

# Summary of Pre-sale Risks and Buyer Rights

**This document highlights key risks and buyer protections for you if you are buying a pre-sale unit.** It is not a substitute for reading your purchase agreement or the developer's **entire** disclosure statement, as it does not cover all of the risks, rights, or contractual terms associated with buying a pre-sale unit. It is a good idea to get advice from a lawyer or notary and to review the entire disclosure statement and your purchase agreement with them **before signing any agreement** with a developer. You may also want to seek representation from a real estate licensee.

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Name of Development \_\_\_\_\_

## KEY RISKS

The following risks may apply to your purchase:

**Construction Delays or Failure:** Construction may be delayed beyond the estimated date range for completion of construction or, in rare cases, never completed. Check section \_\_\_\_\_ of your disclosure statement and any amendments to the disclosure statement to confirm this date.

**Closing Date Changes:** Developers may postpone your closing date, affecting your move-in plans and financing.

**Cancelling the Purchase Agreement:** Developers may cancel your purchase agreement if sales targets are not met, occupancy is significantly delayed, or you miss required payments.

**Deposit Return Without Interest:** Your deposit is usually returned without interest if developers cancel your purchase agreement.

**Refusal of Assignment:** Developers may refuse or restrict assignment of your purchase agreement, limiting resale or transfer options.

For more information on these risks and others, see [BCFSA's Consumer Guide to Pre-sale Real Estate Purchases](#).

## CONTRACTUAL RIGHTS AND OBLIGATIONS

Section \_\_\_\_\_ of the disclosure statement describes important information about your purchase agreement. It summarizes the rights and obligations of both you and the developer. Review it carefully. Confirm that the developer or its representative has brought this to your attention by initialing here: \_\_\_\_\_.

**Seven-Day Cancellation:** You can cancel your purchase agreement within seven days of signing it by giving written notice to the developer (see Section 21 of the [Real Estate Development Marketing Act](#)).

**Building Permit Deadline:** You have the right to cancel your purchase agreement if the developer does not obtain and disclose a building permit by \_\_\_\_\_, and you also have the right to cancel within seven days after the developer discloses a building permit that shows a material change in the layout or size of your unit, the overall development, or a major common facility.

**Financing Commitment:** You have the right to cancel your purchase agreement if the developer does not obtain and disclose a satisfactory financing commitment by \_\_\_\_\_.

Confirm that the developer or its representative has explained to you whether these rights to cancel your purchase agreement are applicable by initialing here: \_\_\_\_\_.

DATED April 4, 2025

**DISTRICT NW**

**(Phase I - West Tower and Phase II - North Tower)**

**DISCLOSURE STATEMENT**

*REAL ESTATE DEVELOPMENT MARKETING ACT (BRITISH COLUMBIA)*

**Filed by:** **KSV Restructuring Inc.**, solely in its capacity as the Court-appointed receiver of certain real and personal property of Surrey Centre District NW GP Ltd., District Northwest Limited Partnership and 105 University View Homes Ltd., and not in any other capacity

**Address for Service:** c/o Bennett Jones LLP  
2500 Park Place, 666 Burrard Street, Vancouver, BC V6C 2X8

**Business Address:** Suite 1165, 324 – 8<sup>th</sup> Avenue SW, Calgary, Alberta T2P 2Z2

**Real Estate Brokerage:** Rennie Marketing Systems and Rennie and Associates Realty Ltd.  
#110 – 1650 West 1<sup>st</sup> Avenue, Vancouver, BC V6J 1G1

KSV Restructuring Inc. reserves the right to appoint additional or replacement brokerage(s), and reserves the right to allow the brokerage to assign the broker's rights with respect to the marketing and sale of the Development to an affiliate or related party of the brokerage(s).

**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 \_\_\_\_\_, who has confirmed that fact by initialling in the space provided here:**

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## **RIGHT OF RESCISSION**

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

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

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

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

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D	Parking & Storage Lease
E-1	Estimated Interim Budget (Phase 1)
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## 1. THE DEVELOPER

### 1.1 Jurisdiction, Date of Incorporation and Incorporation Number of the Developer

KSV Restructuring Inc. ("**KSV**") is a corporation that was amalgamated on June 30, 2015, pursuant to the *Canada Business Corporations Act*. It was previously named KSV Kofman Inc. and its corporate name was changed to KSV Restructuring Inc. on August 31, 2020.

### 1.2 Purpose and Assets

**Appointment:** KSV was appointed as the receiver (in such capacity, the "**Receiver**"), without security, of certain real and personal property of 105 University View Homes Ltd. (the "**Registered Owner**"), Surrey Centre District NW GP Ltd. and District Northwest Limited Partnership (collectively with the Registered Owner, the "**Developer**") in respect of the Development (as defined below) pursuant to an order of the Supreme Court of British Columbia (the "**Court**") dated November 8, 2024 (as amended and restated on April 2, 2025, and as may be further amended and restated from time to time, the "**Receivership Order**"). The Receiver has prepared this Disclosure Statement solely in its capacity as the Receiver of certain real and personal property of the Developer, and not in its personal, corporate or any other capacity, pursuant to paragraph 2(c) of the Receivership Order.

**Assets:** For the purposes of this Disclosure Statement, the only assets under the Receiver's control are the Development assets. For the purposes of this Disclosure Statement and the Receiver's appointment pursuant to the Receivership Order, the Receiver has no assets other than the Development lands and related rights and chattels.

**Receiver's Liability:** Pursuant to paragraph 19 of the Receivership Order, the Receiver shall have no liability or obligation as a result of, among other things, its appointment or the carrying out of the provisions of the Receivership Order, including paragraph 2(c) thereof, save and except for any gross negligence or wilful misconduct on the Receiver's part or amounts in respect of obligations imposed specifically on receivers by applicable legislation. The Receiver is also afforded protection from certain liabilities under the *Bankruptcy and Insolvency Act* (Canada).

**Court-Approved Sale Procedure and Stalking Horse Bid:** In accordance with the Receivership Order and an order of the Court dated April 2, 2025 (as may be amended and restated from time to time, the "**Sale Procedure Order**"), the Receiver is conducting a sale process to solicit interest in, and opportunities for, a sale of the Development lands and related rights and chattels, including indirectly by way of a share sale (the "**Sale Procedure**"). The Sale Procedure is intended to fairly, transparently and effectively solicit interest in the direct or indirect sale of the Development and the Development lands and related rights and chattels from potential bidders anticipated to have the means, experience and expertise necessary to complete the Development. Importantly, the Sale Procedure is underpinned by a stalking horse agreement of purchase and sale dated March 12, 2025 (the "**APS**"), between a member of BM Group International ("**BMG**"), BMG City Centre Limited Partnership, as the anticipated assignee of 1419195 B.C. Ltd. (the "**Stalking Horse Bidder**"), and the Receiver. Interested parties will have an opportunity to submit offers superior to that of the Stalking Horse Bidder's in accordance with the terms of the Sale Procedure.

**Stalking Horse Transaction:** If the Stalking Horse Bidder is selected as the successful bidder in the Sale Procedure and the conditions precedent to the completion of the transaction under the APS (the "**Stalking Horse Transaction**") are satisfied, the Stalking Horse Bidder or its permitted assignee (the "**Potential Purchaser**") will subscribe for and indirectly acquire, as applicable, all of the common shares in the capital of and limited partnership interests in the Developer. If consummated in accordance with its terms, the Stalking Horse Transaction will result in the Developer's retention of (i) substantially all of its assets (collectively, the "**Retained Assets**"), including the Development lands and related rights and chattels, and those existing contracts of purchase and sale (collectively, the "**Pre-Sale Contracts**") that remain in full force and effect (collectively, the "**Retained Pre-Sale Contracts**"), as amended by the Addendum to Pre-Sale Contract (as defined below), as of the closing date of the Stalking Horse Transaction, and (ii) go-forward obligations in connection with the Retained Assets, including the Retained Pre-Sale Contracts. Among other customary conditions to closing, the Stalking Horse Transaction is conditional upon the satisfaction or waiver of the following conditions:

- (a) the Receiver's determination, in accordance with the Sale Procedure, that the APS is the successful bid in the Sale Procedure;
- (b) the granting of a reverse vesting order by the Court, among other things, authorizing and approving the Stalking Horse Transaction, confirming that the Retained Pre-Sale Contracts are in full force and effect, and removing the Developer from the receivership proceedings;
- (c) the Stalking Horse Bidder being satisfied, on or before June 13, 2025, that it will not be required to file a new disclosure statement in respect of the Development as a result of the Stalking Horse Transaction;
- (d) the Potential Purchaser obtaining a firm financing commitment from KingSett Mortgage Corporation ("**KMC**") on or before the closing date of the Stalking Horse Transaction; and
- (e) as of the closing date of the Potential Transaction, either at least:
  - (i) that number of Pre-Sale Contracts that collectively have sale prices totaling \$420,000,000; or
  - (ii) that number of purchasers whose Pre-Sale Contracts that collectively have deposits totaling \$63,000,000,

being in good standing and in full force and effect, as amended by an addendum, among other things, amending the definition of "Outside Date" within each Pre-Sale Contract to December 31, 2030 (the "**Addendum to Pre-Sale Contract**"). A copy of the Addendum to Pre-Sale Contract is attached to this Disclosure Statement as EXHIBIT J.

A copy of the APS is appended to the Second Report of the Receiver dated March 24, 2025 as Appendix "K", which is available on the Receiver's Website (as defined below).

**Anticipated Purchaser:** The Potential Purchaser is an affiliate of BMG. BMG is a developer with over 25 years of experience and a proven track record in the construction industry throughout the Lower Mainland. BMG's real estate portfolio includes various residential and commercial projects and, most recently, a mixed-use 29 storey high-rise development known as "Walker House" in Delta, BC with a daycare facility. BMG is a fully integrated development organization with subsidiaries that provide construction services including construction management, waterproofing and that supply building materials such as concrete, steel, and aluminum.

1.3 Registered and Records Office

The registered and records office address of the Receiver is 220 Bay Street, Suite 1300, Box 20, Toronto, ON, M5J 2W4.

1.4 Directors

The following are the directors of the Receiver, and these are the individuals required to sign this Disclosure Statement pursuant to Section 14 of the *Real Estate Development Marketing Act* and Section 9 of the regulations to that Act: Noah Goldstein, Peter Farkas, Mitch Vininsky, David Sieradzki and Robert Kofman.

1.5 The Developer's Background

The Receiver is not a developer. Appointed by the Court, the Receiver's role is to manage and realize on the assets of the debtor in a fiduciary capacity, rather than to engage in property development for profit. Its primary role is to maximize recoveries for stakeholders.

- (a) As a leading financial advisory, valuations, and restructuring firm, the Receiver and its predecessor firms have over forty (40) years of experience acting as a Court-appointed receiver, receiver and manager, or trustee in bankruptcy, in respect of real estate developments across several Canadian provinces, including being appointed as receiver over several real estate projects in British Columbia. Currently, KSV Restructuring Inc. serves as the receiver for several multi-family real estate developments under construction in Ontario. However, none of the Receiver's directors have experience in developing or constructing multi-family real estate projects outside of receivership, bankruptcy, or other formal insolvency proceedings. The five directors of the Receiver and the nature and extent of their respective experience in the development industry is as follows:
  - (i) Noah Goldstein: Noah has over ten (10) years of experience as a chartered accountant, licensed insolvency trustee and chartered insolvency and restructuring professional. His experience in the development industry has been strictly in relation to insolvency in which he has been involved with several other insolvent developments in Canada including residential and mixed-use projects.
  - (ii) Peter Farkas: Peter has over forty (40) years of experience as a chartered accountant, licensed insolvency trustee and chartered insolvency and

restructuring professional. He has no experience in the real estate industry outside of insolvency processes.

- (iii) Mitch Vininsky: Mitch has over twenty (20) years of experience as a Licensed Insolvency Trustee and Chartered Insolvency and Restructuring Professional. His experience in the development industry has been strictly in relation to insolvency in which he has been involved with several other insolvent developments in Canada including residential projects.
  - (iv) David Sieradzki: David has over twenty (20) years of experience as a Chartered Accountant, Licensed Insolvency Trustee and a Chartered Insolvency and Restructuring Professional. His experience in the development industry has been strictly in relation to insolvency in which he has been involved with several other insolvent developments in Canada including residential projects.
  - (v) Robert Kofman: Robert has over thirty (30) years of experience as a Licensed Insolvency Trustee and a Chartered Insolvency and Restructuring Professional. His experience in the development industry has been strictly in relation to insolvency in which he has been involved with several other insolvent developments in Canada including residential and mixed-use projects.
- (b) To the best of the Receiver's knowledge, the Receiver, and any principal holder of the Receiver, and any director or officer of the Receiver or principal holder has not within the date ten (10) years before the date of the Receiver's Declaration attached to this Disclosure Statement, been subject to any penalties or sanctions imposed by a court or regulatory authority, relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to theft or fraud.
- (c) To the best of the Receiver's knowledge, the Receiver, and any principal holder of the Receiver, and any director or officer of the Receiver or principal holder has not within the date that is five (5) years before the date of the Receiver's Declaration attached to this Disclosure Statement, been declared bankrupt or made a voluntary assignment in bankruptcy, or made a proposal under any legislation relating to bankruptcy or insolvency or has been subject to or instituted any proceedings, arrangement, or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold the assets of that person.
- (d) To the best of the Receiver's knowledge, no director, officer or principal holder of the Receiver, has within the date five (5) years before the date of the Receiver's Declaration attached to this Disclosure Statement, been a director, officer or principal holder of any other developer that, while that person was acting in that capacity:
- (i) was subject to penalties or sanction imposed by a court or regulatory authority relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to

arranging, administering or dealing in mortgages of land, or to theft or fraud;  
or

- (ii) was declared bankrupt or made a voluntary assignment in bankruptcy, made a proposal under any legislation relating to bankruptcy or insolvency or has been subject to or instituted any proceedings, arrangement, or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold its assets.

