

# ASTON ROW

FIRST AMENDMENT DATED: September 1, 2015  
ORIGINAL DISCLOSURE DATED: May 6, 2015

Developer:

**Algra Bros. Developments (Lynn) Ltd.**  
and **Lynn Joint Venture**

Address for Service:  
c/o 33832 South Fraser Way  
Abbotsford, B.C.  
V2S 2C5

Business Address:  
5848 Sappers Way  
Chilliwack, B.C.  
V2R 0G7

Agent:

Shantell Owens / Sutton Showplace Realty  
5848 Sappers Way  
Chilliwack, B.C.  
V2R 0G7  
Phone: (604) 798-6169  
Fax: (604) 769-4091  
[team@algrabros.com](mailto:team@algrabros.com)

*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.*

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. That information has been drawn to the attention of \_\_\_\_\_ and \_\_\_\_\_ who have confirmed that fact by initialling in the space provided here:

<input type="text"/>	<input type="text"/>
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This is a Phase Disclosure Statement filed pursuant to the *Real Estate Development Marketing Act*.

The original disclosure statement dated May 6, 2015 is hereby amended as follows:

1. Paragraph 2.3 (second paragraph) of Phasing be amended to read as follows:

As a result of the City of Abbotsford's approval process, the proposed Form P Phased Strata Plan Declaration has been approved by the approving officer and is attached hereto as Exhibit "C". The Developer intends to market all the Strata Lots in all four phases but currently only Phase One, Phase Two **and Phase Three**. The Phased Strata Plan Declaration sets the dates for the Developer to elect to proceed with each phase; however the Developer is entitled not to proceed with subsequent phases. There are no common facilities included in the Development.

2. Paragraph 6.1 Development Approval be amended to read as follows:

6.1 Development Approval

A Development Permit No. 1941 was issued by the City of Abbotsford on December 8, 2014 approving the application for development. Under Division 2 Part 2 of the *Real Estate Development Marketing Act*, a developer must not market a strata lot or leasehold unit unless the appropriate municipal or other government authority has issued a building permit in relation to the strata lot or leasehold unit. The Developer was issued a building permit for the construction of Phase One **and Phase Two** from the City of Abbotsford. The Developer is aware that he may offer the strata lots for sale under this disclosure statement for a period of no longer than nine months from the date of this disclosure statement unless an amendment is accepted by the Superintendent of Real Estate during that time setting out the issued building permits. A copy of the proposed Contract of Purchase and Sale including Policy Statement 5 (Early Marketing) terms and conditions is attached hereto as Exhibit "H".

3. Paragraph 6.1 Development Approval be amended to read as follows:

The Developer has obtained unconditional financing from a lender for the purpose of constructing the strata lots for Phase One **and Phase Two** only. Accordingly, this disclosure statement is filed under the provisions of Policy Statement 6. The Developer is aware that he may offer the strata lots for sale under this disclosure statement for a period of no longer than nine months from the date of this disclosure statement unless an amendment is accepted by the Superintendent of Real Estate during that time setting out the particulars of a satisfactory financing commitment. A copy of the proposed Contract of Purchase and Sale including Policy Statement 6 (Adequate Arrangements – Utilities and Services) terms and conditions is attached hereto as Exhibit "H".

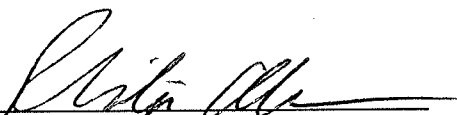
4. Exhibit "C" be deleted in its entirety and replaced with the attached as the unit entitlement was amended on the Form P and reapproved by the City of Abbotsford on August 25, 2015.
5. Exhibit "D" be deleted in its entirety and replaced with the attached proposed Form V's for all phases as the unit entitlement was amended.
6. The monthly strata fee schedule attached to Exhibit "F" Proposed Budget be deleted in its entirety and the attached monthly strata fee schedule be inserted in its place and stead as the unit entitlement was amended.

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 defences available under section 22 of the Act.

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 British Columbia, as of September 1, 2015.

