	\$ 205.93	\$ 20.59	\$ 226.52
16		80	0.0036	\$ 299.53	\$ 29.95	\$ 329.48
17		61	0.0027	\$ 228.39	\$ 22.84	\$ 251.23
18		61	0.0027	\$ 228.39	\$ 22.84	\$ 251.23
19		80	0.0036	\$ 299.53	\$ 29.95	\$ 329.48
20		80	0.0036	\$ 299.53	\$ 29.95	\$ 329.48
21		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
22		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
23		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
24		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
25		80	0.0036	\$ 299.53	\$ 29.95	\$ 329.48
26		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
27		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
28		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
29		71	0.0032	\$ 265.83	\$ 26.58	\$ 292.42
30		80	0.0036	\$ 299.53	\$ 29.95	\$ 329.48
31		52	0.0023	\$ 194.69	\$ 19.47	\$ 214.16
32		52	0.0023	\$ 194.69	\$ 19.47	\$ 214.16
33		52	0.0023	\$ 194.69	\$ 19.47	\$ 214.16
34		90	0.0040	\$ 336.97	\$ 33.70	\$ 370.67
35		90	0.0040	\$ 336.97	\$ 33.70	\$ 370.67
36		53	0.0024	\$ 198.44	\$ 19.84	\$ 218.28
37		55	0.0025	\$ 205.93	\$ 20.59	\$ 226.52
38		80	0.0036	\$ 299.53	\$ 29.95	\$ 329.48
39		61	0.0027	\$ 228.39	\$ 22.84	\$ 251.23
40		80	0.0036	\$ 299.53	\$ 29.95	\$ 329.48
41		61	0.0027	\$ 228.39	\$ 22.84	\$ 251.23
42		80	0.0036	\$ 299.53	\$ 29.95	\$ 329.48
43		55	0.0025	\$ 205.93	\$ 20.59	\$ 226.52
44		53	0.0024	\$ 198.44	\$ 19.84	\$ 218.28
45		53	0.0024	\$ 198.44	\$ 19.84	\$ 218.28

46	61	0.0027	\$	228.39	\$	22.84	\$	251.23
47	61	0.0027	\$	228.39	\$	22.84	\$	251.23
48	61	0.0027	\$	228.39	\$	22.84	\$	251.23
49	61	0.0027	\$	228.39	\$	22.84	\$	251.23
50	80	0.0036	\$	299.53	\$	29.95	\$	329.48
51	71	0.0032	\$	265.83	\$	26.58	\$	292.42
52	71	0.0032	\$	265.83	\$	26.58	\$	292.42
53	71	0.0032	\$	265.83	\$	26.58	\$	292.42
54	71	0.0032	\$	265.83	\$	26.58	\$	292.42
55	80	0.0036	\$	299.53	\$	29.95	\$	329.48
56	71	0.0032	\$	265.83	\$	26.58	\$	292.42
57	71	0.0032	\$	265.83	\$	26.58	\$	292.42
58	71	0.0032	\$	265.83	\$	26.58	\$	292.42
59	71	0.0032	\$	265.83	\$	26.58	\$	292.42
60	80	0.0036	\$	299.53	\$	29.95	\$	329.48
61	52	0.0023	\$	194.69	\$	19.47	\$	214.16
62	52	0.0023	\$	194.69	\$	19.47	\$	214.16
63	52	0.0023	\$	194.69	\$	19.47	\$	214.16
64	90	0.0040	\$	336.97	\$	33.70	\$	370.67
65	90	0.0040	\$	336.97	\$	33.70	\$	370.67
66	53	0.0024	\$	198.44	\$	19.84	\$	218.28
67	55	0.0025	\$	205.93	\$	20.59	\$	226.52
68	80	0.0036	\$	299.53	\$	29.95	\$	329.48
