

ASTON ROW

SECOND AMENDMENT DATED: February 3, 2016

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

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 May 6, 2015 and First Amendment dated September 1, 2015 are hereby amended as follows:

1. The Proposed Budget and Monthly Fee Schedule exhibited as Exhibit "F" in the Original Disclosure Statement and amended as Exhibit "F" in the First Amendment to Disclosure Statement has been further amended by the strata management company and is attached hereto as Exhibit "F". This Proposed Budget and Monthly Fee Schedule replaces the previous Exhibits "F" in the Original Disclosure Statement dated May 6, 2015 and the First Amendment to Disclosure Statement dated September 1, 2015.
2. Paragraph 3.6 Parking be amended to include the following:

Each of the 2-storey with basement townhouses will contain a separate double car garage building for parking which will form part of that particular strata lot. There will be 8 visitor stalls designated as common property. The 3-storey townhouse units contain an attached single car garage and additional surface parking which may be designated on the strata plan as limited common property. The Developer, in its sole discretion, may allocate additional parking stalls for the exclusive use of individual strata lot owners, on such terms as the Developer may determine, using one or more of the following methods:

- (a) designation on the strata plan as limited common property, upon filing of the strata plan;
- (b) designation on the strata plan as limited common property, subsequent to filing of the strata plan but before the first annual general meeting of the strata corporation in accordance with section 258 of the *Strata Property Act*;
- (c) partial assignments of rights under a lease entered into prior to the filing of the strata plan;
- (d) partial assignments of rights of the Developer with respect to individual parking stalls that may be allocated as limited common property for a strata lot to be owned and controlled by the Developer; or
- (e) such other method as the Developer may determine.

In designating such additional parking stalls, the owner developer is not required to act with a view to the best interests of the strata corporation, but must act honestly and in good faith and exercise the care, diligence and skill of a reasonably prudent person in comparable circumstances. Such a designation of additional parking stalls does not require approval by a resolution at an annual or special general meeting. On this basis, the Developer hereby reserves the right to allocate to any of the strata lots within the development additional parking stalls and to designate such parking stalls as limited common property of the strata corporation or otherwise, up to the first annual general meeting after the filing of the strata plan.

The Strata Plan for Phase One (EPS2708) has been amended to allocate Limited Common Property parking stalls for Strata Lots 6-12 inclusive under Section 258 of the *Strata Property Act*. A copy of the same is attached hereto and forms part of Exhibit A as Exhibit "A1".

3. Paragraph 4.1 Legal Description be amended as follows:

The legal description of the developmental property is:

PID: 029-441-358

Parcel 1 Section 16 Township 16 New Westminster District Plan EPP44781

Except Phase One Strata Plan EPS2708

4. Paragraph 4.3 Existing Legal Encumbrances and Legal Notations be amended as follows:

Legal Notations:

- (i) This title may be affected by a permit under Part 26 of the *Local Government Act*, See CA4132488;
- (ii) **Phased Strata Plan Declaration (Form P) Filed CA4682671 2015-09-17;**
- (iii) **Hereto is annexed Easement CA4682689 over the Common Property Strata Plan EPS2708;**

Charges, Liens and Interests:


- (i) Mortgage No. CA3941894 in favour of First West Credit Union which will be discharged from the title of each strata lot upon receipt of net sale proceeds;
- (ii) Assignment of Rents No. CA3941895 in favour of First West Credit Union which will be discharged from the title of each strata lot upon receipt of net sale proceeds;
- (iii) Covenant No. CA4084843 in favour of the City of Abbotsford for private garbage collection;
- (iv) Priority Agreement No. CA4084844 granting Covenant No. CA4084843 priority over Mortgage No. CA3941894 and Assignment of Rents No. CA3941895;
- (v) Statutory Right of Way No. CA4352605 in favour FortisBC Energy Inc.;
- (vi) **Easement No. CA4682687 appurtenant to the Common Property and Strata Lots 1 to 12 Strata Plan EPS2708 for phased access purposes;**
- (vii) **Priority Agreement No. CA4682688 granting Easement No. CA4682687 priority over Mortgage No. CA3941894 and Assignment of Rents No. CA3941895;**
- (viii) **Covenant No. CA4682690 in favour of the City of Abbotsford (see Easement No. CA4682687) for phased access purposes;**
- (ix) **Priority Agreement No. CA4682691 granting Covenant No. CA4682690 priority over Mortgage No. CA3941894 and Assignment of Rents No. CA3941895;**
- (x) **Statutory Right of Way No. CA4765001 in favour of Shaw Cablesystems Limited;**

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 February 3, 2016.