## 1.6 Conflicts of Interest

To the best of the Receiver's knowledge, there are no existing or potential conflicts of interest among the Receiver, the manager, any of the directors, officers and principal holders of the Receiver and the manager, any directors and officers of the principal holders, and any person providing goods or services to the Receiver, manager or holders of the development units in connection with the Development which could reasonably be expected to affect the purchaser's purchase decision.

## 2. **GENERAL DESCRIPTION**

### 2.1 General Description of the Development

In accordance with the Receivership Order, the Receiver is marketing under this Disclosure Statement all strata lots (the "**Strata Lots**" and each, a "**Strata Lot**") and related parking and storage rights in a development called "District NW" (the "**Development**").

The Receiver is not the original developer of the Development and has not had any involvement in its acquisition, design or planning. The Receiver is marketing the Strata Lots on a "without recourse" basis. The Receiver makes no representations, warranties, or guarantees, express or implied, regarding the condition, quality, or suitability of the Strata Lots, the Development, or any associated rights. Further, the Receiver has not participated and is not participating in the design, construction or development of the Development and is making all statements contained in this Disclosure Statement to the best of the Receiver's knowledge as at the date hereof based solely on available records. The information provided in this section 2.1 was prepared by the Receiver in exclusive reliance on, and without independent investigation of, the Developer's disclosure statement for the Development, as such disclosure statement was amended from time to time (collectively, the "**Developer's Disclosure Statement**"). The Receiver has not independently reviewed or assessed the accuracy or completeness of the Developer's Disclosure Statement and disclaims any liability for errors, omissions, or misstatements contained therein. The Receiver strongly recommends that Purchasers conduct their own investigation and due diligence in relation to the Development and the Strata Lots, including reviewing the materials filed in the receivership proceedings as referenced herein, which are available at the following website maintained by the Receiver: <https://www.ksvadvisory.com/experience/case/dnw> (the "**Receiver's Website**").

(a) The Development

"District NW" is intended to be a mixed-use development comprised of a residential component and a daycare component (the "**Daycare Component**") physically contained in two high-rise concrete towers and an underground parking facility (the "**Project**"). For the purposes of this Disclosure Statement, the residential component of the Project is defined as the Development. The Development is planned to comprise 1,023 residential Strata Lots, together with common property and facilities. This Disclosure Statement has been prepared for use only in relation to the marketing of the residential component of the Project.

The Receiver expects that the Daycare Component will comprise a separate airspace parcel (the "**Airspace Parcel**") to be subdivided from the Lands (as defined and described in Section 4.1). It is anticipated that the Developer will retain ownership of the Airspace Parcel and the Developer may sell, lease or otherwise dispose of the whole or any portion of its interest in the Airspace Parcel at its discretion. The number of air space parcels ultimately subdivided from the Lands and the use thereof may vary from the number anticipated herein.

The Development (and the Project) are expected to be constructed in two phases (the "**Phases**" and each, a "**Phase**") as more particularly described in Section 2.3. The Receiver is marketing the Strata Lots in both Phases. The Daycare Component is expected to be constructed concurrently with the first Phase.

The Development and the Daycare Component are expected to be located within the same physical complex and the owner of the Daycare Component will share certain costs relating to the Project with the Strata Corporation (as defined below) but the Daycare Component will not be part of the Strata Corporation and will be operated independently of the residential component of the Project. One or more reciprocal easements providing for support, access and use of common utility systems and service rooms will facilitate the integration of the Development and the Daycare Component. Prior to depositing the strata plan for the first Phase in the Land Title Office, the Receiver anticipates that the Developer will deposit an airspace parcel subdivision plan to create a separate legal title for the Airspace Parcel.

Certain areas of the Project are expected to be for joint use of the Development and the Daycare Component, and there are expected to be certain costs to be shared by the Development and the Daycare Component, as stated in the estimated budget attached hereto as EXHIBIT E-1 and EXHIBIT E-2. Prior to filing the strata plan for the first phase of the Development, the Receiver expects that the Developer will settle the terms of a comprehensive shared facilities and costs agreement as a condition of the City of Surrey (the "**City**") giving its final approval to the Development, which agreement will comprise a reciprocal easement between the owners of the Development lands and the Airspace Parcel and a Section 219 covenant in favour of the City addressing, without limitation, support of, access between and services for the Development and the Daycare Component (the "**Easement and Cost Sharing Agreement**").

Notwithstanding any marketing material or any document which refers to the Development or the Project, the Receiver reserves the right, in its sole discretion, to make commercially reasonable modifications in features and design to the appearance of the Development, and material changes to the remainder of the Project that do not comprise the Development. Without limiting the generality of the foregoing, the Receiver reserves the right, in its sole discretion, to make commercially reasonable modifications to the exterior design, signage, façade or colour of the Project, the interior layout and design and to change the materials used in the exterior and interior of the Project provided that alternate materials are of a comparable quality.

(b) Civic Location

The current civic address for the Lands is 13438 105A Avenue, Surrey, BC. Once the Development is completed, the address may be amended by the City. Please refer to Section 4.1 for the legal description of the Lands.

(c) General Description of Strata Lots and Offering for Sale

The Strata Lots are expected to be a mixture of studio, 1-bedroom, 2-bedroom and 3-bedroom units as follows:

**Phase 1**

<b>Description</b>	<b>Number</b>
Studio units	<b>76</b>
1-bedroom units	<b>163</b>
1-bedroom plus den units	<b>209</b>
2-bedroom units	<b>76</b>
2-bedroom plus den units	<b>40</b>
3-bedroom units	<b>46</b>
<b>Total</b>	<b>610</b>

**Phase 2**

<b>Description</b>	<b>Number</b>
Studio units	<b>39</b>
1-bedroom units	<b>79</b>
1-bedroom plus den units	<b>149</b>
2-bedroom units	<b>146</b>
<b>Total</b>	<b>413</b>

The Receiver reserves the right, in its sole discretion, to sell all or any number of the Strata Lots and may retain some for rental or own use purposes.



(d) Strata Plan

The proposed layout, dimensions and location of the Development, including the Strata Lots, Common Property (as defined below) and Limited Common Property (as defined below) are shown on the preliminary forms of the strata plan (the "**Preliminary Strata Plan**"), attached as EXHIBIT A-1 and EXHIBIT A-2.

Once the Development is constructed, a final, surveyed strata plan for each phase of the Development (a "**Final Strata Plan**") is expected to be prepared and filed with the Land Title Office, that will subdivide the Lands into the Strata Lots and Common Property (including the Limited Common Property). See Section 4 for further details.

The Receiver anticipates that the Developer will construct and complete the Development substantially in accordance with the Preliminary Strata Plan; however, the actual layout, dimensions and location of the Development, including the Strata Lots, Common Property and Limited Common Property, as constructed will be shown on the Final Strata Plan and may vary from what is depicted on the Preliminary Strata Plan. Reasons for variance include that the Preliminary Strata Plan is based on architectural drawings and designs and there may be construction variations and different measurement methods used for the Final Strata Plan, changes may be required by the City, and there may be modifications that in the opinion of the Developer or its architect, are desirable or necessary. The Receiver also reserves the right to amend the size, number and type of units, parking spaces, bicycle spaces, and storage lockers for the Development, to combine two or more Strata Lots into a single Strata Lot, to subdivide single Strata Lots into two Strata Lots, to renumber the Strata Lots, parking spaces, bicycle spaces, and storage lockers or to renumber the unit numbers assigned to the Strata Lots, and to amend the location and size of any Common Property and Limited Common Property prior to filing the Final Strata Plan.

The proposed layout, dimensions, areas, lot lines, configuration and location of the Development and its components shown on the Preliminary Strata Plan, and in any sales brochures, drawings, renderings, plans, presentation centre, or other materials regarding the Development are provided for information purposes only, are subject to revision by the Developer in its sole discretion, and are not represented as being the actual final layout, areas, lot lines, dimensions, configuration or location of the Development and its components.

For additional information, purchasers are strongly encouraged to review Sections 3 (Strata Information), 4 (Title and Legal Matters) and EXHIBIT A-1 and EXHIBIT A-2 (Preliminary Strata Plan).

(e) Strata Corporation

The filing of the Final Strata Plan for the first phase also creates the strata corporation (the "**Strata Corporation**").

Each Strata Lot owner will also be entitled to a proportionate share in the Common Property and common assets of the Strata Corporation, which Common Property the owners of the Strata Lots will own as tenants in common.

For additional information purchasers are strongly encouraged to review Sections 3 (Strata Information), EXHIBIT C (Bylaws) and EXHIBIT E-1 and EXHIBIT E-2 (Estimated Interim Budget).

## 2.2 Permitted Use

The Lands are currently zoned Comprehensive Development ("**CD**") pursuant to the City zoning by-law (the "**Zoning By-law**"), which permits the construction of the Development.

The Zoning By-law sets out the permitted uses within the CD zone. There are other permissible uses beyond those intended by the Receiver pursuant to this Disclosure Statement. Further zoning information may be obtained from the City by calling the Planning and Development Department at 604.591.4086, emailing at [planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca), or by visiting the City's website at [www.surrey.ca](http://www.surrey.ca).

There are no restrictions on the use of a Strata Lot except as imposed under, the proposed Bylaws (as defined below) of the Strata Corporation as amended (which are outlined in further detail at Section 3.5) and as imposed by the City zoning and other by-laws applicable to the Development, including without limitation, the Zoning By-law, and any other covenant or agreement required by the City with respect to the Lands.

In addition to the Zoning By-law, the use of the Strata Lots are subject to the restrictions contained in applicable laws of general application, including the bylaws of the City, the Bylaws, and existing and proposed encumbrances described in Sections 4.3 and 4.4. Purchasers should familiarize themselves with the foregoing.

## 2.3 Phasing

As noted above, the Development is a phased development expected to be constructed in two Phases, in accordance with the Form P (Phased Strata Plan Declaration) attached hereto as EXHIBIT G, which has been approved in principle by the approving officer for the City but has not been signed. A phased strata development is completed in separate parts (phases) and all completed parts become one strata corporation upon the registration of the final, surveyed strata plan for each successive phase. The Receiver is marketing the Strata Lots in both Phases. The first Phase ("**Phase 1**") will consist of a 45-storey tower consisting of 610 Strata Lots (the "**Phase 1 Strata Lots**"). The second Phase ("**Phase 2**") will consist of a 39-storey tower consisting of 413 Strata Lots (the "**Phase 2 Strata Lots**"). The Receiver may elect not to proceed with Phase 2 upon compliance with the requirements of the *Strata Property Act*.

The boundary between Phase 1 and Phase 2 is expected to be in the approximate location shown on the sketch plan attached to the Form P (Phased Strata Plan Declaration) attached hereto as EXHIBIT G.

There are no "common facilities" in the Development, as that term is defined in Section 217 of the *Strata Property Act*.

### 3. STRATA INFORMATION

#### 3.1 Unit Entitlement

The unit entitlement figures for the Strata Lots indicate the share of each Strata Lot in the Common Property and are the figures by which the proportionate contributions of Strata Lot owners to the expenses of the Strata Corporation are determined. The unit entitlement of the Strata Lots will be based on the habitable area of each 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*. "**Habitable area**" is defined in Section 246 of the *Strata Property Act* by reference to Section 14.2 of the *Strata Property Regulation* as "the area of a residential strata lot which can be lived in, but does not include patios, balconies, garages, parking stalls, or storage areas other than closet space."

The proposed unit entitlement figures for the Strata Lots are set out in the preliminary Form V Schedule of Unit Entitlement documents attached as EXHIBIT B-1 and EXHIBIT B-2 to this Disclosure Statement. The unit entitlement figures therein are based on proposed architectural drawings and the Preliminary Strata Plan, may vary when calculated on the basis of the Final Strata Plan. The final forms of the Form V Schedule of Unit Entitlement will be filed concurrently with the respective Final Strata Plans at the Land Title Office.

#### 3.2 Voting Rights

Voting rights refer to the number of votes allotted to each Strata Lot. Each Strata Lot is entitled to one vote.

#### 3.3 Common Property and Facilities

##### (a) Ownership, Use, Repair and Maintenance of Common Property

Each of the owners of the Strata Lots will be tenants-in-common with all other owners of a proportionate share of the common property, common facilities and other assets of the Strata Corporation (collectively, the "**Common Property**") shown on the Final Strata Plan as filed in the Land Title Office. The proportionate share of each owner of a Strata Lot of the Common Property shall be based on the proportionate unit entitlement of the Strata Lot as described above in Section 3.1, provided, however, that the owner of the Daycare Component will contribute to the costs of operating and maintaining the Common Property in accordance with (and to the extent contemplated in) the Easement and Cost Sharing Agreement.

Common Property may be designated as Limited Common Property, as shown on the Final Strata Plan (and the Common Property includes all such designated Limited Common Property).

The use and enjoyment of the Common Property by the owners of the Strata Lots is subject to the Bylaws, any designations of Common Property as Limited Common Property, the Parking & Storage Lease (as defined below), and any licenses, easements, leases, rights of way, equitable charges, covenants or any other encumbrances or charges described in this Disclosure Statement or by the Strata Corporation.

However, pursuant to the *Strata Property Act*, the Strata Corporation, by bylaw, may make owners responsible for repairing and maintaining Limited Common Property that they use, and make a particular section responsible for repairing and maintaining specific portions of Common Property or Limited Common Property.

The Bylaws make the owner of each Strata Lot that has allocated to it Limited Common Property responsible for repairing and maintaining that Limited Common Property, and responsible for repairing and maintaining specific portions of Common Property or Limited Common Property, all as more fully described in Section 3.4 and Section 3.5.

The Strata Corporation will be responsible for repairing and maintaining the following:

- (i) common assets of the Strata Corporation;
- (ii) Common Property that has not been designated as Limited Common Property;
- (iii) Limited Common Property as set out in Section 3.4; and
- (iv) a Strata Lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to:
  - (A) the structure of a building;
  - (B) the exterior of a building;
  - (C) chimneys, stairs, balconies and other things attached to the exterior of a building; and
  - (D) fences, railings and similar structures that enclose patios, balconies and yards.