**Algra Capital Corp.**

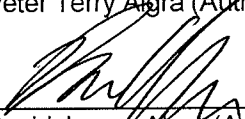
Per:

  
Philip Edward Algra (Authorized Signatory)


Dated: September 1, 2015

  
Peter Terry Algra (Authorized Signatory)


Dated: September 1, 2015

  
David James Algra (Authorized Signatory)

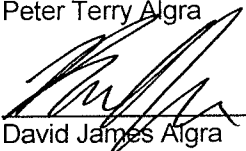
Dated: September 1, 2015

  
Philip Edward Algra

Dated: September 1, 2015

  
Peter Terry Algra

Dated: September 1, 2015

  
David James Algra

Dated: September 1, 2015

**QKKD Properties Limited**


Per:

  
Moon J. Cho (Authorized Signatory)

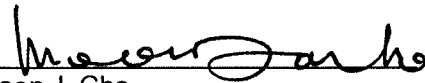
Dated: September 1, 2015

\_\_\_\_\_  
Gordon E. Cho (Authorized Signatory)

Dated:

  
Grant C. Cho (Authorized Signatory)


Dated: September 1, 2015

  
Moon J. Cho

Dated: September 1, 2015

\_\_\_\_\_  
Gordon E. Cho

Dated:

  
Grant C. Cho

Dated: September 1, 2015

QKKD Properties Limited


Per:

  
Moon J. Cho (Authorized Signatory)


Dated:

  
Gordon E. Cho (Authorized Signatory)

Dated: September 1, 2015

  
Grant C. Cho (Authorized Signatory)

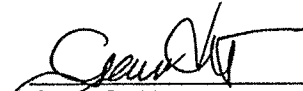
Dated:

  
Moon J. Cho

Dated:

  
Gordon E. Cho


Dated: September 1, 2015

  
Grant C. Cho

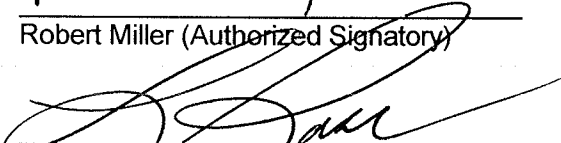
Dated:

0987575 B.C. Ltd.

Per:

  
Robert Miller (Authorized Signatory)


Dated: September 1, 2015

  
Laurie Ross (Authorized Signatory)

Dated: September 1, 2015

  
Robert Miller

Dated: September 1, 2015

  
Laurie Ross

Dated: September 1, 2015

**Algra Bros. Developments (Lynn) Ltd.**

Per:

  
\_\_\_\_\_  
Dave James Algra (Authorized Signatory)

Dated: *September 1, 2015*

  
\_\_\_\_\_  
Philip Edward Algra (Authorized Signatory)

Dated: *September 1, 2015*

\_\_\_\_\_  
Grant Caesar Cho (Authorized Signatory)

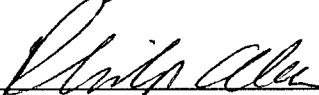
Dated:

\_\_\_\_\_  
Laurie Ross (Authorized Signatory)

Dated:

  
\_\_\_\_\_  
Dave James Algra

Dated: *September 1, 2015*

  
\_\_\_\_\_  
Philip Edward Algra

Dated: *September 1, 2015*

\_\_\_\_\_  
Grant Caesar Cho

Dated:

\_\_\_\_\_  
Laurie Ross

Dated:

**Algra Bros. Developments (Lynn) Ltd.**

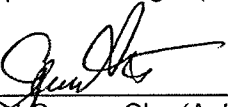
Per:

\_\_\_\_\_  
Dave James Algra (Authorized Signatory)

Dated:

\_\_\_\_\_  
Philip Edward Algra (Authorized Signatory)

Dated:

  
\_\_\_\_\_  
Grant Caesar Cho (Authorized Signatory)

Dated:

*September 1, 2015*

\_\_\_\_\_  
Laurie Ross (Authorized Signatory)

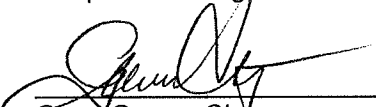
Dated:

\_\_\_\_\_  
Dave James Algra

Dated:

\_\_\_\_\_  
Philip Edward Algra

Dated:

  
\_\_\_\_\_  
Grant Caesar Cho

Dated:

*September 1, 2015*

\_\_\_\_\_  
Laurie Ross

Dated:



**Algra Bros. Developments (Lynn) Ltd.**

Per:

\_\_\_\_\_  
David James Algra (Authorized Signatory)

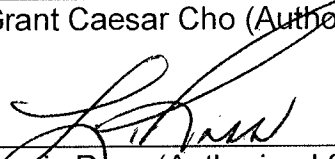
Dated:

\_\_\_\_\_  
Philip Edward Algra (Authorized Signatory)

Dated:

\_\_\_\_\_  
Grant Caesar Cho (Authorized Signatory )

Dated:

  
\_\_\_\_\_  
Laurie Ross (Authorized Signatory)

Dated: *September 1, 2015*

\_\_\_\_\_  
David James Algra

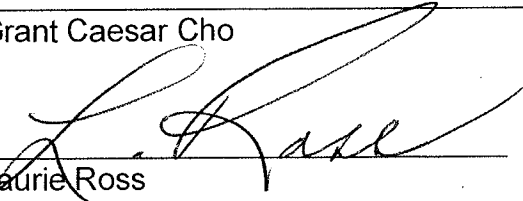
Dated:

\_\_\_\_\_  
Philip Edward Algra

Dated:

\_\_\_\_\_  
Grant Caesar Cho

Dated:

  
\_\_\_\_\_  
Laurie Ross

Dated: *September 1, 2015*

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Exhibit "C"  
*Form P Phased Strata Plan Declaration*

# Strata Property Act

FORM P  
PHASED STRATA PLAN DECLARATION  
(Sections 221, 222)

I, Dave Algra, one of the directors of **Algra Bros. Developments (Lynn) Ltd.** (Incorporation No. 0977131) (hereinafter called the "Company") of 5848 Sappers Way, Chilliwack, B.C., V2R 0G7 hereby declare:

- 1 That the Company intends to create a strata plan by way of phased development of the following land which the Company owns:

PID: 029-441-358

Parcel 1 Section 16 Township 16 New Westminster District Plan EPP44781

- 2 That the plan of development is as follows:

(a) The development comprises of four (4) phases each to be filed consecutively starting with Phase 1. There are no common facilities included in the development.

(b) A sketch plan is attached hereto and shows:

- (i) all the land included in the phased strata plan;
- (ii) the present parcel boundaries;
- (iii) the approximate boundaries of each phase;
- (iv) the approximate location of the common facilities;

(c) The estimated date for the beginning of construction and completion of construction of each phase is as below:

Phase	Estimated Beginning of Construction	Estimated Completion Date of Construction
Phase 1	December 15, 2014	July 15, 2015
Phase 2	June 15, 2015	December 15, 2015
Phase 3	November 15, 2015	May 15, 2016
Phase 4	June 15, 2016	December 15, 2016

(d) The unit entitlement of each phase and the total unit entitlement of the completed development is as follows:

Phase	Total Unit Entitlement of Phase
Phase 1	2,223
Phase 2	2,041
Phase 3	2,274
Phase 4	2,041
Total Unit Entitlement of Completed Development:	8,579

(e) The development will consist of 46 units as follows:

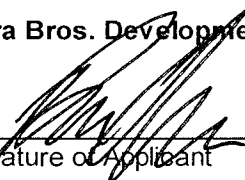
Phase	General Type of Residence	Total Units
Phase 1 (Buildings 5, 6)	Seven 3-storey townhouse units with attached garage, Five 2-storey with basement townhouse units with separate garage building	12 units
Phase 2 (Buildings 7, 8)	Seven 3-storey townhouse units with attached garage, Four 2-storey with basement townhouse units with separate garage building	11 units
Phase 3 (Buildings 3, 4)	Seven 3-storey townhouse units with attached garage, Five 2-storey with basement townhouse units with separate garage building	12 units
Phase 4 (Buildings 1, 2)	Seven 3-storey townhouse units with attached garage, Four 2-storey with basement townhouse units with separate garage building	11 units

3. The Company shall elect to proceed with each phase on or by the following dates:

Phase	Date
Phase 1	July 15, 2016
Phase 2	December 15, 2016
Phase 3	May 15, 2017
Phase 4	December 15, 2017