Algra Capital Corp.

Per:


Philip Edward Algra (Authorized Signatory)

Dated: February 3, 2016


Peter Terry Algra (Authorized Signatory)

Dated: February 3, 2016


David James Algra (Authorized Signatory)

Dated: February 3, 2016


Philip Edward Algra

Dated: February 3, 2016


Peter Terry Algra


Dated: February 3, 2016



David James Algra


Dated: February 3, 2016


0987575 B.C. Ltd.

Per:


Robert Miller (Authorized Signatory)


Laurie Ross (Authorized Signatory)


Robert Miller


Laurie Ross

Dated: February 3, 2016

Dated: February 3, 2016

Dated: February 3, 2016

Dated: February 3, 2016

QKKD Properties Limited
Per:

Moon J. Cho
Moon J. Cho (Authorized Signatory)

Dated: February 3, 2016

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

Dated: February 3, 2016

Grant C. Cho
Grant C. Cho (Authorized Signatory)

Dated: February 3, 2016

Moon J. Cho
Moon J. Cho

Dated: February 3, 2016

Gordon E. Cho
Gordon E. Cho

Dated: February 3, 2016

Grant C. Cho
Grant C. Cho

Dated: February 3, 2016

Algra Bros. Developments (Lynn) Ltd.

Per:



Dave James Algra (Authorized Signatory)

Dated: February 3, 2016



Philip Edward Algra (Authorized Signatory)

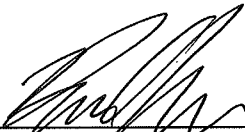
Dated: February 3, 2016

Grant Caesar Cho (Authorized Signatory)

Dated:


Laurie Ross (Authorized Signatory)

Dated:



Dave James Algra

Dated: February 3, 2016



Philip Edward Algra

Dated: February 3, 2016

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: February 3, 2016



Laurie Ross (Authorized Signatory)


Dated: February 3, 2016

Dave James Algra

Dated:

Philip Edward Algra

Dated:



Grant Caesar Cho

Dated: February 3, 2016



Laurie Ross

Dated: February 3, 2016

SOLICITOR'S CERTIFICATE

IN THE MATTER of the *Real Estate
Development Marketing Act* and the Second Amendment to Disclosure
Statement of **Algra Bros. Developments (Lynn) Ltd.** and
Lynn Joint Venture

For Property legally described as:
City of Abbotsford
PID: 029-441-358
Parcel 1 Section 16 Township 16
New Westminster District Plan EPP44781
Except Phase One Strata Plan EPS2708

I, Conrad Warkentin, Barrister and Solicitor, a member of the Law Society of the Province of British Columbia, having read over the above-described Second Amendment to Disclosure Statement dated the 3rd day of February, 2016, made any required investigations in public offices, and reviewed same with the Developer therein named, hereby certify that the facts contained in Paragraph 3 (re: 4.1) and Paragraph 4 (re: 4.3) are correct.

DATED at the City of Abbotsford,
in the Province of British Columbia,
this 3rd day of February, 2016.



Conrad Warkentin

Exhibit "A1"

Strata Plan Amendment (LCP Parking Stalls)

APPLICATION TO DEPOSIT PLAN Jan-18-2016 08:39:07.001
AT LAND TITLE OFFICE
PROVINCE OF BRITISH COLUMBIA

CA4933050

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.732, and a true copy, or a copy of that true copy, is in your possession.