69	61	0.0027	\$	228.39	\$	22.84	\$	251.23
70	80	0.0036	\$	299.53	\$	29.95	\$	329.48
71	61	0.0027	\$	228.39	\$	22.84	\$	251.23
72	80	0.0036	\$	299.53	\$	29.95	\$	329.48
73	55	0.0025	\$	205.93	\$	20.59	\$	226.52
74	53	0.0024	\$	198.44	\$	19.84	\$	218.28
75	53	0.0024	\$	198.44	\$	19.84	\$	218.28
76	61	0.0027	\$	228.39	\$	22.84	\$	251.23
77	61	0.0027	\$	228.39	\$	22.84	\$	251.23
78	61	0.0027	\$	228.39	\$	22.84	\$	251.23
79	61	0.0027	\$	228.39	\$	22.84	\$	251.23
80	80	0.0036	\$	299.53	\$	29.95	\$	329.48
81	71	0.0032	\$	265.83	\$	26.58	\$	292.42
82	71	0.0032	\$	265.83	\$	26.58	\$	292.42
83	71	0.0032	\$	265.83	\$	26.58	\$	292.42
84	71	0.0032	\$	265.83	\$	26.58	\$	292.42
85	80	0.0036	\$	299.53	\$	29.95	\$	329.48
86	71	0.0032	\$	265.83	\$	26.58	\$	292.42
87	71	0.0032	\$	265.83	\$	26.58	\$	292.42
88	71	0.0032	\$	265.83	\$	26.58	\$	292.42
89	71	0.0032	\$	265.83	\$	26.58	\$	292.42
90	80	0.0036	\$	299.53	\$	29.95	\$	329.48
91	52	0.0023	\$	194.69	\$	19.47	\$	214.16
92	52	0.0023	\$	194.69	\$	19.47	\$	214.16
93	52	0.0023	\$	194.69	\$	19.47	\$	214.16
94	90	0.0040	\$	336.97	\$	33.70	\$	370.67
95	90	0.0040	\$	336.97	\$	33.70	\$	370.67
96	53	0.0024	\$	198.44	\$	19.84	\$	218.28

97	55	0.0025	\$	205.93	\$	20.59	\$	226.52
98	80	0.0036	\$	299.53	\$	29.95	\$	329.48
99	61	0.0027	\$	228.39	\$	22.84	\$	251.23
100	80	0.0036	\$	299.53	\$	29.95	\$	329.48
101	61	0.0027	\$	228.39	\$	22.84	\$	251.23
102	80	0.0036	\$	299.53	\$	29.95	\$	329.48
103	55	0.0025	\$	205.93	\$	20.59	\$	226.52
104	53	0.0024	\$	198.44	\$	19.84	\$	218.28
105	53	0.0024	\$	198.44	\$	19.84	\$	218.28
106	61	0.0027	\$	228.39	\$	22.84	\$	251.23
107	61	0.0027	\$	228.39	\$	22.84	\$	251.23
108	61	0.0027	\$	228.39	\$	22.84	\$	251.23
109	61	0.0027	\$	228.39	\$	22.84	\$	251.23
110	80	0.0036	\$	299.53	\$	29.95	\$	329.48
111	71	0.0032	\$	265.83	\$	26.58	\$	292.42
112	71	0.0032	\$	265.83	\$	26.58	\$	292.42
113	71	0.0032	\$	265.83	\$	26.58	\$	292.42
114	71	0.0032	\$	265.83	\$	26.58	\$	292.42
115	80	0.0036	\$	299.53	\$	29.95	\$	329.48
116	71	0.0032	\$	265.83	\$	26.58	\$	292.42
117	71	0.0032	\$	265.83	\$	26.58	\$	292.42
118	71	0.0032	\$	265.83	\$	26.58	\$	292.42
119	71	0.0032	\$	265.83	\$	26.58	\$	292.42
120	80	0.0036	\$	299.53	\$	29.95	\$	329.48
121	52	0.0023	\$	194.69	\$	19.47	\$	214.16
122	52	0.0023	\$	194.69	\$	19.47	\$	214.16
123	52	0.0023	\$	194.69	\$	19.47	\$	214.16
124	90	0.0040	\$	336.97	\$	33.70	\$	370.67