**Algra Bros. Developments (Lynn) Ltd.**

Per:

  
 \_\_\_\_\_  
 Signature of Applicant

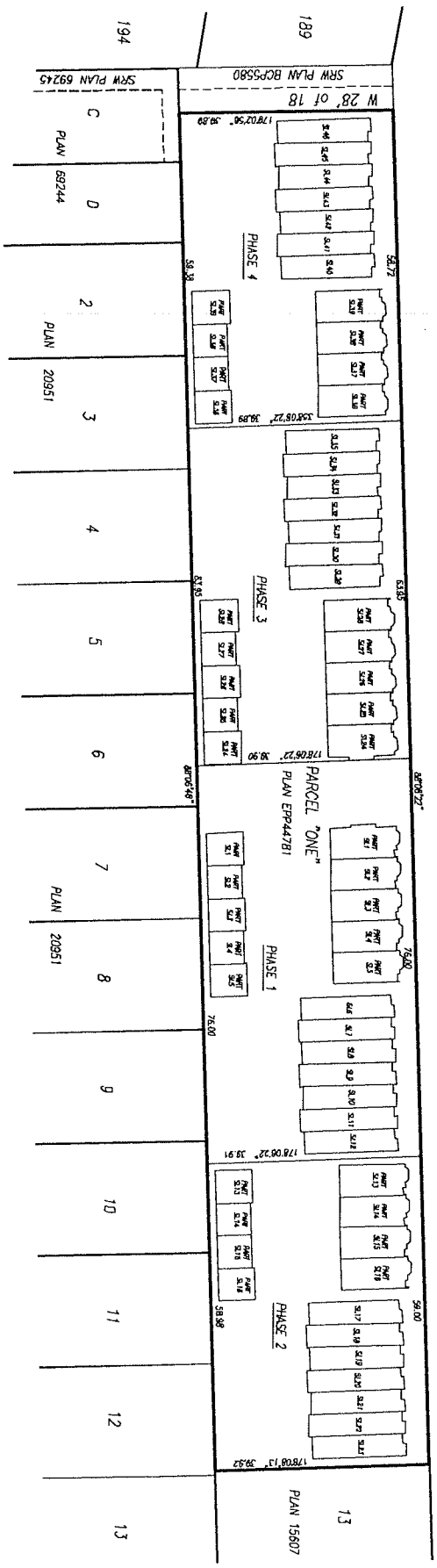
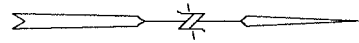
Date of approval:

**AUG 25/15**

  
 \_\_\_\_\_  
**DARREN BRAUN**  
 Signature of Approving Officer  
 City of Abbotsford

SKETCH PLAN TO ACCOMPANY FORM 'P'  
 FOR A PHASED STRATA OVER PARCEL 1  
 SECTION 16 TOWNSHIP 16  
 NEW WESTMINSTER DISTRICT PLAN EPP44781

SCALE 1 : 600  
 ALL DIMENSIONS ARE IN METRES AND DECIMALS  
 METRES OF 0.0005 OR GREATER ROUNDED UP  
 0 5 10 20 30  
 CIVIC ADDRESS: 33460 LYNN AVENUE, ABBOTSFORD  
 PARCEL IDENTIFIER: 029-441-358



SECTION 16

LYNN AVENUE

TOWNSHIP 16

BEARINGS ARE GRID AND ARE  
 DERIVED FROM PLAN EPP44781

MADE & ASSOCIATES LAND SURVEYING LTD.  
 BC LAND SURVEYORS  
 MISSION & WAGLE RIDGE  
 PHONE: (604) 826-9561 OR 463-4753  
 FILE: M3793-04 R1

PREPARED FOR: ALGRA BROS DEVELOPMENTS

DATED THIS 30TH DAY OF MARCH, 2015

DEVON PALMANN, B.C.L.S.

Exhibit "D"  
*Proposed Form V Schedule of Unit Entitlement*

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*Strata Property Act*

FORM V

SCHEDULE OF UNIT ENTITLEMENT

(Sections 245(a), 246, 264)

Re: Strata Plan EPS2708 Being a Strata plan of Parcel 1 Section 16 Township 16 NWD Plan EPP44781

029-441-358

Phase 1: Strata Plan EPS2708

Complete and file only the applicable form of schedule.