John Michael
Thomas Burke
IFRSWL

Digitally signed by John Michael Thomas Burke IFRSWL
DN: c=CA, cn=John Michael Thomas Burke IFRSWL, o=Lawyer, ou=Verify ID at www.juricert.com/LKUP.cfm? id=IFRSWL
Date: 2016.01.15 12:27:37 -0800'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Allison Oswald, Legal Assistant
Rosborough & Company, Barristers & Solicitors
33832 South Fraser Way
Abbotsford BC V2S 2C5
Document Fees: \$89.96

LTO Client No. 010429
Phone: (604) 859-7171 x255
File No. A14-1580 Aston Row
LCP Parking Allocation

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID][LEGAL DESCRIPTION]

SEE SCHEDULE

3. APPLICATION FOR DEPOSIT OF:

PLAN TYPE	PLAN NUMBER	CONTROL NUMBER	NUMBER OF NEW LOTS CREATED
Strata (Amendment)	EPS2708	145-279-2065	0

4. OWNER(S): (updated owner(s) name(s), occupation(s), postal address and postal code)

THE OWNERS STRATA PLAN EPS2708

#105, 34143 MARSHALL ROAD
ABBOTSFORD BRITISH COLUMBIA
V2S 1L8 CANADA

5. ADDITIONAL INFORMATION:

The Developer's Statutory Declaration dated January 15, 2016 attached to a declaration is in support of the plan application.

ADDITIONAL PARCEL IDENTIFICATION

PAGE 2 OF 2 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND

[PID]	[LEGAL DESCRIPTION – must fit in a single text line]
029-663-083	STRATA LOT 6 SECTION 16 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2708
029-663-091	STRATA LOT 7 SECTION 16 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2708
029-663-105	STRATA LOT 8 SECTION 16 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2708
029-663-113	STRATA LOT 9 SECTION 16 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2708
029-663-121	STRATA LOT 10 SECTION 16 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2708
029-663-130	STRATA LOT 11 SECTION 16 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2708
029-663-148	STRATA LOT 12 SECTION 16 TOWNSHIP 16 NEW WESTMINSTER DISTRICT STRATA PLAN EPS2708

**LAND TITLE ACT
FORM DECLARATION**

Related Document Number:

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that: you are a subscriber as defined by the Land Title Act, RSBC 1996, C.250, the original or where designated by the Director, a true copy of the supporting document is in your possession and that the summary of the material facts set out in this declaration accurately reflects the material facts set out in each supporting document and if a supporting document is evidenced by an imaged copy the material facts of the supporting document are set out in the imaged copy of it attached. Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the Land Title Act.

John Michael Thomas Burke IFRSWL	Digitally signed by John Michael Thomas Burke IFRSWL DN: c=CA, cn=John Michael Thomas Burke IFRSWL, o=Lawyer, ou=Verify ID at www.juricert.com/ LKUP:cfm?id=IFRSWL Date: 2016.01.15 12:28:00 -08'00'
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I, Allison Oswald, Legal Assistant and Authorized Agent for Rosborough & Company hereby declare that:

Attached hereto is the Developer's Statutory Declaration regarding the strata plan amendment being made prior to the first annual general meeting.

NOTE:

A Declaration cannot be used to submit a request to the Registrar for the withdrawal of a document.

CANADA
PROVINCE OF BRITISH COLUMBIA

) IN THE MATTER OF:
) City of Abbotsford
) EPS2708
) Aston Row


TO WIT:


I, Dave Algra, of 5848 Sappers Way, Chilliwack, in the Province of British Columbia, V2R 0G7, do solemnly declare:

1. That I am one of the directors of Algra Bros. Developments (Lynn) Ltd., the Developer and one of the registered owners of the strata lots of the abovementioned strata plan and as such have personal knowledge of the matters hereto.
2. That the strata plan amendment has been made prior to the first annual general meeting of the strata corporation.

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

SWORN BEFORE me at Abbotsford,)
in the Province of British Columbia this)
15 day of January, 2016)


A Commissioner for taking)
Affidavits in British Columbia)



Dave Algra

MICHAEL BURKE
Barrister & Solicitor
33832 South Fraser Way
Abbotsford, B.C. V2S 2C5

NEW WESTMINSTER LAND TITLE OFFICE

Jan-18-2016 08:39:07.002

CAS4933050

PAGE 1 OF 2 PAGES

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA 0784

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you
(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and
(b) certify the matters set out in section 168.73 (4) of the Land Title Act,
Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

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.jurcer.t.com/ LKUP.cfm?id=FH7L64
	Date: 2016.01.14 09:21:05 -08'00'