The actual cost of operating and maintaining the Common Property will be shared by the owners and included in their Monthly Strata Fees (as defined below), in accordance with the unit entitlement of their respective Strata Lots (as described in Section 3.1).

(b) Common Property and Facilities in the Development

It is intended that the Common Property of the Development will include the following without limitation:

- (i) a fitness room in each Phase, which are intended to contain leased gym equipment;
- (ii) an indoor amenity lounge in each Phase;
- (iii) a co-working office hub in each Phase;

- (iv) parking stalls and storage rooms, as well as access areas, drive aisles and drive ramps to and from the parking stalls and storage rooms;
- (v) bike workshop, bike wash and pet wash;
- (vi) garbage and recycling rooms;
- (vii) lobbies, vestibules, elevators, stairwells, corridors and walkways;
- (viii) intercom systems and related equipment intended to be located within the lobby, the parkade gate and pedestrian entrance;
- (ix) communications room, mechanical room, electrical rooms, machine room;
- (x) landscaped areas;
- (xi) building exterior (including the roof membrane and appurtenances), exterior lighting;
- (xii) pipes, wires, cables, chutes, ducts and other facilities for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television, garbage heating and cooling systems, or other similar services will also be deemed Common Property providing they are located:
  - (A) within a floor wall or ceiling that forms a boundary:
    - (1) between a Strata Lot and another Strata Lot;
    - (2) between a Strata lot and the Common Property; or
    - (3) between a Strata Lot or Common Property and another parcel of land; or
  - (B) wholly or partially within a Strata Lot, if they are capable of being and intended to be used in connection with the enjoyment of another Strata Lot or the Common Property.

Notwithstanding the foregoing, the Receiver reserves the right to change the facilities constituting the Common Property described above, including, without limitation, changing the size and/or intended use of such facilities and/or removing any facilities from, or adding any facilities to, the foregoing list. In addition, the Receiver reserves the right, in its sole discretion, to designate any of the foregoing facilities as Limited Common Property for the exclusive use of the owners of certain appurtenant Strata Lots. The Receiver also reserves the right to expand and/or reduce the size of any areas designated as Common Property.

### 3.4 Limited Common Property

Limited common property ("**Limited Common Property**") is an area within the Common Property that is designated for the exclusive use of one or more Strata Lot owners.

- (a) Designation of Limited Common Property

The Receiver anticipates that the Developer will designate Limited Common Property for one or more Strata Lots as shown on the Strata Plan either upon depositing the Final Strata Plan in the Land Title Office or by amending the Strata Plan pursuant to Section 258 of the *Strata Property Act*. Such designation may only be removed by the unanimous resolution of the members of the Strata Corporation.

All decks, balconies, and patios are expected to be designated as Limited Common Property for the Strata Lots that are immediately adjacent to them as shown on the Final Strata Plan.

The Developer reserves the right to:

- (i) increase or decrease the size of the balconies, patios, terraces, decks, planters and/or landscaped areas; and/or
- (ii) alter the configuration and layout of the balconies, patios, terraces, decks, planters and/or landscaped areas,

all without compensation to the Strata Corporation and/or purchasers of the Strata Lots.

(b) Repair and Maintenance of Limited Common Property

The Bylaws will provide that owners of the Strata Lots will be responsible for maintaining and repairing Limited Common Property that they use, other than the following items that are to be maintained and repaired by the Strata Corporation.

The Strata Corporation will be responsible for repairing and maintaining the Limited Common Property, though the duty to repair and maintain it is restricted to:

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

Common expenses of the Strata Corporation that relate to repairing and maintaining Limited Common Property that would not have been expended if the area had not been designated as Limited Common Property will be borne by the owners of the Strata Lots entitled to use that Limited Common Property, and will be shared among such Strata Lots on the basis of their relative unit entitlement.

Common expenses will otherwise be allocated to the individual Strata Lots for matters solely attributable to any such Strata Lot.

For more information, purchasers are strongly encouraged to review the Bylaws attached as EXHIBIT C.

### 3.5 Bylaws

The bylaws for the Strata Corporation (the "**Bylaws**") are intended to be those contained in the proposed Form Y Owner Developers' Notice of Different Bylaws ("**Form Y**") attached hereto as EXHIBIT C, which will be registered at the Land Title Office concurrently with the Final Strata Plan for Phase 1.

Purchasers are cautioned that they should review the Bylaws, as those Bylaws set out rules and restrictions on various matters regarding the Development and the Strata Lots and the use thereof.

There are no Bylaws that impose restrictions on the age of occupants, pets, rentals, or the use or re-sale of Strata Lots, save and except for sections 2.3, 2.5, 2.6, 2.7, 2.9, 7.1, 7.2, 7.4, 7.6 and 7.7 of the Bylaws, which are generally summarized as follows:

#### Age of Occupants

There are no restrictions in the Bylaws with respect to the age of occupants.

#### Use of Strata Lots

Bylaw 2.3 provides that an owner, tenant, occupant, or visitor must not use a Strata Lot, the Common Property or common assets in a way that causes a nuisance or hazard to another person, causes unreasonable noise, unreasonably interferes with the rights of other persons to use and enjoy the Common Property, common assets or another Strata Lot, is illegal, or is contrary to the purpose for which the Strata Lot or Common Property is intended as shown expressly or by necessary implication on or by the Final Strata Plan.

Bylaw 2.5 provides that an owner must obtain the written approval of the Strata Corporation before making an alteration to a Strata Lot that involves the structure of a building, the exterior of a building, chimneys, stairs, balconies or other things attached to the exterior of a building, doors, windows or skylights on the exterior of a building, fences, railings, Common Property located within the boundaries of a Strata Lot or parts of a Strata Lot which the Strata Corporation must insure under the *Strata Property Act*.

Bylaw 2.6 provides that an owner must obtain the written approval of the Strata Corporation before making an alteration to Common Property.

Pets

Bylaw 2.9 provides that an owner or occupant of a Strata Lot shall not be allowed to have any caged or non-caged animals unless such animal is a dog, cat, fish or bird and at no time shall an owner have more than two (2) non-caged animals in his or her Strata Lot.

Bylaw 2.9 also provides that an owner must ensure that waste from any pet left on Common Property must immediately be removed and such area must immediately be returned to a cleanly state at the obligation of such owner.

Rentals

Bylaw 7.6 provides that before a tenant may move into a Strata Lot, the owner shall deliver notice to the Strata Corporation in the form set out in the *Strata Property Act*.

3.6 Parking

The Development is intended to include Common Property parking and bicycle/storage areas in the five-level underground parking facility (the "**Parkade**") as follows:

- (a) approximately 747 parking stalls (the "**Parking Stalls**"), including:
  - (i) 718 Parking Stalls to be allocated to purchasers (the "**Residential Stalls**"), including 17 accessible Parking Stalls and 200 small car Parking Stalls;
  - (ii) 25 visitor Parking Stalls, including 1 accessible Parking Stall (the "**Visitor Stalls**"); and
  - (iii) 4 car share Parking Stalls (the "**Car Share Stalls**"). For further information regarding the Car Share Stalls purchasers are referred to Section 4.4(h)(v); and
- (b) approximately 1,583 bicycle/storage lockers (the "**Storage Lockers**") located within the Parkade, including 718 horizontal Storage Lockers, 803 vertical Storage Lockers and 62 enhanced Storage Lockers.

Purchasers are advised that the Parkade within the Development is intended to serve the Development and the Daycare Component. The Development and Airspace Parcel containing the Daycare Component will have the benefit and burden of certain reciprocal easements for pedestrian access, vehicular access and parking.

The Receiver anticipates that the Project will have up to 50% of the Residential Parking Stalls and 50% of the Visitor Stalls with energized electrical plug/outlets capable of level 2 charging. For clarity, no electric vehicle (EV) chargers or other charging hardware are being provided and purchasers are expected to be solely responsible for installing any such chargers or other hardware and ancillary equipment upon obtaining all requisite approvals, including from the Strata Corporation in accordance with the Bylaws and the *Strata Property*



Act. The Strata Corporation may, by bylaw, determine, what ongoing charges may be levied against a Strata Lot owner for the use of electricity if such electricity is charged to the Strata Corporation by the electric utility and the Strata Corporation may sub-meter each Parking Stall. The Strata Corporation reserves the right to amend such rates from time to time, as the rates charged by the electric utility are amended.

The locations of the Parking Stalls and Storage Lockers will be shown on the parking/storage area plan to be attached as Schedule A to the Parking & Storage Lease.

The Receiver anticipates that a company to be incorporated and controlled by the Developer (the "**Parking Tenant**"), will enter into a lease with the Developer and the Registered Owner (the "**Parking & Storage Lease**"), generally in the form attached to this Disclosure Statement as EXHIBIT D, for the lease of all of the Parking Stalls and Storage Lockers in the Development.

The Receiver anticipates that the Developer will grant partial assignments of the right to the sole use of one or more available Parking Stalls and/or Storage Lockers from the Parking Tenant to the owner, at a cost to the owner determined by the Developer.

The Parking Tenant, controlled by the Developer, has the sole discretion as to the initial allocation and disposition of the Parking Stalls and Storage Lockers. The Parking Stalls and Storage Lockers may vary in size, shape, convenience and location and may be partially obstructed by columns, pipes, ducts, mechanical equipment, electrical equipment and other facilities.

The Parking Tenant may retain any revenues derived from the disposition of the Parking Stalls and Storage Lockers, and may in its sole discretion elect to distribute any revenues deriving from the assignment of the Parking Stalls and Storage Lockers to the Developer. The Parking Tenant will have no obligation to distribute revenues deriving from the assignment of the Parking Stalls and Storage Lockers to the Strata Corporation.

Upon the disposition by way of assignment of all of the Parking Stalls and Storage Lockers, the Developer may sell the Parking Tenant or assign the Parking & Storage Lease to the Strata Corporation for \$1.00.

The Developer reserves the right to register the Parking & Storage Lease in the Land Title Office, and to amend the terms of the Parking & Storage Lease in its sole discretion prior to filing the Final Strata Plan, or with the consent of the Strata Corporation after filing the Final Strata Plan.

The Receiver expects that the Developer may also elect to not allocate the Parking Stalls and Storage Lockers by way of the Parking & Storage Lease, and may elect instead, in its sole discretion, to allocate the Parking Stalls and Storage Areas for the exclusive use of individual purchasers, on such terms as the Developer may determine, using one or more of the following methods:

- (a) designation on the Final Strata Plan as Limited Common Property, upon filing of the Final Strata Plan;

- (b) designation on the Final Strata Plan as Limited Common Property, subsequent to filing of the Final Strata Plan but before the first annual general meeting of the Strata Corporation in accordance with Section 258 of the *Strata Property Act*; or
- (c) such other method as the Developer may determine.

In allocating or designating the Parking Stalls and Storage Lockers for use of purchasers, the Developer is not required to act with a view to the best interests of the Strata Corporation, but must exercise the care, diligence and skill of a reasonable prudent person in comparable circumstances. The allocation or designation by the Developer does not require approval by a resolution at an annual or special general meeting.

Purchasers are advised to review the Parking & Storage Lease attached as EXHIBIT D, the Bylaws attached as EXHIBIT C and the Receiver's Purchase Agreement (as defined below) attached as EXHIBIT K carefully as they contain further information with respect to Strata Lot owners' rights and responsibilities regarding parking and the use of the Parking Stalls and Storage Areas.

### 3.7 Furnishings and Equipment

Each of the Strata Lots is intended to be equipped with a fridge, an electric stove, an oven, a hood fan, a microwave, a dishwasher, window coverings, a washer and a dryer.

Any sales tax payable in respect of such equipment will, if applicable, be for the account of each purchaser of a Strata Lot comprising the Lands.

### 3.8 Budget

- (a) Estimated Interim Budget for the Strata Corporation

An estimated interim operating budget for a typical full year of operating expenses of the Strata Corporation is attached hereto as EXHIBIT E-1 (Phase 1) and EXHIBIT E-2 (Phase 2). The costs in the estimated interim operating budget have, in accordance with Section 99 of the *Strata Property Act* and Sections 6.4 and 11.2 of the regulations under the *Strata Property Act*, been allocated on the basis of each Strata Lot's estimated unit entitlement as set out in EXHIBIT B-1 and EXHIBIT B-2 hereto. The Strata Corporation will be responsible for maintenance costs associated with the operation, maintenance and repair of the Common Property and the Limited Common Property of the Development.

The Daycare Component and the Development will share certain Project areas, facilities, utilities and services. The Easement and Cost Sharing Agreement will allocate the costs of such shared areas, facilities, utilities and services and the Receiver expects that the Developer will cause the Strata Corporation to assume such obligations upon the deposit in the Land Title Office of the Final Strata Plan. The estimated costs that will be incurred by the Strata Corporation under such agreement are included in the interim budget attached hereto as EXHIBIT E-1 and EXHIBIT E-2 (the "**Interim Budget**") and are expected to be pro-rated to owners of the Strata Lots in proportion to the respective unit entitlement of the Strata Lots.

The *Strata Property Act* requires that depreciation reports ("**Depreciation Reports**") be obtained by the Strata Corporation from time to time, in accordance with and subject to the provisions of the *Strata Property Act* and regulations under the Act. It is anticipated that the costs associated with obtaining the required Depreciation Reports will be added to the budget of the Strata Corporation, and that these added costs will result in increases to the budget from time to time.

(b) Monthly Strata Fees

The estimated monthly payments due from each of the Strata Lot owners (the "**Monthly Strata Fees**") to pay the Strata Corporation's estimated expenses are set out in EXHIBIT F-1 (Phase 1) and EXHIBIT F-2 (Phase 2). The actual Monthly Strata Fees for each of those Strata Lots will be calculated upon finalization of the unit entitlement figures as described in Section 3.1 above, and the Monthly Strata Fees will be further adjusted once the Strata Corporation has established the actual annual budget of operating expenses following the first annual general meeting of the Strata Corporation. Since the estimated costs are based on current costs being experienced by existing comparable projects, it is possible that costs for items such as insurance premiums and utilities, which are beyond the control of the Developer, may increase, resulting in increases to the budget and to the Monthly Strata Fees.