---

**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, Devon Pallmann, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: July 24 2015

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	2	226.6	227	
2	2	219.1	219	
3	2	219.1	219	
4	2	219.1	219	
5	2	215.9	216	
6	3	154.1	154	
7	3	162.4	162	
8	3	161.2	161	
9	3	162.4	162	
10	3	162.6	163	
11	3	162.4	162	
12	3	159.3	159	
<b>Total number of lots in Phase 1: 12</b>			<b>Total unit entitlement for Phase 1: 2,223</b>	

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

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

Date: \_\_\_\_\_

  
 \_\_\_\_\_  
 Signature of Owner Developer

\_\_\_\_\_  
 Signature of Superintendent of Real Estate (if submitted under section 264 of the Act)



**Strata Property Act**

**FORM V**

**SCHEDULE OF UNIT ENTITLEMENT**

*(Sections 245(a), 246, 264)*

Re: Proposed Strata Plan EPS2708 Being a Strata plan of Parcel 1 Section 16 Township 16  
NWD Plan EPP44781 EXCEPT: Strata Plan EPS2708

029-441-358

**Phase 2:** Strata Plan EPS2708

**Complete and file only the applicable form of schedule.**

---

**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, Devon Pallmann, a British Columbia land surveyor,  
certify that the following table reflects the habitable area of  
each residential strata lot.

Date: August 14, 2015  
Devon  
Pallmann  
FH7L64

Digitally signed by Devon Pallmann  
FH7L64  
DN: c=CA, cn=Devon Pallmann  
FH7L64, o=BC Land Surveyor,  
ou=Verify ID at www.juricert.com/  
LKUP.cfm?id=FH7L64  
Date: 2015.08.14 11:06:15 -0700

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**
13	5, 12, 20	222.5	223	
14	5, 12, 20	222.5	223	
15	5, 12, 20	222.5	223	
16	5, 12, 20	222.5	223	
17	13, 21, 25	159.4	159	
18	13, 21, 25	164.8	165	
19	13, 21, 25	165.2	165	
20	13, 21, 25	164.8	165	
21	13, 21, 25	165.2	165	
22	13, 21, 25	164.8	165	
23	13, 21, 25	165.2	165	
<b>Total number of lots in Phase 2: 11</b>			<b>Total unit entitlement for Phase 2: 2,041</b>	

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

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Owner Developer

\_\_\_\_\_  
Signature of Superintendent of Real Estate (if submitted under section 264 of the Act)

***Strata Property Act***

**FORM V**

**SCHEDULE OF UNIT ENTITLEMENT**

*(Sections 245(a), 246, 264)*

Re: Proposed Strata Plan EPS2708 Being a Strata plan of Parcel 1 Section 16 Township 16  
NWD Plan EPP44781 EXCEPT: Strata Plan EPS2708

029-441-358

**Phase 3: Strata Plan EPS2708**

**Complete and file only the applicable form of schedule.**

---

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

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Pallmann  
FH7L64

Digitally signed by Devon  
Pallmann FH7L64  
DN: c=CA, cn=Devon Pallmann  
FH7L64, o=BC Land Surveyor,  
ou=Verify ID at www.juricert.com/  
LKUP.cfm?id=FH7L64  
Date: 2015.08.14 11:06:45 -07'00'

\_\_\_\_\_  
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**
24	3, 9, 17	232.7	233	
25	3, 9, 17	222.5	223	
26	3, 9, 17	222.5	223	
27	3, 9, 17	222.5	223	
28	3, 9, 17	222.5	223	
29	8, 16, 23	159.4	159	
30	8, 16, 23	164.9	165	
31	8, 16, 23	165.3	165	
32	8, 16, 23	164.9	165	
33	8, 16, 23	165.3	165	
34	8, 16, 23	164.9	165	
35	8, 16, 23	165.3	165	
<b>Total number of lots in Phase 3: 12</b>			<b>Total unit entitlement for Phase 3: 2,274</b>	