1. BC LAND SURVEYOR: (Name, address, phone number)

DEVON G PALLMANN
104 32559 LOGAN AVENUE

604-826-9561
devon@wadesurvey.com

MISSION BC V2V 6W8

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: 145-279-2065

Plan Number: EPS2708

This original plan number assignment was done under Commission #: 784

LTO Document Reference: CA4933050

3. CERTIFICATION:

Form 9 Explanatory Plan Form 9A

I am a British Columbia land surveyor and certify that

this plan was completed and checked on: 2016 January 14 (YYYY/Month/DD)

that the checklist was filed under ECR#: 182644

and that the plan is correct in accordance with Land Title Office records.

None Strata Form S

None Strata Form U1 Strata Form U1/U2

Arterial Highway

4. ALTERATION:

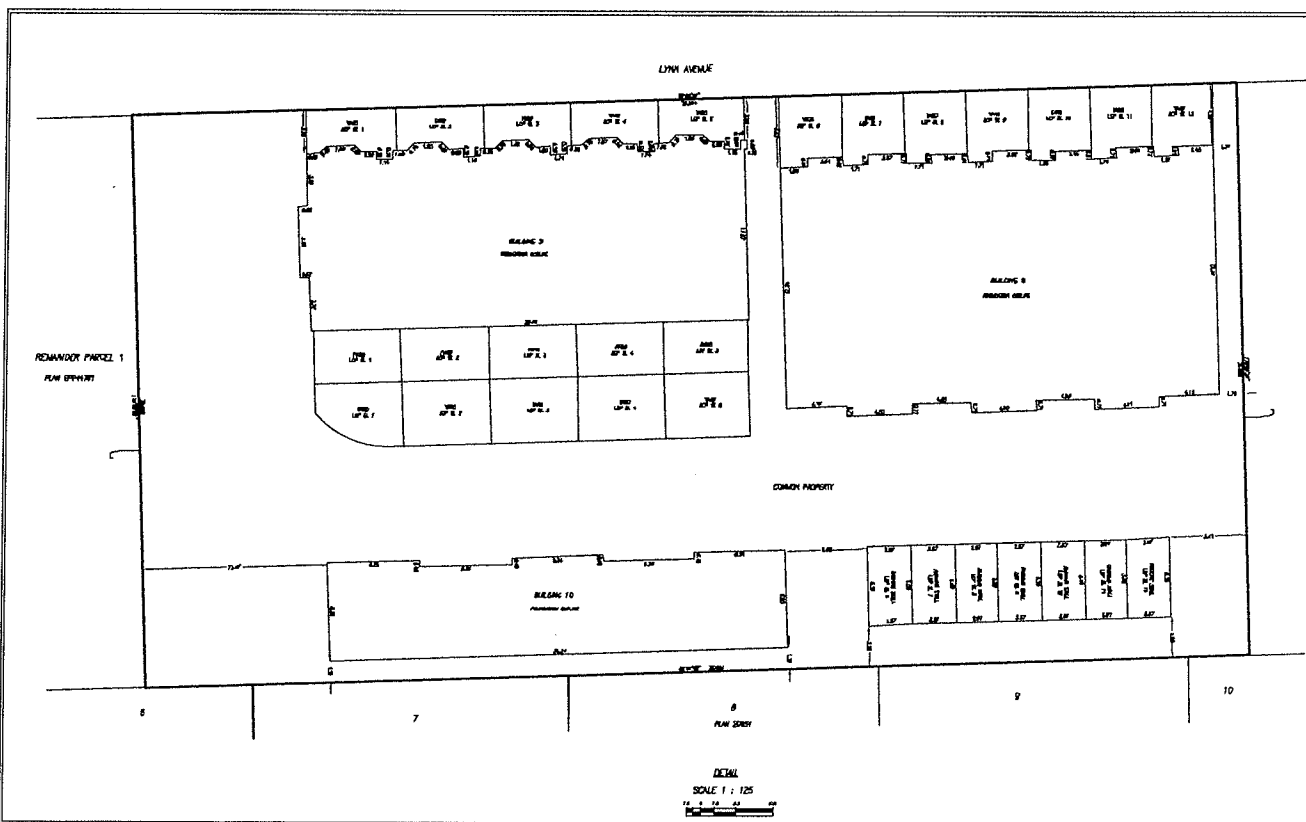
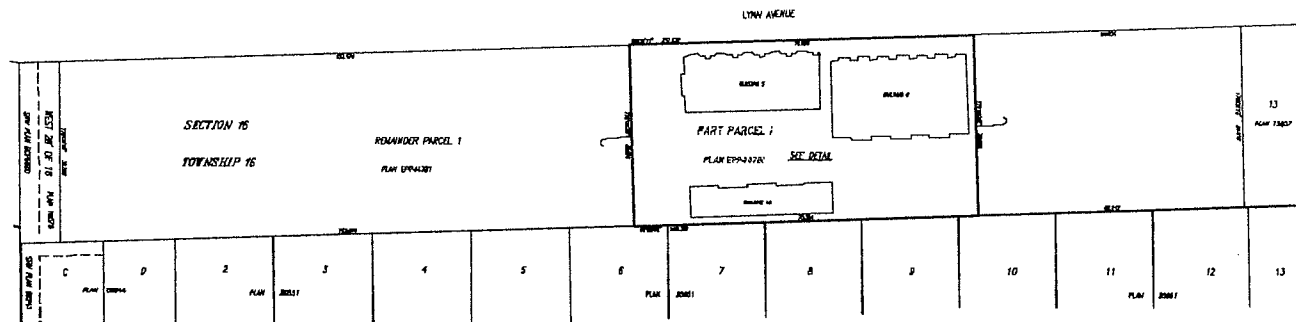
16