125	90	0.0040	\$	336.97	\$	33.70	\$	370.67
126	53	0.0024	\$	198.44	\$	19.84	\$	218.28
127	55	0.0025	\$	205.93	\$	20.59	\$	226.52
128	80	0.0036	\$	299.53	\$	29.95	\$	329.48
129	61	0.0027	\$	228.39	\$	22.84	\$	251.23
130	80	0.0036	\$	299.53	\$	29.95	\$	329.48
131	61	0.0027	\$	228.39	\$	22.84	\$	251.23
132	80	0.0036	\$	299.53	\$	29.95	\$	329.48
133	55	0.0025	\$	205.93	\$	20.59	\$	226.52
134	53	0.0024	\$	198.44	\$	19.84	\$	218.28
135	53	0.0024	\$	198.44	\$	19.84	\$	218.28
136	61	0.0027	\$	228.39	\$	22.84	\$	251.23
137	61	0.0027	\$	228.39	\$	22.84	\$	251.23
138	61	0.0027	\$	228.39	\$	22.84	\$	251.23
139	61	0.0027	\$	228.39	\$	22.84	\$	251.23
	9425							
Phase 2								
140	52	0.0023	\$	194.69	\$	19.47	\$	214.16
141	80	0.0036	\$	299.53	\$	29.95	\$	329.48
142	71	0.0032	\$	265.83	\$	26.58	\$	292.42
143	71	0.0032	\$	265.83	\$	26.58	\$	292.42
144	53	0.0024	\$	198.44	\$	19.84	\$	218.28
145	86	0.0038	\$	321.99	\$	32.20	\$	354.19

146	71	0.0032	\$	265.83	\$	26.58	\$	292.42
147	71	0.0032	\$	265.83	\$	26.58	\$	292.42
148	59	0.0026	\$	220.90	\$	22.09	\$	242.99
149	61	0.0027	\$	228.39	\$	22.84	\$	251.23
150	71	0.0032	\$	265.83	\$	26.58	\$	292.42
151	71	0.0032	\$	265.83	\$	26.58	\$	292.42
152	61	0.0027	\$	228.39	\$	22.84	\$	251.23
153	61	0.0027	\$	228.39	\$	22.84	\$	251.23
154	71	0.0032	\$	265.83	\$	26.58	\$	292.42
155	71	0.0032	\$	265.83	\$	26.58	\$	292.42
156	84	0.0038	\$	314.51	\$	31.45	\$	345.96
157	84	0.0038	\$	314.51	\$	31.45	\$	345.96
158	52	0.0023	\$	194.69	\$	19.47	\$	214.16
159	52	0.0023	\$	194.69	\$	19.47	\$	214.16
160	40	0.0018	\$	149.76	\$	14.98	\$	164.74
161	80	0.0036	\$	299.53	\$	29.95	\$	329.48
162	52	0.0023	\$	194.69	\$	19.47	\$	214.16
163	80	0.0036	\$	299.53	\$	29.95	\$	329.48
164	71	0.0032	\$	265.83	\$	26.58	\$	292.42
165	71	0.0032	\$	265.83	\$	26.58	\$	292.42
166	53	0.0024	\$	198.44	\$	19.84	\$	218.28
167	86	0.0038	\$	321.99	\$	32.20	\$	354.19
168	71	0.0032	\$	265.83	\$	26.58	\$	292.42
169	71	0.0032	\$	265.83	\$	26.58	\$	292.42
170	59	0.0026	\$	220.90	\$	22.09	\$	242.99
171	61	0.0027	\$	228.39	\$	22.84	\$	251.23
172	71	0.0032	\$	265.83	\$	26.58	\$	292.42
173	71	0.0032	\$	265.83	\$	26.58	\$	292.42
174	61	0.0027	\$	228.39	\$	22.84	\$	251.23
175	61	0.0027	\$	228.39	\$	22.84	\$	251.23
176	71	0.0032	\$	265.83	\$	26.58	\$	292.42
177	71	0.0032	\$	265.83	\$	26.58	\$	292.42
178	84	0.0038	\$	314.51	\$	31.45	\$	345.96
179	84	0.0038	\$	314.51	\$	31.45	\$	345.96