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

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Owner Developer

\_\_\_\_\_  
Signature of Superintendent of Real Estate (if submitted under section 264 of the Act)

***Strata Property Act***

**FORM V**

**SCHEDULE OF UNIT ENTITLEMENT**

*(Sections 245(a), 246, 264)*

Re: Proposed Strata Plan EPS2708 Being a Strata plan of Parcel 1 Section 16 Township 16  
NWD Plan EPP44781 EXCEPT: Strata Plan EPS2708

29-441-358

**Phase 4:** Strata Plan EPS2708

**Complete and file only the applicable form of schedule.**

---

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

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FH7L64  
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email=verify ID at www.juticert.com/  
LKUP, cfriid=FH7L64  
Date: 2015.08.14 11:07:13 -0700

\_\_\_\_\_  
Signature

**OR**

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**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**
36	2, 7, 15	222.5	223	
37	2, 7, 15	222.5	223	
38	2, 7, 15	222.5	223	
39	2, 7, 15	222.5	223	
40	6, 14, 22	159.4	159	
41	6, 14, 22	164.8	165	
42	6, 14, 22	165.2	165	
43	6, 14, 22	164.8	165	
44	6, 14, 22	165.2	165	
45	6, 14, 22	164.8	165	
46	6, 14, 22	165.2	165	
<b>Total number of lots in Phase 4: 11</b>			<b>Total unit entitlement for Phase 4: 2,041</b>	

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

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Owner Developer

\_\_\_\_\_  
Signature of Superintendent of Real Estate (if submitted under section 264 of the Act)

Exhibit "F"  
*Proposed Budget*  
*(monthly strata fee schedule only)*

ASTON ROW

68,007.80      Operating Fund  
 3,400.39      Contingency Fund  
**71,408.19**      Strata Fees Total

Unit	S.L. #	U/E Ent	Operating Fund	Contingency Fund	Strata Fees
1	46	227	148.96	7.50	157.45
2	45	219	144.67	7.23	151.91
3	44	219	144.67	7.23	151.91
4	43	219	144.67	7.23	151.91
5	42	216	142.69	7.13	149.82
6	41	154	101.73	5.09	106.82
7	40	162	107.02	5.35	112.37
8	39	161	106.36	5.32	111.68
9	38	162	107.02	5.35	112.37
10	37	163	107.68	5.38	113.06
11	36	162	107.02	5.35	112.37
12	35	159	105.04	5.25	110.29
13	34	223	147.31	7.37	154.68
14	33	223	147.31	7.37	154.68
15	32	223	147.31	7.37	154.68
16	31	223	147.31	7.37	154.68
17	30	159	105.04	5.25	110.29
18	29	165	109.00	5.45	114.45
19	28	165	109.00	5.45	114.45
20	27	165	109.00	5.45	114.45
21	26	165	109.00	5.45	114.45
22	25	165	109.00	5.45	114.45
23	24	165	109.00	5.45	114.45
		4264			2,957.65

Unit	S.L. #	U/E Ent	Operating Fund	Contingency Fund	Strata Fees
24	1	233	153.92	7.70	161.62
25	2	223	147.31	7.37	154.68
26	3	223	147.31	7.37	154.68
27	4	223	147.31	7.37	154.68
28	5	223	147.31	7.37	154.68
29	6	159	105.04	5.25	110.29
30	7	165	109.00	5.45	114.45
31	8	165	109.00	5.45	114.45
32	9	165	109.00	5.45	114.45
33	10	165	109.00	5.45	114.45
34	11	165	109.00	5.45	114.45
35	12	165	109.00	5.45	114.45
36	13	223	147.31	7.37	154.68
37	14	223	147.31	7.37	154.68
38	15	223	147.31	7.37	154.68
39	16	223	147.31	7.37	154.68
40	17	159	105.04	5.25	110.29
41	18	165	109.00	5.45	114.45
42	19	165	109.00	5.45	114.45
43	20	165	109.00	5.45	114.45
44	21	165	109.00	5.45	114.45
45	22	165	109.00	5.45	114.45
46	23	165	109.00	5.45	114.45
		4315			2,993.03

Total Unit Entitlement:	8,579
Total Monthly Fees	5,950.68
Total Annual Fees	71,408.19