**EXPLANATORY PLAN AMENDING STRATA PLAN EPS2708
TO DESIGNATE LIMITED COMMON PROPERTY FOR THE BENEFIT OF STRATA LOTS 6-12
SECTION 13 TOWNSHIP 16
NEW WESTMINSTER DISTRICT STRATA PLAN EPS2708**

AMENDED SHEET 1A OF 4 SHEETS
**STRATA PLAN EPS2708
PHASE 1**

PURSUANT TO SECTION 236 OF THE STRATA PROPERTY ACT
BOSS 8252009
CITY OF ABERDEEN
NEW WESTMINSTER DISTRICT

THIS PLAN IS PAGE 1 OF 4 PHASE 1 PLAN
UNDER SECTION 236 OF THE STRATA PROPERTY ACT
LINES WITHIN THE JURISDICTION OF THE APPROVING
OFFICER FOR THE CITY OF ABERDEEN



SL DENOTES STRATA LOT
LCP DENOTES LIMITED COMMON PROPERTY

REGISTERED SURVEY AREA NO. 21 - AMBROSEVIEW
MAY 1998 (228) 44-5861

PLAN REMAINS ARE DERIVED FROM PLAN EPS24381

THIS PLAN SHOWS DIMENSIONS, CORNER-LINE DISTANCES
UNLESS OTHERWISE NOTED, TO CORNER AND BOUNDARIES.
NATURALLY OCCURRING-TREE DIMENSIONS BY THE MACHINE
CORNER FACTOR OF DIMENSIONS WHEN THE BEEN DERIVED FROM
ELECTRIC CONTROL INSTRUMENTS TYPICAL TO 1998/99

THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND
SOURCE INFORMATION OF BC RECORDS
STRATA PLAN EPS2708
GENIV PALMANN, BCLP

THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT

Exhibit "F"

Proposed Budget and Monthly Fee Schedule

BUDGET**PREPARED FOR:**

Aston Row
Lynn Ave
Abbotsford BC

Algra Brothers / Developer

PREPARED BY:

Teamwork Property Management Ltd.
#105 - 34143 Marshall Road
Abbotsford, BC V2S 1L8
Tel: (604) 854-1734