180	52	0.0023	\$	194.69	\$	19.47	\$	214.16
181	52	0.0023	\$	194.69	\$	19.47	\$	214.16
182	40	0.0018	\$	149.76	\$	14.98	\$	164.74
183	80	0.0036	\$	299.53	\$	29.95	\$	329.48
184	52	0.0023	\$	194.69	\$	19.47	\$	214.16
185	80	0.0036	\$	299.53	\$	29.95	\$	329.48
186	71	0.0032	\$	265.83	\$	26.58	\$	292.42
187	71	0.0032	\$	265.83	\$	26.58	\$	292.42
188	53	0.0024	\$	198.44	\$	19.84	\$	218.28
189	86	0.0038	\$	321.99	\$	32.20	\$	354.19
190	71	0.0032	\$	265.83	\$	26.58	\$	292.42
191	71	0.0032	\$	265.83	\$	26.58	\$	292.42
192	59	0.0026	\$	220.90	\$	22.09	\$	242.99
193	61	0.0027	\$	228.39	\$	22.84	\$	251.23
194	71	0.0032	\$	265.83	\$	26.58	\$	292.42
195	71	0.0032	\$	265.83	\$	26.58	\$	292.42
196	61	0.0027	\$	228.39	\$	22.84	\$	251.23

197	61	0.0027	\$	228.39	\$	22.84	\$	251.23
198	71	0.0032	\$	265.83	\$	26.58	\$	292.42
199	71	0.0032	\$	265.83	\$	26.58	\$	292.42
200	84	0.0038	\$	314.51	\$	31.45	\$	345.96
201	84	0.0038	\$	314.51	\$	31.45	\$	345.96
202	52	0.0023	\$	194.69	\$	19.47	\$	214.16
203	52	0.0023	\$	194.69	\$	19.47	\$	214.16
204	40	0.0018	\$	149.76	\$	14.98	\$	164.74
205	80	0.0036	\$	299.53	\$	29.95	\$	329.48
206	52	0.0023	\$	194.69	\$	19.47	\$	214.16
207	80	0.0036	\$	299.53	\$	29.95	\$	329.48
208	71	0.0032	\$	265.83	\$	26.58	\$	292.42
209	71	0.0032	\$	265.83	\$	26.58	\$	292.42
210	53	0.0024	\$	198.44	\$	19.84	\$	218.28
211	86	0.0038	\$	321.99	\$	32.20	\$	354.19
212	71	0.0032	\$	265.83	\$	26.58	\$	292.42
213	71	0.0032	\$	265.83	\$	26.58	\$	292.42
214	59	0.0026	\$	220.90	\$	22.09	\$	242.99
215	61	0.0027	\$	228.39	\$	22.84	\$	251.23
216	71	0.0032	\$	265.83	\$	26.58	\$	292.42
217	71	0.0032	\$	265.83	\$	26.58	\$	292.42
218	61	0.0027	\$	228.39	\$	22.84	\$	251.23
219	61	0.0027	\$	228.39	\$	22.84	\$	251.23
220	71	0.0032	\$	265.83	\$	26.58	\$	292.42
221	71	0.0032	\$	265.83	\$	26.58	\$	292.42
222	84	0.0038	\$	314.51	\$	31.45	\$	345.96
223	84	0.0038	\$	314.51	\$	31.45	\$	345.96
224	52	0.0023	\$	194.69	\$	19.47	\$	214.16
225	52	0.0023	\$	194.69	\$	19.47	\$	214.16
226	40	0.0018	\$	149.76	\$	14.98	\$	164.74
227	80	0.0036	\$	299.53	\$	29.95	\$	329.48
228	52	0.0023	\$	194.69	\$	19.47	\$	214.16
229	80	0.0036	\$	299.53	\$	29.95	\$	329.48
230	71	0.0032	\$	265.83	\$	26.58	\$	292.42
231	71	0.0032	\$	265.83	\$	26.58	\$	292.42
232	53	0.0024	\$	198.44	\$	19.84	\$	218.28
233	86	0.0038	\$	321.99	\$	32.20	\$	354.19
234	71	0.0032	\$	265.83	\$	26.58	\$	292.42