(c) Utilities and other services

A Strata Lot owner will be exclusively responsible for the payment of its Monthly Strata Fees, the property taxes for the owner's Strata Lot, all utilities (including electricity, cable/internet/satellite, telephone) and any elective services desired by the owner and permitted for use in the Strata Lot.

3.9 Utilities and Services

In accordance with Section 3.8, all regular municipal services, including water, gas, electricity, sanitary sewer, storm sewer, telephone and fire protection are expected to be made available to the Development by the Developer or appropriate level of government or utility provider. Electricity usage is expected to be separately metered to each Strata Lot. Natural gas and water will not be separately metered and instead are expected to be billed to the Strata Corporation and included in the Monthly Strata Fees. Cable, internet, satellite and telephone service are not expected to be included in the Monthly Strata Fees and subscription for such services are expected to be the responsibility of the purchaser.

The Developer may elect to have the Strata Corporation lease certain communications equipment, trash disposal and processing equipment, and leak detection equipment. If the Developer so elects to lease such equipment, then the lease costs will be included in the Monthly Strata Fees.

3.10 Strata Management Contracts

The Receiver expects that the Developer will cause the Strata Corporation to enter into a management agreement for the control, administration and maintenance of the Common

Property by a licenced strata property manager. The strata property manager is not expected to be related to the Developer.

### 3.11 Insurance

Purchasers are cautioned that the strata insurance industry is currently in a volatile state and subject to change. The Receiver and the Developer make no representations regarding the cost of insurance premiums for the Strata Corporation or the deductible. While the Receiver expects that the Developer will make reasonable efforts to obtain the insurance outlined herein, the availability and cost of such insurance and the available deductibles are beyond the Developer's control. In the event the estimated or actual cost of insurance premiums increases, the Receiver expects that the Developer will amend the Interim Budget by way of an amendment to this Disclosure Statement.

Prior to commencement of construction of the Strata Lots, the Receiver expects that the Developer will place insurance coverage in respect of the Development in the form of a Builders All Risk Policy covering loss or damage by fire or other standard risks, and a liability policy covering liability of standard risks of not less than \$2,000,000.00.

On completion of construction and filing of the Final Strata Plan for the Development, the Receiver expects that the Developer will place insurance on:

- (a) Common Property of the Strata Corporation;
- (b) common assets of the Strata Corporation;
- (c) the buildings shown on the Final Strata Plan; and
- (d) the fixtures being supplied by the Developer to the Strata Lots, which are items attached to the buildings, including floor and wall coverings and electrical and plumbing fixtures.

The insurance will include coverage for "major perils", such as fire, lightning, smoke, windstorm, hail, explosion, water escape, strikes, riots or civil commotion, impact by aircraft and vehicles, vandalism and malicious acts, all as defined in Section 9.1(2) of the *Strata Property Regulation*. In addition, the Receiver expects that the Developer will place public liability insurance in an amount of not less than \$2,000,000.00.

Each purchaser of a Strata Lot is responsible for:

- (e) insuring the contents (including appliances) of the purchaser's Strata Lot, including any fixtures built or installed on a Strata Lot, if the fixtures are not built or installed by the owner developer as part of the original construction;
- (f) insuring Limited Common Property for such Strata Lot's exclusive use; and
- (g) obtaining personal liability insurance and insurance covering against liability for property damage and bodily injury in the Strata Lot or Common Property, including insurance for the costs of any deductible of the Strata Corporation insurance.

#### 4. TITLE AND LEGAL MATTERS

##### 4.1 Legal Description

The current legal description of the Project lands is PID: 031-746-667, Lot A Section 22 Block 5 North Range 2 West New Westminster District, Plan EPP111526 (the "**Lands**"). The Receiver expects that, upon completion of construction of the Development, the Lands will be subdivided by registration of the Final Strata Plan in the Land Title Office for each phase of the Development.

##### 4.2 Ownership

The Registered Owner is the registered owner of the Lands and District Northwest Limited Partnership is the beneficial owner of the Lands. The Registered Owner is a nominee title holder and acts as agent and bare trustee for District Northwest Limited Partnership in all matters related to the Lands pursuant to a nominee and agency agreement dated February 28, 2022.

##### 4.3 Existing Encumbrances and Legal Notations

The following legal notations and encumbrances are presently registered against title to the Lands:

(a) Legal Notations:

- (i) Hereto Is Annexed Easement CA7885739 Over Lots A and B Plan EPP79101: this is the reciprocal easement outlined in Section 4.3(c)(iii) in favour of the Lands over the neighbouring owner's lands (described as Lots A and B on Plan EPP79101); and
- (ii) Permit under Part 14 of the *Local Government Act*, see CB209481: this notice registered by the City confirms that Lands are subject to the Development Permit, as set out in Section 6.1.

(b) Financial Charges:

- (i) Mortgage CA9749054 and Assignments of Rents CA9749055 (collectively, the "**KMC First Mortgage**") in favour of KMC, which secure construction financing obtained by the Developer to construct the Development (see Section 6.2);
- (ii) Mortgage CB1008626 in favour of KMC (the "**KMC Second Mortgage**"); and
- (iii) Mortgage CA9754858 in favour of IHI Developments Ltd., Garmeco Canada Consultants Ltd., IHI Holdings Ltd. and R.A.R. Consultants Ltd. (the "**Third Mortgage**", and together with the KMC First Mortgage and the KMC Second Mortgage, the "**Existing Financial Charges**").

As the Strata Lots are sold to purchasers, the sales proceeds will be used to obtain partial discharges of the Existing Financial Charges and any other financial

encumbrances registered by the Receiver or the Developer against title to the Strata Lots from the particular Strata Lot(s) being sold. All Existing Financial Charges and any other financial encumbrances will be discharged, or undertakings will be in place to permit such discharge, before any purchaser takes title to a Strata Lot. In addition, if the Stalking Horse Transaction closes in accordance with its terms and all of the conditions precedent to the Stalking Horse Transaction, including the granting of a reverse vesting order, are satisfied then it is expected that the Existing Financial Charges will be discharged from title to the Strata Lots.

(c) Non-Financial Charges:

- (i) Statutory Right of Way BG115826 is a statutory right of way in favour of British Columbia Transit, now TransLink ("**TransLink**"). This statutory right of way grants TransLink its agents, employees contractors, workmen and all persons authorized by TransLink (including members of the public) the right to enter that portion of the Lands shown on Plan LMP9777 for the purposes of the rapid transit system existing within the statutory right of way. Pursuant to the statutory right of way the owner of the Lands shall not construct any buildings or improvements that endanger, injure or interfere with the rapid transit system or facilities;
- (ii) Statutory Right of Way BR81992 is a modification to the TransLink statutory right of way outlined at Section 4.3(c)(i). The modification expands the definition of "Rapid Transit Facilities" in the statutory right of way to include, among other things, any road, passageway, bridge or causeway;
- (iii) Easement CA7885741 is a reciprocal easement to allow each of the Developer and the neighbouring owner the ability to have the boom of any construction crane used in construction to pass through the air space above the neighbouring owner's adjacent lands and above the Lands when the neighbouring owner constructs a development on the adjacent lands;
- (iv) Statutory Right of Way CB70399 and Covenant CB70401 provide that the Developer grants the City and its agents a statutory right of way over that part shown on Plan EPP111524 containing 22.6 square meters (the "**SRW Area**") to construct and service the works and infrastructure together with all ancillary attachments, fittings and related appurtenances for the purposes of:
  - (i) installing and servicing the utility and service connections and includes sanitary and storm sewer connections, water shutoffs, sanitary and storm sewer inspection chambers together with all ancillary attachments; and
  - (ii) enter the SRW Area for the purpose of a work area to facilitate servicing works (the "**Works**") and infrastructure that are or may be in the future located on lands immediately adjacent to the SRW Area.

Covenant CB70401 provides that the Developer covenants with the City that:

- (i) the Developer will use the Lands in accordance with this covenant;
  - (ii) the Developer will not construct, install, or place any improvements or structures in the SRW Area;
  - (iii) the Developer will not damage the Works, and if the Developer does cause damage, will repair the Works;
  - (iv) the Developer will not obstruct the SRW Area, or remove support for the SRW Area or the Works, and will not alter the soil cover within the SRW Area;
  - (v) the Developer will not use the SRW Area that may interfere with the Works;
  - (vi) the Developer will trim and remove plant growth which obstructs the SRW Area and the Works; and
  - (vii) the Developer will permit the City to enjoy its rights under the covenant agreement;
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- (vi) Priority Agreement CB70400 and Priority Agreement CB70402 grant priority to Statutory Right of Way CB70399 and Covenant CB70401 over Easement CA7885741, the KMC First Mortgage and the Third Mortgage;
  - (vii) Statutory Right of Way CB70403 and Covenant CB70405 are identical to the charges registered under CB70399 and CB70401 except that the SRW Area is differently defined and applies to the part shown on Plan EPP111524 containing 22.6 square meters as indicated therein;
  - (viii) Priority Agreement CB70404 and Priority Agreement CB70406 grant priority to Statutory Right of Way CB70403 and Covenant CB70405 over the KMC First Mortgage and the Third Mortgage;
  - (ix) Statutory Right of Way CB70407 and Covenant CB70409 are identical to the charges registered under CB70399 and CB70401 except that the SRW Area is differently defined and applies to the part shown on Plan EPP111524 containing 21.3 square meters as indicated therein;
  - (x) Priority Agreement CB70408 and Priority Agreement CB70410 grant priority to Statutory Right of Way CB70407 and Covenant CB70409 over the KMC First Mortgage and the Third Mortgage;
  - (xi) Statutory Right of Way CB70411 and Covenant CB70413 are identical to the charges registered under CB70399 and CB70401 except that the SRW Area is differently defined and applies to the part shown on Plan EPP111524 containing 9.1 square meters as indicated therein;

- (xii) Priority Agreement CB70412 and Priority Agreement CB70414 grant priority to Statutory Right of Way CB70411 and Covenant CB70413 over the KMC First Mortgage and the Third Mortgage;
- (xiii) Statutory Right of Way CB70415 and Covenant CB70417 are identical to the charges registered under CB70399 and CB70401 except that the SRW Area is differently defined and applies to the part shown on Plan EPP111524 containing 9.1 square meters as indicated therein;
- (xiv) Priority Agreement CB70416 and Priority Agreement CB70418 grant priority to Statutory Right of Way CB70415 and Covenant CB70417 over the KMC First Mortgage and the Third Mortgage;
- (xv) Statutory Right of Way CB70419 and Covenant CB70421 are identical to the charges registered under CB70399 and CB70401 except that the SRW Area is differently defined and applies to the part shown on Plan EPP111524 containing 9.1 square meters as indicated therein;
- (xvi) Priority Agreement CB70420 and Priority Agreement CB70422 grant priority to Statutory Right of Way CB70419 and Covenant CB70421 over the KMC First Mortgage and the Third Mortgage;
- (xvii) Statutory Right of Way CB70423 and Covenant CB70425 are identical to the charges registered under CB70399 and CB70401 except that the SRW Area is differently defined and applies to the part shown on Plan EPP111524 containing 9.1 square meters as indicated therein;
- (xviii) Priority Agreement CB70424 and Priority Agreement CB70426 grant priority to Statutory Right of Way CB70423 and Covenant CB70425 over the KMC First Mortgage and the Third Mortgage;
- (xix) Statutory Right of Way CB70427 and Covenant CB70429 are identical to the charges registered under CB70399 and CB70401 except that the SRW Area is differently defined and applies to the part shown on Plan EPP111524 containing 9.1 square meters as indicated therein;
- (xx) Priority Agreement CB70428 and Priority Agreement CB70430 grant priority to Statutory Right of Way CB70427 and Covenant CB70429 over the KMC First Mortgage and the Third Mortgage;
- (xxi) Statutory Right of Way CB70431 and Covenant CB70433 are identical to the charges registered under CB70399 and CB70401 except that the SRW Area is differently defined and applies to the part shown on Plan EPP111524 containing 18.3 square meters as indicated therein;
- (xxii) Priority Agreement CB70432 and Priority Agreement CB70434 grant priority to Statutory Right of Way CB70431 and Covenant CB70433 over the KMC First Mortgage and the Third Mortgage;



- (xxiii) Statutory Right of Way CB70435 and Covenant CB70437 are identical to the charges registered under CB70399 and CB70401 except that the SRW Area is differently defined and applies to the part shown on Plan EPP111524 containing 9.2 square meters as indicated therein;
- (xxiv) Priority Agreement CB70436 and Priority Agreement CB70438 grant priority to Statutory Right of Way CB70435 and Covenant CB70437 over the KMC First Mortgage and the Third Mortgage;
- (xxv) Statutory Right of Way CB87920 and Covenant CB87922 are identical to the charges registered under CB70399 and CB70401 except that the SRW Area is differently defined and applies to the part shown on Plan EPP111524 containing 9.1 square meters as indicated therein;
- (xxvi) Priority Agreement CB87921 and Priority Agreement CB87923 grant priority to Statutory Right of Way CB87920 and Covenant CB87922 over the KMC First Mortgage and the Third Mortgage;
- (xxvii) Statutory Right of Way CB87924 and Covenant CB87926 are identical to the charges registered under CB70399 and CB70401 except that the SRW Area is differently defined and applies to the part shown on Plan EPP111524 containing 9.1 square meters as indicated therein;
- (xxviii) Priority Agreement CB87925 and Priority Agreement CB87927 grant priority to Statutory Right of Way CB87924 and Covenant CB87926 over the KMC First Mortgage and the Third Mortgage;
- (xxix) Statutory Right of Way CB87928 and Covenant CB87930 are identical to the charges registered under CB70399 and CB70401 except that the SRW Area is differently defined and applies to the part shown on Plan EPP111524 containing 22.9 square meters as indicated therein;
- (xxx) Priority Agreement CB87929 and Priority Agreement CB87931 grant priority to Statutory Right of Way CB87928 and Covenant CB87930 over the KMC First Mortgage and the Third Mortgage;
- (xxxi) Covenant CB112391 is a covenant in favour of the City over the Lands. Pursuant to the covenant, the Developer agrees not to place, install, or construct any building or structure on the Lands until (i) the affordable housing fund contribution, (ii) the project community amenity contribution, and (iii) the public art contribution of 0.50% of the accepted project construction cost for each building permit are paid by the Developer to the City prior to issuance of such building permit on the Lands;
- (xxxii) Priority Agreement CB112392 grants Covenant CB112391 priority over the KMC First Mortgage and the Third Mortgage;
- (xxxiii) Covenant CB112393 provides that the Developer covenants and agrees with the City not to develop the Lands except as in accordance with such covenant, and not to place, install or construct any improvements or

buildings on the Lands that do not implement the noise mitigation measures set out in the acoustical report attached as Schedule "A" to Covenant CB112393;