	Phase 1	Phase 2	Phase 3	Phase 4
	12 Units	11 Units	12 Units	11 Units
TOTAL UNITS	12 Units	23 Units	35 Units	46 Units
INCOME				
Strata Fees	<u>18,518.66</u>	<u>35,494.10</u>	<u>54,012.75</u>	<u>70,988.19</u>
TOTAL INCOME	18,518.66	35,494.10	54,012.75	70,988.19
GENERAL EXPENSES				
Insurance	7,052.35	13,517.00	20,569.35	27,034.00
Insurance Appraisal	65.22	125.00	190.22	250.00
Administration	260.87	500.00	760.87	1,000.00
Management	2,073.60	3,974.40	6,048.00	7,948.80
Bank Charges	26.09	50.00	76.09	100.00
Professional / Legal	259.57	497.50	757.07	995.00
Warranty Inspection	521.74	1,000.00	<u>1,521.74</u>	<u>2,000.00</u>
TOTAL GENERAL EXPENSES	10,259.43	19,663.90	29,923.33	39,327.80
BUILDING EXPENSES				
Repairs & Maintenance	521.74	1,000.00	1,521.74	2,000.00
Landscaping	5,760.00	11,040.00	16,800.00	22,080.00
Hydro - Electricity	130.43	250.00	380.43	500.00
Water	130.43	250.00	380.43	500.00
Refuse Removal	469.57	900.00	1,369.57	1,800.00
Snow Removal	<u>365.22</u>	<u>700.00</u>	<u>1,065.22</u>	<u>1,400.00</u>
TOTAL BUILDING EXPENSES	7,377.39	14,140.00	21,517.39	28,280.00
Contingency Reserve Fund	<u>881.84</u>	<u>1,690.20</u>	<u>2,572.04</u>	<u>3,380.39</u>
TOTAL EXPENSES	18,518.66	35,494.10	54,012.75	70,988.19
NET INCOME	0.00	0.00	0.00	0.00

ASTON ROW

67,607.80
 3,380.39
70,988.19

Operating Fund
 Contingency Fund
 Strata Fees Total

Unit	S.L. #	U/E Ent	Operating Fund	Contingency Fund	Strata Fees
1	46	165	108.36	5.42	113.78
2	45	165	108.36	5.42	113.78
3	44	165	108.36	5.42	113.78
4	43	165	108.36	5.42	113.78
5	42	165	108.36	5.42	113.78
6	41	165	108.36	5.42	113.78
7	40	159	104.42	5.22	109.64
8	39	223	146.45	7.32	153.77
9	38	223	146.45	7.32	153.77
10	37	223	146.45	7.32	153.77
11	36	223	146.45	7.32	153.77
12	35	165	108.36	5.42	113.78
13	34	165	108.36	5.42	113.78
14	33	165	108.36	5.42	113.78
15	32	165	108.36	5.42	113.78
16	31	165	108.36	5.42	113.78
17	30	165	108.36	5.42	113.78
18	29	159	104.42	5.22	109.64
19	28	223	146.45	7.32	153.77
20	27	223	146.45	7.32	153.77
21	26	223	146.45	7.32	153.77
22	25	223	146.45	7.32	153.77
23	24	233	153.02	7.65	160.67
		4315			2,975.42

Unit	S.L. #	U/E Ent	Operating Fund	Contingency Fund	Strata Fees
24	1	227	149.07	7.45	156.53
25	2	219	143.82	7.19	151.01
26	3	219	143.82	7.19	151.01
27	4	219	143.82	7.19	151.01
28	5	216	141.85	7.09	148.94
29	6	154	101.13	5.06	106.19
30	7	162	106.39	5.32	111.71
31	8	161	105.73	5.29	111.02
32	9	162	106.39	5.32	111.71
33	10	163	107.05	5.35	112.40
34	11	162	106.39	5.32	111.71
35	12	159	104.42	5.22	109.64
36	13	223	146.45	7.32	153.77
37	14	223	146.45	7.32	153.77
38	15	223	146.45	7.32	153.77
39	16	223	146.45	7.32	153.77
40	17	159	104.42	5.22	109.64
41	18	165	108.36	5.42	113.78
42	19	165	108.36	5.42	113.78
43	20	165	108.36	5.42	113.78
44	21	165	108.36	5.42	113.78
45	22	165	108.36	5.42	113.78
46	23	165	108.36	5.42	113.78
		4264			2,940.26

Total Unit Entitlement	8,579
Total Monthly Fees	5,915.68
Total Annual Fees	70,988.19