

BRIXTON STATION #3

SECOND AMENDMENT TO DISCLOSURE STATEMENT DATED: May 11, 2016
FIRST AMENDMENT TO DISCLOSURE STATEMENT DATED: March 2, 2016
ORIGINAL DISCLOSURE DATED: December 22, 2015

Developer:

Algra Bros. Developments (Brixton) Ltd.
and **Brixton 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:
Algra Bros. Developments (Brixton) Ltd.
5848 Sappers Way
Chilliwack, B.C.
V2R 0G7
Phone: (604) 798-6169
Fax: (604) 769-4091
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:

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This is a Phase Disclosure Statement filed pursuant to the *Real Estate Development Marketing Act*.

The original Disclosure Statement dated December 22, 2015 and First Amendment dated March 2, 2016 thereto are hereby amended as follows:

1. Paragraph 2.3 Phasing be hereby amended as follows:

- 2.3 Phasing:

This development is part of a phased strata plan and will consist of 33 strata lots in three (3) phases as follows:

Phase	General Type of Residence	Total Units
Phase 1 (Buildings 1 & 2)	2-storey townhouse buildings with basement	10 units
Phase 2 (Buildings 3 & 7)	2-storey townhouse buildings with basement	10 units
Phase 3 (Buildings 4, 5 & 6)	2-storey townhouse buildings with basement	13 units

As a result of the City of Chilliwack'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 three 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.


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 May 11, 2016.

Algra Capital Corp.
Per:


Philip Edward Algra (Authorized Signatory)

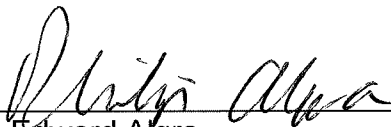
Dated: May 11, 2016


Peter Terry Algra (Authorized Signatory)


Dated: May 11, 2016


David James Algra (Authorized Signatory)

Dated: May 11, 2016


Philip Edward Algra

Dated: May 11, 2016


Peter Terry Algra

Dated: May 11, 2016


David James Algra

Dated: May 11, 2016

Algra Bros. Developments (Brixton) Ltd.

Per:



Dave James Algra (Authorized Signatory)

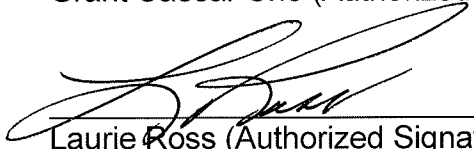
Dated:

Philip Edward Algra (Authorized Signatory)

Dated:

Grant Caesar Cho (Authorized Signatory)

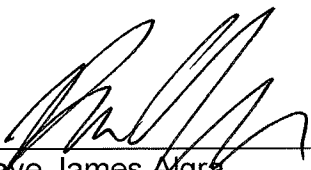
Dated:



Laurie Ross (Authorized Signatory)

Dated:

May 11, 2016



Dave James Algra

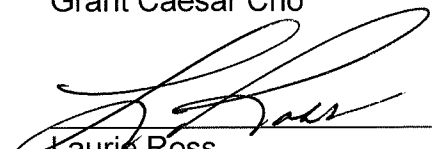
Dated:

Philip Edward Algra

Dated:

Grant Caesar Cho

Dated:




Laurie Ross

Dated:

May 11, 2016


Algra Bros. Developments (Brixton) Ltd.

Per:



Dave James Algra (Authorized Signatory)

Dated: May 11, 2016



Philip Edward Algra (Authorized Signatory)

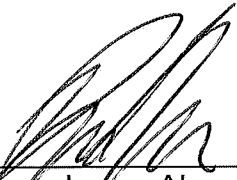
Dated: May 11, 2016

Grant Caesar Cho (Authorized Signatory)

Dated:


Laurie Ross (Authorized Signatory)

Dated:



Dave James Algra

Dated: May 11, 2016



Philip Edward Algra

Dated: May 11, 2016

Grant Caesar Cho

Dated:

Laurie Ross

Dated:

6


Algra Bros. Developments (Brixton) Ltd.
Per:

Dave James Algra (Authorized Signatory)

Dated:

Philip Edward Algra (Authorized Signatory)

Dated:



Grant Caesar Cho (Authorized Signatory)

Dated: May 11, 2014

Laurie Ross (Authorized Signatory)


Dated:

Dave James Algra

Dated:

Philip Edward Algra

Dated:



Grant Caesar Cho

Dated: May 11, 2014

Laurie Ross

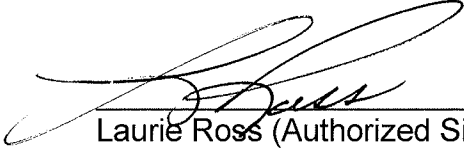
Dated:

7

0987575 B.C. Ltd.

Per:

Robert Miller (Authorized Signatory)



Laurie Ross (Authorized Signatory)

Dated:

Dated: *May 11, 2016*

Robert Miller



Laurie Ross

Dated:

Dated: *May 11, 2016*

0987575 B.C. Ltd.

Per:



Robert Miller (Authorized Signatory)

Dated: May 11, 2016

Laurie Ross (Authorized Signatory)

Dated:



Robert Miller

Dated: May 11, 2016

Laurie Ross

Dated:

QKKD Properties Limited

Per:


Moon J. Cho (Authorized Signatory)


Dated: *May 11, 2016*


Gordon E. Cho (Authorized Signatory)

Dated: *May 11, 2016*


Grant C. Cho (Authorized Signatory)

Dated: *May 11, 2016*


Moon J. Cho

Dated: *May 11, 2014*


Gordon E. Cho

Dated: *May 11, 2014*


Grant C. Cho

Dated: *May 11, 2014*