- (xxxiv) Priority Agreement CB112394 grants Covenant CB112393 priority over the KMC First Mortgage and the Third Mortgage;
- (xxxv) Statutory Right of Way CB112395 provides that the Developer grants the City and the City's agents and invitees, including members in any Shared Vehicle Organization (as defined therein) the right of way over the Lands for the purposes of (i) parking and accessing the shared vehicles in the shared vehicle parking spaces on the Lands, and (ii) to access as pedestrians the shared vehicle parking spaces and adjacent City streets and lanes on the Lands;
- (xxxvi) Covenant CB112396 provides that the Developer covenants with the City that the Developer will not suffer or permit any other person to develop the Lands unless they have complied with Statutory Right of Way CB112395 and Covenant CB112396. The Covenant further requires the developer to enter into a Share Vehicle Service Agreement (as defined therein) and supply four vehicles to be managed by a Shared Vehicle Organization;
- (xxxvii) Priority Agreement CB112397 and Priority Agreement CB112398 grant priority to Statutory Right of Way CB112395 and Covenant CB112396 over the KMC First Mortgage and the Third Mortgage;
- (xxxviii) Covenant CB112399 provides that the Developer will construct and install on the Lands a site specific, sustainable drainage, storm water management system in accordance with plans accepted by the City;
- (xxxix) Priority Agreement CB112400 granting priority to Covenant CB112399 over the KMC First Mortgage and the Third Mortgage;
- (xl) Priority Agreement CB1008989 granting priority to the KMC Second Mortgage over the Third Mortgage; and
- (xli) Claim of Builders Lien CB1848598 made by BOXX Modular GP Inc. This charge is expected to be released on closing of the Stalking Horse Transaction or such other transaction submitted by a successful bidder in the Sale Procedure.

#### 4.4 Proposed Encumbrances

Other than encumbrances such as any rights of way, easements, restrictive covenants, dedications and other rights or restrictions which may be required by the City, Telus, Rogers Communications, Shaw Communications or some other cable or television provider such as a satellite dish provider, Fortis BC, BC Hydro or any other applicable government authority or public utility or such person or entity deemed necessary or advisable by the Receiver or the Developer in connection with the Development, there are no encumbrances or proposed

encumbrances arranged or to be arranged by the Receiver or the Developer which will charge title to a Strata Lot.

Other than those encumbrances set out above, there are no encumbrances or proposed encumbrances arranged or to be arranged by the Receiver or the Developer which would charge or affect title to the Lands, the Strata Lots, or the Common Property, except for:

- (a) One or more additional mortgages and assignments of rents to secure construction financing for the Development to complete the construction of the Development, including without limitation charges in connection with a deposit protection insurance facility (which security will be discharged in respect of any Strata Lot within a reasonable period of time after the completion of the sale thereof).
- (b) One or more easements as legal notations to provide the benefit of access to neighbouring properties for the purpose of the Developer's shoring and construction activities for the building, including the ability to have the boom of any construction crane used in the construction of the Development pass through the air space above lands adjacent to the Lands. In connection with its negotiations to secure the benefit of such easements, the Receiver or the Developer may grant reciprocal easement rights to neighbouring properties to permit their future development.
- (c) Any and all such rights of way, easements, restrictive covenants, dedications and other rights or restrictions required by the City, TransLink, BC Hydro, Telus, Rogers, Shaw, or any other applicable governmental authority or public or private utility or deemed necessary or advisable by the Receiver or the Developer in connection with the Development.
- (d) All encumbrances required or deemed necessary by the City or His Majesty the King in Right of the Province of British Columbia to be registered against title to the Lands in order to approve all development, building, and occupancy permits in respect of the Development.
- (e) The Easement and Cost Sharing Agreement (see subsection 2.1(a)) which will appear on titles to the Strata Lots, the Common Property and the Daycare Component as a number of encumbrances, including but not limited to easements in favour of the both the Common Property and the Commercial Development and covenants in favour of the City as are required by the City and/or are otherwise necessary to file any Airspace Plan and/or as are otherwise reasonable and desirable for reasons of efficiency or convenience as between the proposed Development and the Commercial Development with respect to matters including, for example, structural support, utilities, installation and maintenance of physical elements such as the roof tops, plumbing stacks and vents, and access through the Common Property for maintenance and repair of any portion of the Commercial Development, such as windows and landscaping. In addition, the Easement and Cost Sharing Agreement will provide a method of allocating between the Development and the Commercial Development, the common costs, including the cost of operating, maintaining, repairing and replacing shared areas and shared facilities and other areas and services located on or relating to either the Development or the Commercial

Development. Without limiting the foregoing, the Easement and Cost Sharing Agreement may also contain the Parking Easement (as defined below).

- (f) An equitable charge in connection with the Easement and Cost Sharing Agreement to secure the payment of the costs payable by the Strata Corporation for the Development under the Easement and Cost Sharing Agreement.
- (g) A parking easement (the "**Parking Easement**"), which will either be a part of the Easement and Cost Sharing Agreement or will be a separate agreement and which will encumber the Strata Lots, Common Property and/or the Daycare Component providing for the right of occupants and guests to access and use the Parkade. The Parking Easement may contain agreements among the owners of the Strata Lots and the owner of the Daycare Component as to:
  - (i) the management of, and the sharing of costs and expenses incurred in respect of the management of the Parkade and the maintenance and replacement of and repairs thereof; and
  - (ii) a charge to be registered against the Strata Lots and/or Common Property to secure the obligations of the Strata Corporation under the Parking Easement.

The Strata Corporation's share of the costs described in subsection 4.4(g) will be substantially in accordance with a formula to be established by the Developer in its sole discretion.

The Parking Easement may also contain an equitable charge to secure payment of the costs payable by the Strata Corporation under the Parking Easement and/or a covenant under Section 219 of the *Land Title Act* in favour of the City restricting the discharge and modification of the Parking Easement.

- (h) Any and all such statutory rights of way, easements, restrictive covenants or other agreements, whether or not of the types described above, as may be deemed necessary by the Receiver or the Developer in connection with the Development and specifically including the following agreements with the City:
  - (i) public access statutory right of way;
  - (ii) services and utilities statutory right of way;
  - (iii) noise mitigation covenant;
  - (iv) drainage covenant and statutory right of way;
  - (v) car share covenant regarding the provision of car share vehicles, car share stalls and car share memberships for the owners of Strata Lots; and
  - (vi) public art, affordable housing and community amenity contribution (CAC) covenant.

- (i) Easements which may be granted in favour of and agreements with adjacent property owners regarding pedestrian and vehicular access across the Lands.

The Receiver expects that the Developer will ensure that no purchaser will take title to a Strata Lot unless the Existing Financial Charges, the Construction Financing Charges (as defined below), the Deposit Protection Charges (as defined below) and any other financing charges, if applicable, are discharged from title to the Strata Lots or undertakings are in place to permit such discharge.

Any additional charges will be referred to in an amendment to this Disclosure Statement.

#### 4.5 Outstanding or Contingent Litigation or Liabilities

To the best of the Receiver's knowledge, there are no outstanding or contingent litigation or liabilities in respect of the Development, the Lands or against the Developer or the Receiver that may affect the Strata Corporation or the Strata Lot owners except for those that may be vested from the Development, the Lands or the Developer pursuant to one or more orders of the Court and outstanding liabilities in respect of the Development incurred in the ordinary course of construction of the Development, which liabilities will be paid or satisfied by the Receiver or the Developer in due course or may be vested from the Development, the Lands or the Developer pursuant to one or more orders of the Court.

#### 4.6 Environmental Matters

The Receiver is not aware of any dangers connected with the Development as of the date hereof. The Receiver is not currently aware of any dangers or requirements related to flooding or condition of soil and subsoil or other environmental matters affecting the Development other than those requirements of general application to owners of similar properties in the City.

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

#### 5.1 Construction Dates

For the purposes of this section:

- (a) "**commencement of construction**" means the date of commencement of excavation in respect of construction of an improvement that will become part of a Strata Lot; and
- (b) "**completion of construction**" means the first date that a Strata Lot may be lawfully occupied, even if such occupancy has been authorized on a provisional or conditional basis.

Phase	Commencement of Construction	Completion of Construction
Phase 1	December 1, 2025 to February 28, 2026	July 1, 2030 to September 30, 2030

Phase 2	December 1, 2025 to February 28, 2026	July 1, 2030 to September 30, 2030
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The above dates are estimates, and the Receiver reserves the right to change these dates. The dates should not be relied upon by purchasers of the Strata Lots in any way. It is anticipated that the owners of some Strata Lots will take possession and occupy Strata Lots while construction continues on the remaining Strata Lots. Residents of the Strata Lots should expect noise, dust, disruption of services, and other such inconveniences normally associated with construction during construction working hours until the completion of the Development.

The Receiver expects that the Developer may revise the completion date range when construction commences and will advise purchasers of such amended anticipated completion date range in an amendment to this Disclosure Statement.

Depending on market conditions and other factors, the Receiver expects that the Developer may advance or defer the dates for the commencement of construction and completion of the Development.

Purchasers should also review Section 7.2 and the Receiver's Purchase Agreement (as defined below) for more information on the anticipated completion date, and extensions thereof, and related terms set out in the Receiver's Purchase Agreement.

## 5.2 Warranties

The Developer's builder is registered under new home warranty builder number D-Third Development Ltd. 170147-7; however, the Receiver cannot confirm if said registration remains valid. The Receiver expects that the Developer will obtain coverage with respect to home warranty insurance (the "**Home Warranty**") for each Strata Lot and the Common Property with a warranty provider in accordance with the requirements of the British Columbia *Homeowner Protection Act*. The Receiver currently expects that the Developer will obtain the Home Warranty from WBI Home Warranty Ltd.

The Home Warranty will provide the mandatory warranty provisions contained in the *Homeowner Protection Act*. The Developer's Home Warranty insurance coverage will be sufficient to satisfy the requirements of the *Homeowner Protection Act* and covers:

- (a) defects in materials and labour for a period of at least two (2) years after the date on which the warranty begins, as follows:
  - (i) in the first 12 months, for other than the Common Property, common facilities and other assets of the Strata Corporation:
    - (A) coverage for any defect in materials and labour; and
    - (B) coverage for a violation of the Building Code;
  - (ii) in the first 15 months, for other than the Common Property, common facilities and other assets of the Strata Corporation:

- (A) coverage for any defect in materials and labour; and
- (B) coverage for a violation of the Building Code;
- (iii) in the first 24 months:
  - (A) coverage for any defect in materials and labour supplied for the electrical, plumbing, heating, ventilation and air conditioning delivery and distribution systems;
  - (B) coverage for any defect in materials and labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the Strata Lot;
  - (C) coverage for any defect in materials and labour which renders the Strata Lot unfit to live in; and
  - (D) coverage for a violation of the Building Code;
- (b) defects in the building envelope, including defects resulting in water penetration, for a period of at least five (5) years after the date on which the warranty begins; and
- (c) structural defects for a period of at least ten (10) years after the date on which the warranty begins.

The date that the warranty coverage commences for each Strata Lot shall be the earlier of (1) the actual occupancy of the Strata Lot and (2) the transfer of legal title to the Strata Lot to the purchaser thereof. The warranty coverage for the Common Property commences on the date that the warranty coverage commences in respect of any Strata Lot in the Development.

Any manufacturers' warranties for furnishings and equipment are expected to be passed on to the purchasers of the Strata Lots or the Strata Corporation, as the case may be, if and to the extent permitted by such warranties.

Other than as specifically provided for above, there are no construction or equipment warranties.

### 5.3 Previously Occupied Building

Not applicable.

## 6. **APPROVALS AND FINANCES**

### 6.1 Development Approval

The Developer obtained the Building Permit for the Development under Number B-20-054430-1-0 issued by the City on or about December 21, 2022, as part of the City's staged building permit process. The Receiver confirms that the Development as proposed conforms to the applicable zoning bylaws and the community plan guidelines. A copy of the Building Permit is attached hereto as EXHIBIT H. As such, the Developer has satisfied Policy Statement 5 issued by the Superintendent of Real Estate.

## 6.2 Construction Financing

The Developer has a financing commitment from KMC (the "**Construction Lender**") in an amount sufficient to construct and complete the Development, including the installation of all utilities and other services associated with the Development (the "**Construction Financing**").

In connection with the Construction Financing the Receiver expects the Developer will grant additional charges such as mortgages and assignments of rents against title to the Lands to the lender to secure the Construction Financing (the "**Construction Financing Charges**").

The Receiver expects that the Developer may obtain deposit protection insurance from the Deposit Protection Insurer, and will grant the Deposit Protection Charges against title to the Lands in favour of the Deposit Protection Insurer (all as defined and described in more detail in Section 7.1).