235	71	0.0032	\$	265.83	\$	26.58	\$	292.42
236	59	0.0026	\$	220.90	\$	22.09	\$	242.99
237	61	0.0027	\$	228.39	\$	22.84	\$	251.23
238	71	0.0032	\$	265.83	\$	26.58	\$	292.42
239	71	0.0032	\$	265.83	\$	26.58	\$	292.42
240	61	0.0027	\$	228.39	\$	22.84	\$	251.23
241	61	0.0027	\$	228.39	\$	22.84	\$	251.23
242	71	0.0032	\$	265.83	\$	26.58	\$	292.42
243	71	0.0032	\$	265.83	\$	26.58	\$	292.42
244	84	0.0038	\$	314.51	\$	31.45	\$	345.96
245	84	0.0038	\$	314.51	\$	31.45	\$	345.96
246	52	0.0023	\$	194.69	\$	19.47	\$	214.16
247	52	0.0023	\$	194.69	\$	19.47	\$	214.16

Phase 3		7245						
248	58	0.0026	\$	217.16	\$	21.72	\$	238.87
249	61	0.0027	\$	228.39	\$	22.84	\$	251.23
250	61	0.0027	\$	228.39	\$	22.84	\$	251.23
251	61	0.0027	\$	228.39	\$	22.84	\$	251.23
252	61	0.0027	\$	228.39	\$	22.84	\$	251.23
253	65	0.0029	\$	243.37	\$	24.34	\$	267.70
254	88	0.0039	\$	329.48	\$	32.95	\$	362.43
255	71	0.0032	\$	265.83	\$	26.58	\$	292.42
256	71	0.0032	\$	265.83	\$	26.58	\$	292.42
257	71	0.0032	\$	265.83	\$	26.58	\$	292.42
258	71	0.0032	\$	265.83	\$	26.58	\$	292.42
259	75	0.0034	\$	280.81	\$	28.08	\$	308.89
260	61	0.0027	\$	228.39	\$	22.84	\$	251.23
261	75	0.0034	\$	280.81	\$	28.08	\$	308.89
262	75	0.0034	\$	280.81	\$	28.08	\$	308.89
263	58	0.0026	\$	217.16	\$	21.72	\$	238.87
264	61	0.0027	\$	228.39	\$	22.84	\$	251.23
265	61	0.0027	\$	228.39	\$	22.84	\$	251.23
266	61	0.0027	\$	228.39	\$	22.84	\$	251.23
267	61	0.0027	\$	228.39	\$	22.84	\$	251.23
268	65	0.0029	\$	243.37	\$	24.34	\$	267.70
269	88	0.0039	\$	329.48	\$	32.95	\$	362.43
270	71	0.0032	\$	265.83	\$	26.58	\$	292.42
271	71	0.0032	\$	265.83	\$	26.58	\$	292.42
272	71	0.0032	\$	265.83	\$	26.58	\$	292.42
273	71	0.0032	\$	265.83	\$	26.58	\$	292.42
274	58	0.0026	\$	217.16	\$	21.72	\$	238.87
275	75	0.0034	\$	280.81	\$	28.08	\$	308.89
276	73	0.0033	\$	273.32	\$	27.33	\$	300.65
277	75	0.0034	\$	280.81	\$	28.08	\$	308.89
278	75	0.0034	\$	280.81	\$	28.08	\$	308.89
279	75	0.0034	\$	280.81	\$	28.08	\$	308.89
280	58	0.0026	\$	217.16	\$	21.72	\$	238.87
281	61	0.0027	\$	228.39	\$	22.84	\$	251.23
282	61	0.0027	\$	228.39	\$	22.84	\$	251.23
283	61	0.0027	\$	228.39	\$	22.84	\$	251.23
284	61	0.0027	\$	228.39	\$	22.84	\$	251.23
285	65	0.0029	\$	243.37	\$	24.34	\$	267.70
286	88	0.0039	\$	329.48	\$	32.95	\$	362.43
287	71	0.0032	\$	265.83	\$	26.58	\$	292.42
288	71	0.0032	\$	265.83	\$	26.58	\$	292.42
289	71	0.0032	\$	265.83	\$	26.58	\$	292.42