## 7. **MISCELLANEOUS**

### 7.1 Deposits

Subject to the following paragraphs in this section regarding deposit protection insurance, and subject to remedies in respect of defaults under the Receiver's Purchase Agreement all deposits (the "**Deposits**" and each a "**Deposit**") and other money received from a purchaser of a Strata Lot are expected to be transferred from Richards Buell Sutton LLP to and held in trust by Bennett Jones LLP pursuant to an order of the Court dated April 2, 2025 and may be transferred to such other trustee, lawyer, real estate brokerage or notary public as the Developer may choose in its sole discretion (the "**Deposit Trustee**"), in the manner required by the *Real Estate Development Marketing Act* until such time as:

- (a) the Final Strata Plan is deposited in the Land Title Office;
- (b) the premises purchased are capable of being occupied; and
- (c) an instrument evidencing the interest of the purchaser in the Strata Lot has been accepted for registration in the Land Title Office.

#### *Deposit Protection Insurance*

The Developer may elect to enter into a master deposit protection insurance contract (the "**Deposit Protection Contract**") with a deposit protection insurer (the "**Deposit Protection Insurer**"), pursuant to which the Deposit Protection Insurer may, upon satisfaction of the terms and conditions of the Deposit Protection Contract and the related deposit protection insurance facility, the granting of security to the Deposit Protection Insurer (including but not limited to mortgages and assignments of rents registered against title to the Lands (the "**Deposit Protection Charges**")) by the Developer and any other parties as required by the Deposit Protection Insurer, issue additional deposit protection contracts to the Developer and the Deposit Trustee as permitted under section 19 of the *Real Estate Development Marketing Act*.



Upon the issuance of a deposit protection contract by the Deposit Protection Insurer for a deposit held in respect of a Strata Lot, the Deposit Trustee will pay the insured deposit directly to the Developer, to be used by the Developer for the Developer's own purposes, being purposes related to the Development including, without limitation, the construction and marketing of the Development. The insured coverage is expected to be in an amount not less than the purchaser's deposit released from trust.

If the Developer enters into the Deposit Protection Contract in connection with the Development, the Receiver expects that the Developer will file an amendment to this Disclosure Statement setting out the required details.

## 7.2 Purchase Agreement

A copy of the contract of purchase and sale proposed to be used in connection with the sale of the Strata Lots is attached to this Disclosure Statement as EXHIBIT K, and is referred to as the "**Receiver's Purchase Agreement**" in this Disclosure Statement.

Pursuant to Policy Statement 14, the Superintendent of Real Estate requires the Receiver to describe certain provisions in the Receiver's Purchase Agreement related to termination, extension, assignment and interest on deposits. Also pursuant to Policy Statement 14 the purchaser is to acknowledge having the information below drawn to their attention by initialing the first page of this Disclosure Statement in the applicable spot.

The form of the Receiver's Purchase Agreement may be modified from time to time by the Receiver and may be modified by agreement between any purchaser and the Receiver.

Unless otherwise defined in this Disclosure Statement, each capitalized term used in this Section 7.2 will have the meaning given to it in the Receiver's Purchase Agreement.

The information set out in this Section 7.2 is a summary of provisions contained in the Receiver's Purchase Agreement as required by Policy Statement 14. Purchasers are cautioned that, as the below is a description only, Purchasers should refer to the Receiver's Purchase Agreement in EXHIBIT K for the full details. If there is any discrepancy between the description in this Section 7.2 and EXHIBIT K, the terms of EXHIBIT K will govern.

### (a) Termination

Pursuant to the terms of the Receiver's Purchase Agreement, the Receiver may terminate the Receiver's Purchase Agreement if:

- (i) all payments on account of the Purchase Price and any other amounts payable by the Purchaser under the Receiver's Purchase Agreement are not paid when due, as such due date may be extended pursuant to paragraph 9.1 of Addendum "A" of the Receiver's Purchase Agreement;
- (ii) the Purchaser's notice of satisfaction or waiver of the Purchaser's conditions is not received within the time required by the Receiver pursuant to paragraph 9.2 of Addendum "A" of the Receiver's Purchase Agreement;

- (iii) if the Receiver has reasonable grounds to suspect that any part of the transaction contemplated by the Receiver's Purchase Agreement is related to the commission or attempted commission of a "money laundering offence" or a "terrorist activity financing offence", as defined in the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act (Canada)* and regulations under that Act, as amended from time to time, pursuant to paragraph 9.4 of Addendum "A" of the Receiver's Purchase Agreement; or
- (iv) the Vendor has reasonable grounds to suspect that any part of the transactions contemplated under the Receiver's Purchase Agreement are prohibited or contrary to the paragraph 10.5 of Addendum "A" of the Receiver's Purchase Agreement.

Pursuant to the terms of paragraph 5.1 of Addendum "A" of the Developer's Purchase Agreement attached to this Disclosure Statement as EXHIBIT I, if the Completion Date has not occurred by December 31, 2027 (the "**Outside Date**") and the parties have not agreed to an extension, then the Developer's Purchase Agreement shall be terminated, subject to any extensions of the Outside Date in accordance with paragraph 5.1 of Addendum "A" of the Developer's Purchase Agreement. The Receiver intends to have the Outside Date extended to December 31, 2030, by having Purchasers sign the Addendum to Pre-Sale Contract to amend that date. However, the Addendum to Pre-Sale Contract makes that conditional upon the Court approving the Stalking Horse Transaction or such other bid submitted in the Sale Procedure by another successful bidder satisfactory to the Purchasers and the completion of the Stalking Horse Transaction or other transaction proposed by such other successful bidder, as applicable.

(b) Extension

Pursuant to the terms of the Receiver's Purchase Agreement, the time for completing the sale of a Strata Lot may be extended:

- (i) if the Strata Lot is not "Ready to be Occupied" or if title is not issued by the Land Title Office on or before the estimated Completion Date in accordance with paragraph 5.2 of Addendum "A" of the Receiver's Purchase Agreement;
- (ii) if the Receiver elects to extend the Outside Date for 250 days in accordance with paragraph 5.1(b) of Addendum "A" of the Receiver's Purchase Agreement;
- (iii) where the Receiver elected to extend the Outside Date for 250 days in accordance with paragraph 5.1(b) of Addendum "A" of the Receiver's Purchase Agreement, the Receiver may elect to further extend the Outside Date for a further 110 days in accordance with paragraph 5.1(c) of Addendum "A" of the Receiver's Purchase Agreement;
- (iv) if the Receiver is delayed from completing the construction of a Strata Lot or satisfying any other conditions of closing as a result of any event of any nature whatsoever beyond the control of the Receiver in accordance with either

paragraph 5.1(a) or paragraph 5.3 of Addendum "A" of the Receiver's Purchase Agreement; or

- (v) at the Receiver's option if all payments on account of the Purchase Price and any other monies payable by the Purchaser under the Receiver's Purchase Agreement are not paid when due in accordance with paragraph 9.1 of Addendum "A" of the Receiver's Purchase Agreement.

(c) Assignment

Without the Receiver's prior consent, any assignment of a Receiver's Purchase Agreement is prohibited.

An assignment under the *Real Estate Development Marketing Act* is a transfer of some or all of the rights, obligations and benefits under a Receiver's Purchase Agreement made in respect of a strata lot in a development property, whether the transfer is made by the Purchaser under the purchase agreement to another person or is a subsequent transfer.

Each proposed party to an assignment agreement would have to provide the Receiver with the information and records required under the *Real Estate Development Marketing Act* and regulations under the Act.

The Receiver must not consent to an assignment of a Receiver's Purchase Agreement unless the Receiver first collects, from each proposed party to the assignment agreement, all of the information and records, including personal information, specified under the *Real Estate Development Marketing Act* and regulations under the Act.

Information and records collected by the Receiver must be disclosed by the Receiver to the administrator designated under the *Property Transfer Tax Act*. The administrator may use or share the disclosed information for tax purposes and other purposes allowed under the *Real Estate Development Marketing Act* and regulations under the Act.

Pursuant to paragraph 8.1 of Addendum "A" of the Receiver's Purchase Agreement, the Purchaser can only assign its interest in the Strata Lot or Receiver's Purchase Agreement with the Receiver's written consent. The Receiver will not consider assignment requests following the earliest estimated date for completion or construction (as defined at Section 5.1(b)). As a condition for agreeing to an assignment and for any associated legal and administrative costs the Purchaser must pay an administration fee equal to \$5,000 (plus GST) except that the administration fee is expected to be \$2,500.00 (plus GST) if the assignee is the Purchaser's spouse, parent, child, sibling, grandparent, grandchild or a company beneficially owned and controlled by the Purchaser. The Purchaser shall also pay to the Receiver the Condo and Strata Assignment Integrity Register filing fee applicable at the time of the assignment, plus applicable GST, for the purposes of the Receiver reporting the assignment to the Province of British Columbia.

The Receiver in its sole discretion can sell, assign or otherwise transfer its right, title and interest in the Receiver's Purchase Agreement without the consent of the Purchaser.

(d) Deposit Interest

- (i) If the Purchaser completes the purchase of the Strata Lot on the terms and conditions of the Receiver's Purchase Agreement, then the Deposit shall form part of and be applied to the Purchase Price and be paid by the Receiver's solicitors to the Receiver. Any interest earned on the Deposit shall be paid to the Receiver.
- (ii) If the Purchaser fails to complete the purchase of the Strata Lot or fails to pay any part of the Deposit on the terms and conditions on the terms and conditions of the Receiver's Purchase Agreement, then the Deposit together with interest accrued thereon shall be paid by the Receiver's solicitors to the Receiver forthwith.
- (iii) If the Receiver's Purchase Agreement is terminated pursuant to paragraph 9.4 of Addendum "A" of the Receiver's Purchase Agreement, then the Deposit together with interest accrued thereon shall be paid by the Receiver's solicitors to the Receiver forthwith.
- (iv) If the Receiver's Purchase Agreement is terminated pursuant to paragraph 5.1 of Addendum "A" of the Receiver's Purchase Agreement or if the Purchaser fails to provide notice of waiver or satisfaction of the Receiver's Purchaser's conditions pursuant to paragraph 9.2 of Addendum "A" of the Receiver's Purchase Agreement, then the Deposit together with all interest accrued thereon shall be paid by the Receiver's solicitors to the Purchaser and the Purchaser shall have no further claims against the Receiver.
- (v) If the Receiver fails to complete the sale of the Strata Lot on the terms and conditions of the Receiver's Purchase Agreement, then the Deposit together with all interest accrued thereon shall be paid by the Receiver's solicitors to the Purchaser and the Purchaser shall have no further claims against the Receiver.

(e) Use of Deposit

Pursuant to paragraph 4.5 of Addendum "A" of the Receiver's Purchase Agreement, the Receiver can enter into a deposit insurance agreement and pursuant to same, use the Deposit for the Receiver's own purposes, meaning purposes related to the development Lands and including construction and marketing of the Development.

7.3 Receiver's Commitments

The Receiver is not aware of the Developer having any commitments which will be met after completion of the sale of the Strata Lots except for the Sale/assignment of the Parking & Storage Lease to the Strata Corporation as described in Section 3.6.

7.4 Other Material Facts

(a) Continued Marketing

The Developer is entitled to place and keep on the Common Property for so long as the Developer continues to market any Strata Lots in the Development, such signage

and display suites as required by the Developer in its absolute discretion. The Receiver expects that the Developer will conduct tours of the Development from time to time with prospective purchasers in connection with its marketing and sales activities. The Receiver expects that the Developer will act reasonably in exercising these rights and will use reasonable efforts to minimize interference with the use of enjoyment of the Common Property by existing owners.

(b) TransLink Facilities

The Development contains a TransLink line and related facilities traversing the middle of the Lands. The TransLink line will result in related construction, noise, vibrations, dust, dirt and activity levels greater than those in usual urban developments.

(c) Strata Corporation Service Agreements

The Developer or, if a management agreement is entered into, the strata property manager, may enter into, or cause the Strata Corporation to enter into, agreements that the Developer or strata property manager believes are for the benefit of the Strata Corporation and the Development in general. Those agreements may include, but will not be limited to the following:

- (i) telecommunications agreements;
- (ii) a security monitoring agreement;
- (iii) a utility metering agreement;
- (iv) elevator servicing agreement;
- (v) elevator emergency phone monitoring agreement;
- (vi) maintenance and rental agreement or agreements with respect to some Common Property equipment, including intercoms and associated equipment;
- (vii) utilities and other service agreements referred to in Section 3.9;
- (viii) a landscaping and garden maintenance agreement;
- (ix) a fire alarm system monitoring agreement;
- (x) a private garbage/waste removal agreement;
- (xi) a janitorial maintenance contract;
- (xii) a building manager agreement;
- (xiii) gym equipment leases;

- (xiv) a car share agreement with a car share provider regarding the provision of car share vehicles to the Car Share Stalls (for further information purchasers are referred to Sections 3.6 and 4.4(h)(v));
- (xv) an assignment and/or assumption agreement by which the Strata Corporation will assume certain obligations of the Registered Owner in its capacity as registered owner of the Lands;
- (xvi) an agreement with a Building Envelope Consultant (the "**Consultant**") for a term of five (5) years commencing from substantial completion of the Development, pursuant to which the Consultant will prepare Depreciation Reports and conduct periodic inspections of the building common property for the purpose of monitoring the performance of the building, for the benefit of the Developer and its New Home Warranty obligations; and
- (xvii) such other servicing and maintenance contracts as may be required which relate to the facilities and equipment which form part of the Development.

## DEEMED RELIANCE

**Section 22 of the *Real Estate Development Marketing Act* (British Columbia) 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 *Real Estate Development Marketing Act*.**

## DECLARATION

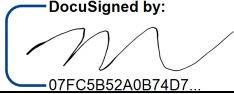
**The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of April 4, 2025.**

### Receiver:

**KSV RESTRUCTURING INC.**, solely in its capacity as the Court-appointed receiver of certain real and personal property of Surrey Centre District NW GP Ltd., District Northwest Limited Partnership and 105 University View Homes Ltd., and not in any other capacity by its authorized signatory:

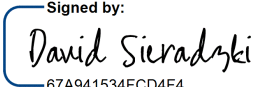
By:   
Name: Noah Goldstein  
Title: Managing Director


This Disclosure Statement is executed by all of the **Directors of KSV Restructuring Inc.**, on April 4, 2025 in their personal capacity:

By:   
Noah Goldstein

By:   
Peter Farkas

By:   
Mitch Vininsky

By:  Signed by:  
67A941534FCD4F4...  
\_\_\_\_\_  
David Sieradzki

By:  Signed by:  
AFF28E915F9D44F...  
\_\_\_\_\_  
Robert Kofman



**EXHIBIT A-1**

**PRELIMINARY STRATA PLAN (PHASE 1)**

**PRELIMINARY STRATA PLAN OF LOT A  
SECTION 22 BLOCK 5 NORTH RANGE 2 WEST  
NEW WESTMINSTER DISTRICT PLAN EPP111526  
EXCEPT: ASP 1 ASPL EPP\_\_\_\_\_**

SHEET 1 OF 98 SHEETS

**STRATA PLAN EPS0000**

BCGS 92G.016

SCALE 1:750

0 10 20 30

ALL DIMENSIONS ARE IN METRES

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

INTEGRATED SURVEY AREA NO. 1, SURREY, BC, NAD83 (CSRS) 4.0.0.BC.1.MVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 92H0891 AND 5791 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 92H0891 AND 5791

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99959005 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 92H0891 AND 5791

**PRELIMINARY**



THIS PRELIMINARY STRATA PLAN IS BASED ON ARCHITECTURAL PLAN RECEIVED ON 2021-04-09 AND 2021-04-22

LEGAL BOUNDARY BASED ON VERSION: SB3\_B

REVISION 1: SEE EMAIL FROM CHRISTA MIN RECEIVED ON 2021-08-24

REVISION 2: SEE EMAIL FROM SUSAN MATHEWS RECEIVED ON 2021-12-01 FOR PHASING

5791  
UTM ZONE 10 COORDINATES  
DATUM: NAD83(CSRS) 4.0.0. BC.1.MVRD  
UTM NORTHING: 5448510.256  
UTM EASTING: 510458.586  
POINT COMBINED FACTOR: 0.9995896  
ABSOLUTE ACCURACY: 0.03m

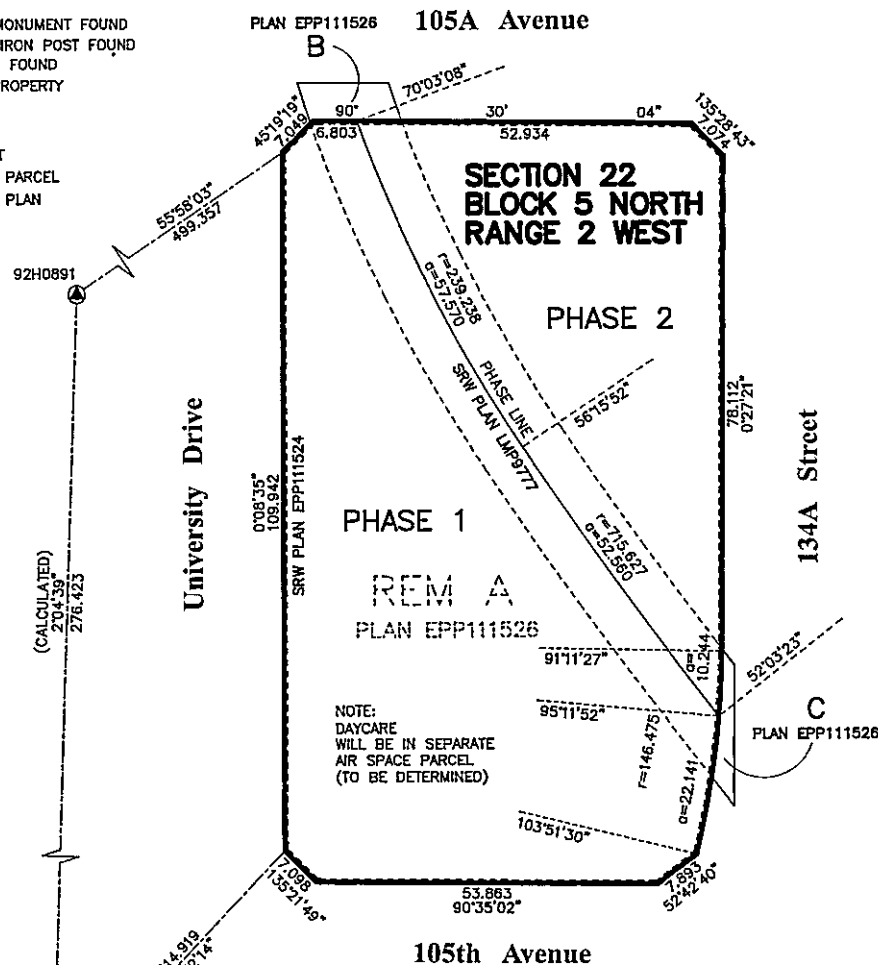
92H0891  
UTM ZONE 10 COORDINATES  
DATUM: NAD83(CSRS) 4.0.0. BC.1.MVRD  
UTM NORTHING: 5448786.384  
UTM EASTING: 510468.602  
POINT COMBINED FACTOR: 0.9995905  
ABSOLUTE ACCURACY: 0.01m

**CIVIC ADDRESS:**

10508 UNIVERSITY DRIVE (RESIDENTIAL SOUTH)  
10520 UNIVERSITY DRIVE (DAYCARE)  
10535 134A STREET (SL616, SL617)  
13433 105TH AVENUE (SL6, SL7)  
13438 105A AVENUE (RESIDENTIAL NORTH)  
SURREY, BC

**LEGEND**

- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES LEAD PLUG FOUND
- ⊙ INDICATES COMMON PROPERTY
- B INDICATES BALCONY
- P INDICATES PATIO
- SL INDICATES STRATA LOT
- ASP INDICATES AIR SPACE PARCEL
- ASPL INDICATES AIR SPACE PLAN



STRATA LOT MEASUREMENTS ARE 90° OR 45° UNLESS NOTED OTHERWISE.  
BALCONY AND PATIO AREAS ARE LIMITED COMMON PROPERTIES FOR THE USE OF THE STRATA LOT INDICATED (eg: B-1, P-1)

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)

FD IP, RE-SET INDICATES PREVIOUSLY TIED ON \_\_\_\_\_ (SEE PLAN EPP\_\_\_\_\_), LOST, AND RESET USING TIES FROM THE ORIGINAL CONTROL TRAVERSE

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

THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED.

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

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

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_PG1.DWG

# BUILDING LOCATION

SCALE 1:500



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:500

SHEET 2 OF 98 SHEETS

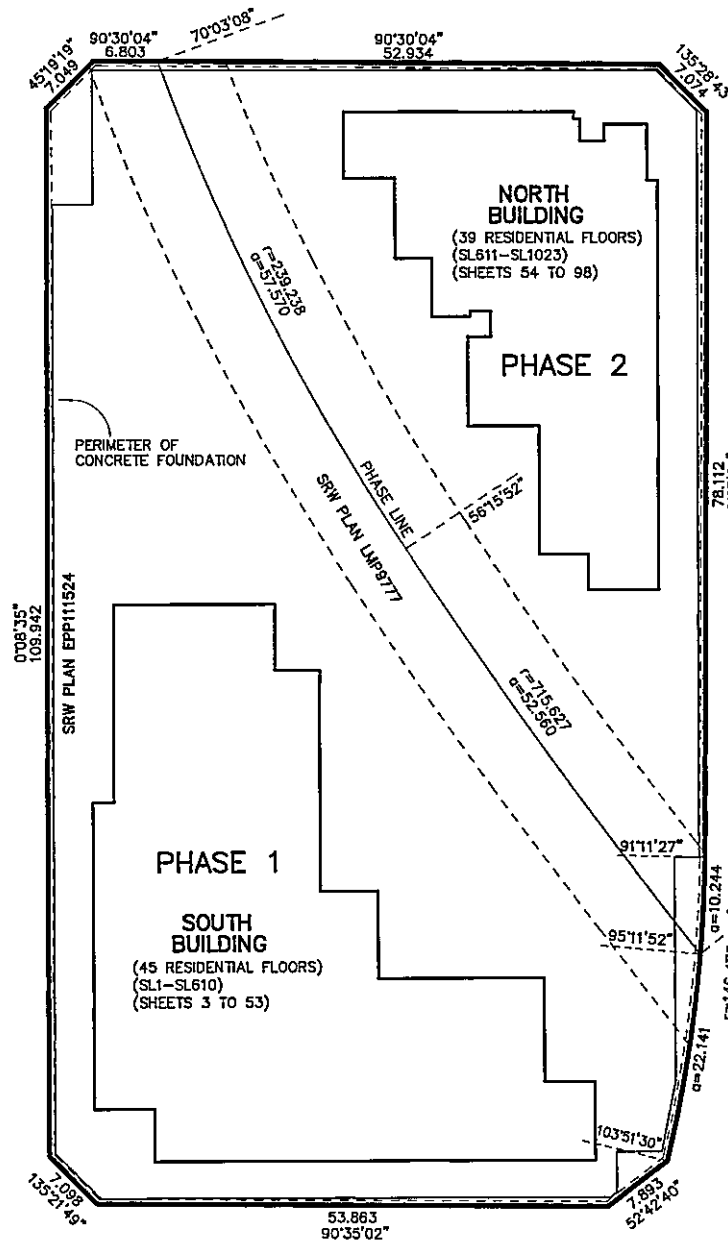
STRATA PLAN EPS0000



105A Avenue

University Drive

134A Street



105th Avenue

H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 912B - 152nd STREET  
SURREY, B.C.

V3R 4E7

(ph) 583-1616

File: 174882\_PG2.DWG

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# UNDERGROUND PARKING (P5)

SCALE 1:400



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400

M INDICATES MECHANICAL CLOSET

EX INDICATES EXHAUST

PK INDICATES PARKING STALL

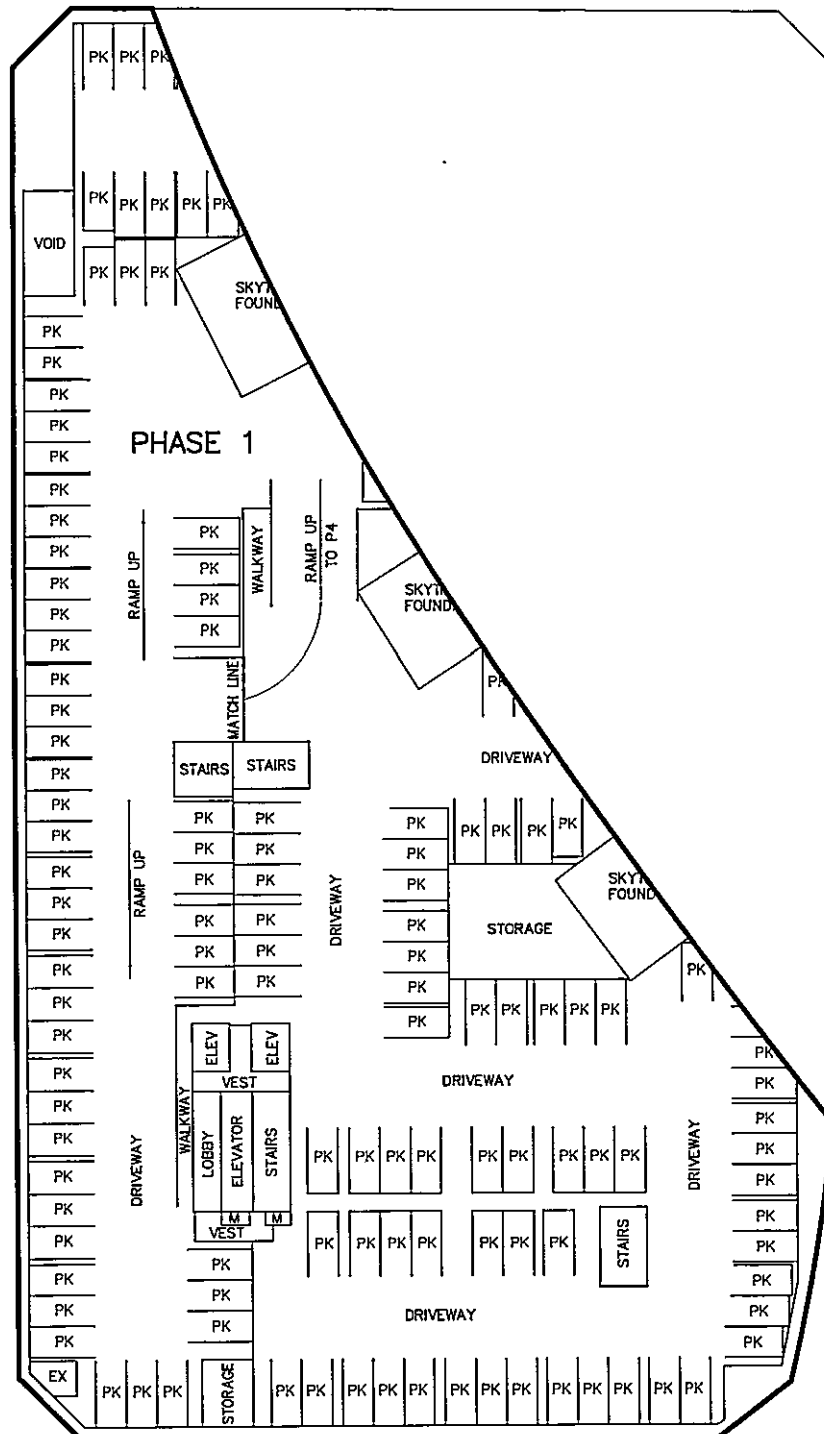
ELEV INDICATES ELEVATOR

VEST INDICATES VESTIBULE

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

PHASE 1 SHEET 3 OF 98 SHEETS

STRATA PLAN EPS0000



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

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

V3R 4E7

(ph) 583-1616

File: 174882\_UG5.DWG

INSIDE OF PERIMETER OF CONCRETE FOUNDATION

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# UNDERGROUND PARKING (P4)