290	71	0.0032	\$	265.83	\$	26.58	\$	292.42
291	58	0.0026	\$	217.16	\$	21.72	\$	238.87
292	75	0.0034	\$	280.81	\$	28.08	\$	308.89
293	73	0.0033	\$	273.32	\$	27.33	\$	300.65
294	75	0.0034	\$	280.81	\$	28.08	\$	308.89
295	75	0.0034	\$	280.81	\$	28.08	\$	308.89
296	75	0.0034	\$	280.81	\$	28.08	\$	308.89

297	58	0.0026	\$	217.16	\$	21.72	\$	238.87
298	61	0.0027	\$	228.39	\$	22.84	\$	251.23
299	61	0.0027	\$	228.39	\$	22.84	\$	251.23
300	61	0.0027	\$	228.39	\$	22.84	\$	251.23
301	61	0.0027	\$	228.39	\$	22.84	\$	251.23
302	65	0.0029	\$	243.37	\$	24.34	\$	267.70
303	88	0.0039	\$	329.48	\$	32.95	\$	362.43
304	71	0.0032	\$	265.83	\$	26.58	\$	292.42
305	71	0.0032	\$	265.83	\$	26.58	\$	292.42
306	71	0.0032	\$	265.83	\$	26.58	\$	292.42
307	71	0.0032	\$	265.83	\$	26.58	\$	292.42
308	58	0.0026	\$	217.16	\$	21.72	\$	238.87
309	75	0.0034	\$	280.81	\$	28.08	\$	308.89
310	73	0.0033	\$	273.32	\$	27.33	\$	300.65
311	75	0.0034	\$	280.81	\$	28.08	\$	308.89
312	75	0.0034	\$	280.81	\$	28.08	\$	308.89
313	75	0.0034	\$	280.81	\$	28.08	\$	308.89
314	58	0.0026	\$	217.16	\$	21.72	\$	238.87
315	61	0.0027	\$	228.39	\$	22.84	\$	251.23
316	61	0.0027	\$	228.39	\$	22.84	\$	251.23
317	61	0.0027	\$	228.39	\$	22.84	\$	251.23
318	61	0.0027	\$	228.39	\$	22.84	\$	251.23
319	65	0.0029	\$	243.37	\$	24.34	\$	267.70
320	88	0.0039	\$	329.48	\$	32.95	\$	362.43
321	71	0.0032	\$	265.83	\$	26.58	\$	292.42
322	71	0.0032	\$	265.83	\$	26.58	\$	292.42
323	71	0.0032	\$	265.83	\$	26.58	\$	292.42
324	71	0.0032	\$	265.83	\$	26.58	\$	292.42
325	58	0.0026	\$	217.16	\$	21.72	\$	238.87
326	75	0.0034	\$	280.81	\$	28.08	\$	308.89
327	73	0.0033	\$	273.32	\$	27.33	\$	300.65
328	75	0.0034	\$	280.81	\$	28.08	\$	308.89
329	75	0.0034	\$	280.81	\$	28.08	\$	308.89
330	75	0.0034	\$	280.81	\$	28.08	\$	308.89
	5705							
	22375			\$ 83,774.50	\$	8,377.45	\$	92,151.95

EXHIBIT “G”

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. **Mortgages CA6265768, CA7031487, CA7417761, CA7248386, CA7931661 and WX2171686** registered in favor of The Toronto-Dominion Bank and as security for financing provided to the Developer for the construction of Phase 1.
4. **Assignment of Rents CA6265769, CA7031488, CA7417762, CA7248387, CA7931662 and WX2171687** registered in favor of The Toronto-Dominion Bank and as security for financing provided to the Developer for the construction of Phase 1.
5. **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.
6. **Priority Agreement CA8999238** granting Covenant CA8999237 priority over Mortgages CA6265768, CA7031487, CA7417761, CA7248386, CA7931661 and WX2171686 and Assignments of Rents CA6265769, CA7031488, CA7417762, CA7248387, CA7931662 and WX2171687.
7. **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.
8. **Priority Agreement CA8999240** granting Covenant CA8999239 priority over Mortgages CA6265768, CA7031487, CA7417761, CA7248386, CA7931661 and WX2171686 and Assignments of Rents CA6265769, CA7031488, CA7417762, CA7248387, CA7931662 and WX2171687.
9. **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.
10. **Priority Agreement CA8999242** granting Covenant CA8999241 priority over Mortgages CA6265768, CA7031487, CA7417761, CA7248386,

CA7931661 and WX2171686 and Assignments of Rents CA6265769, CA7031488, CA7417762, CA7248387, CA7931662 and WX2171687.

11. **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.
12. **Priority Agreement CA8999244** granting Covenant CA8999243 priority over Mortgages CA6265768, CA7031487, CA7417761, CA7248386, CA7931661 and WX2171686 and Assignments of Rents CA6265769, CA7031488, CA7417762, CA7248387, CA7931662 and WX2171687.
13. **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.
14. **Priority Agreement CA8999247** granting Statutory Right of Way CA8999246 priority over Mortgages CA6265768, CA7031487, CA7417761, CA7248386, CA7931661 and WX2171686 and Assignments of Rents CA6265769, CA7031488, CA7417762, CA7248387, CA7931662 and WX2171687.
15. **Priority Agreement CA8999249** granting Covenant CA8999248 priority over Mortgages CA6265768, CA7031487, CA7417761, CA7248386, CA7931661 and WX2171686 and Assignments of Rents CA6265769, CA7031488, CA7417762, CA7248387, CA7931662 and WX2171687.
16. **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.

17. **Priority Agreement CA8999251** granting Covenant CA8999251 priority over Mortgages CA6265768, CA7031487, CA7417761, CA7248386, CA7931661 and WX2171686 and Assignments of Rents CA6265769, CA7031488, CA7417762, CA7248387, CA7931662 and WX2171687.
18. **Modification WX2171686** registered in favor of The Toronto-Dominion Bank and as modification of Mortgage CA6265768.
19. **Assignment of Rents WX2171687** registered in favor of The Toronto-Dominion Bank and as modification of Assignment of Rents CA6265769.
20. **Mortgage CB152863** registered in the favour of Trisura Guarantee Insurance Company (Incorporation No. A0067995) as security for the Master Deposit Protection Contact (as such term is defined in Section 7.1 of the Disclosure Statement) issued to the Developer as further described in Section 7.1 with the aggregate limit of insurance coverage of \$5,000,000.00.
21. **Assignment of Rents CB152864** registered in the favour of Trisura Guarantee Insurance Company (Incorporation No. A0067995) as security for the Master Deposit Protection Contact (as such term is defined in Section 7.1 of the Disclosure Statement) issued to the Developer as further described in Section 7.1 with the aggregate limit of insurance coverage of \$5,000,000.00.
22. **Priority Agreement CB153446** granting Mortgages CA6265768, CA7031487, CA7417761, CA7248386, CA7931661 priority over Mortgage CB152863 and Assignment of Rents CB152864.
23. **Priority Agreement CB153447** granting Assignments of Rents CA6265769, CA7031488, CA7417762, CA7248387, CA7931662 priority over Mortgage CB152863 and Assignment of Rents CB152864.
24. **Priority Agreement CB153448** granting Modification WX2171686 priority over Mortgage CB152863 and Assignment of Rents CB152864.
25. **Priority Agreement CB153449** granting Assignment of Rents WX2171687 priority over Mortgage CB152863 and Assignment of Rents CB152864.
26. **Statutory Right of Way CB779385** registered in favour of Telus Communications Inc. and relates to access to the Development for the installation and maintenance of equipment and the provisions of cable, internet, telephone and other similar services for the Development.