SCALE 1:400



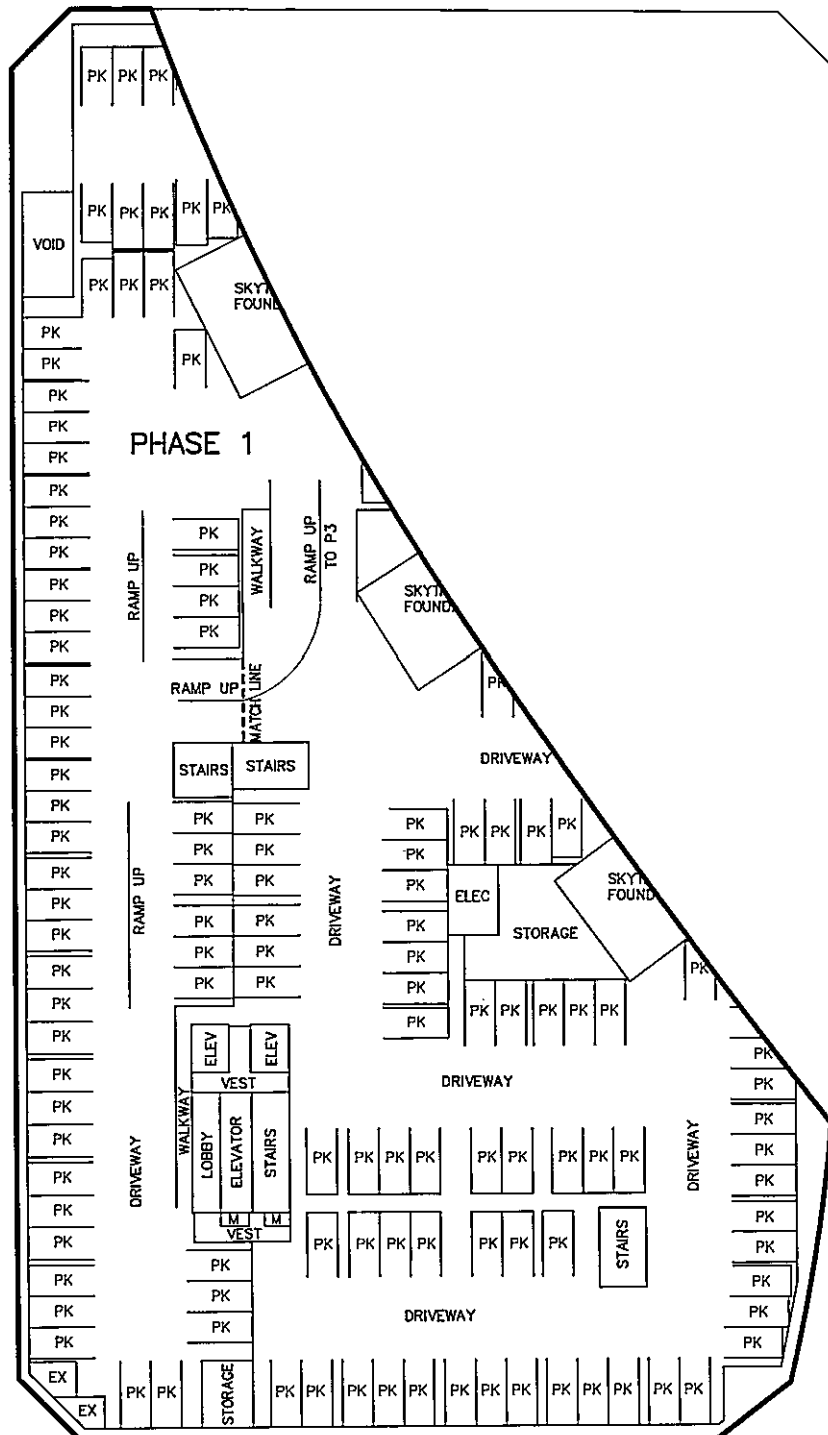
All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400

M INDICATES MECHANICAL CLOSET ELEC INDICATES ELECTRICAL CLOSET  
EX INDICATES EXHAUST  
PK INDICATES PARKING STALL  
ELEV INDICATES ELEVATOR  
VEST INDICATES VESTIBULE

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

PHASE 1 SHEET 4 OF 98 SHEETS  
STRATA PLAN EPS0000



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_UG4.DWG

INSIDE OF PERIMETER OF CONCRETE FOUNDATION

GU GORDON YU, BCIS #808  
PRELIMINARY: 2021-12-08

# UNDERGROUND PARKING (P3)

SCALE 1:400



All distances are in metres.

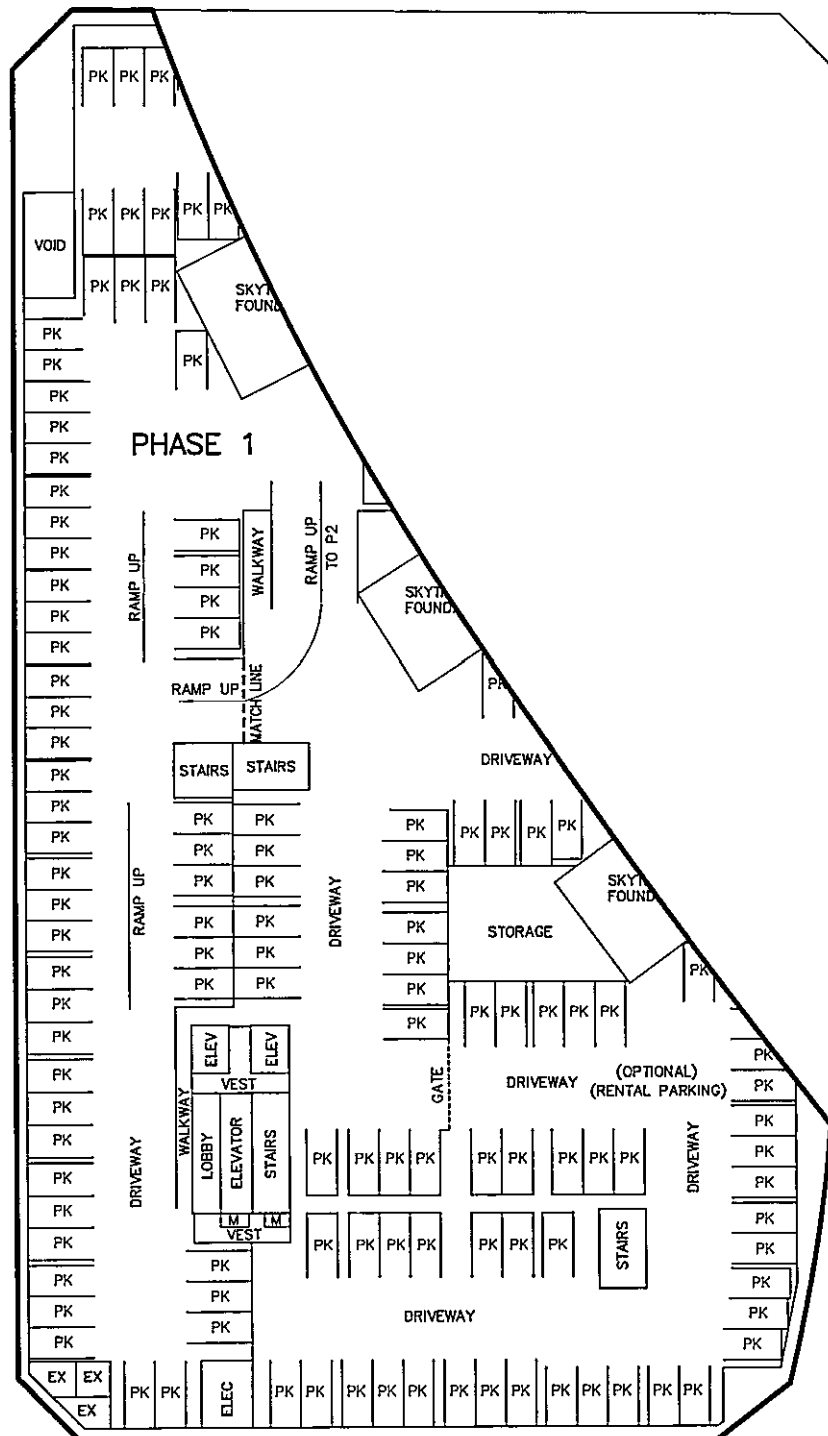
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400

M INDICATES MECHANICAL CLOSET ELEC INDICATES ELECTRICAL CLOSET  
EX INDICATES EXHAUST  
PK INDICATES PARKING STALL  
ELEV INDICATES ELEVATOR  
VEST INDICATES VESTIBULE

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

PHASE 1 SHEET 5 OF 98 SHEETS

STRATA PLAN EPS0000



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

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

V3R 4E7

(ph) 583-1616

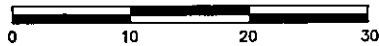
File: 174882\_UG3.DWG

INSIDE OF PERIMETER OF CONCRETE FOUNDATION

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# UNDERGROUND PARKING (P2)

SCALE 1:400



All distances are in metres.

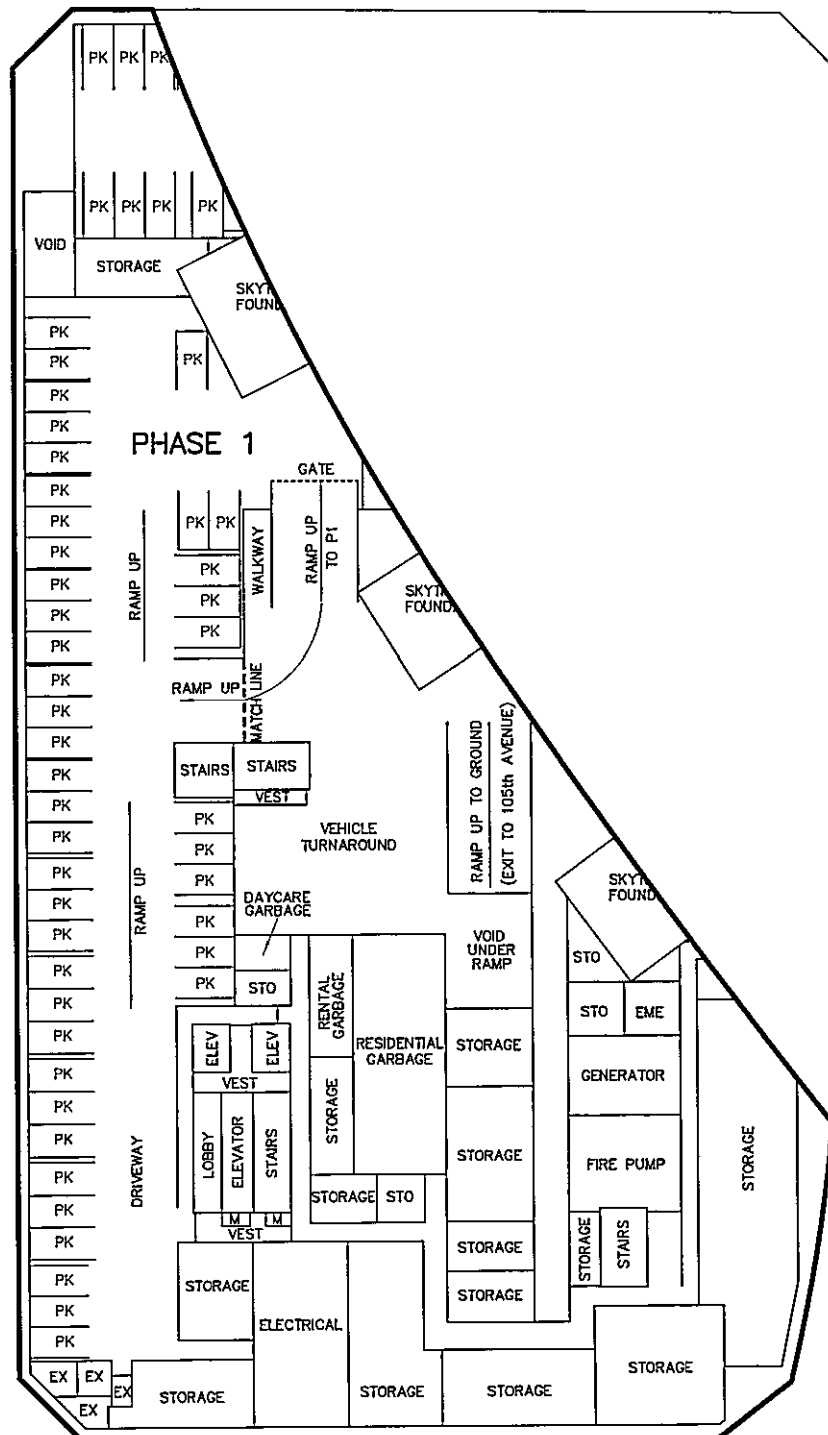
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400

M INDICATES MECHANICAL CLOSET  
EX INDICATES EXHAUST  
PK INDICATES PARKING STALL  
ELEV INDICATES ELEVATOR  
VEST INDICATES VESTIBULE  
ELEC INDICATES ELECTRICAL CLOSET  
STO INDICATES STORAGE  
EME INDICATES EMERGENCY ROOM

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



PHASE 1 SHEET 6 OF 98 SHEETS  
STRATA PLAN EPS0000



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

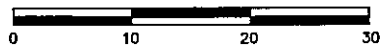
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_UG2.DWG

INSIDE OF PERIMETER OF CONCRETE FOUNDATION

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# UNDERGROUND PARKING (P1)

SCALE 1:400



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400

M INDICATES MECHANICAL CLOSET  
EX INDICATES EXHAUST  
PK INDICATES PARKING STALL  
ELEV INDICATES ELEVATOR  
VEST INDICATES VESTIBULE  
ELEC INDICATES ELECTRICAL ROOM  
MECH INDICATES MECHANICAL ROOM  
STO INDICATES STORAGE  
EME INDICATES EMERGENCY ROOM

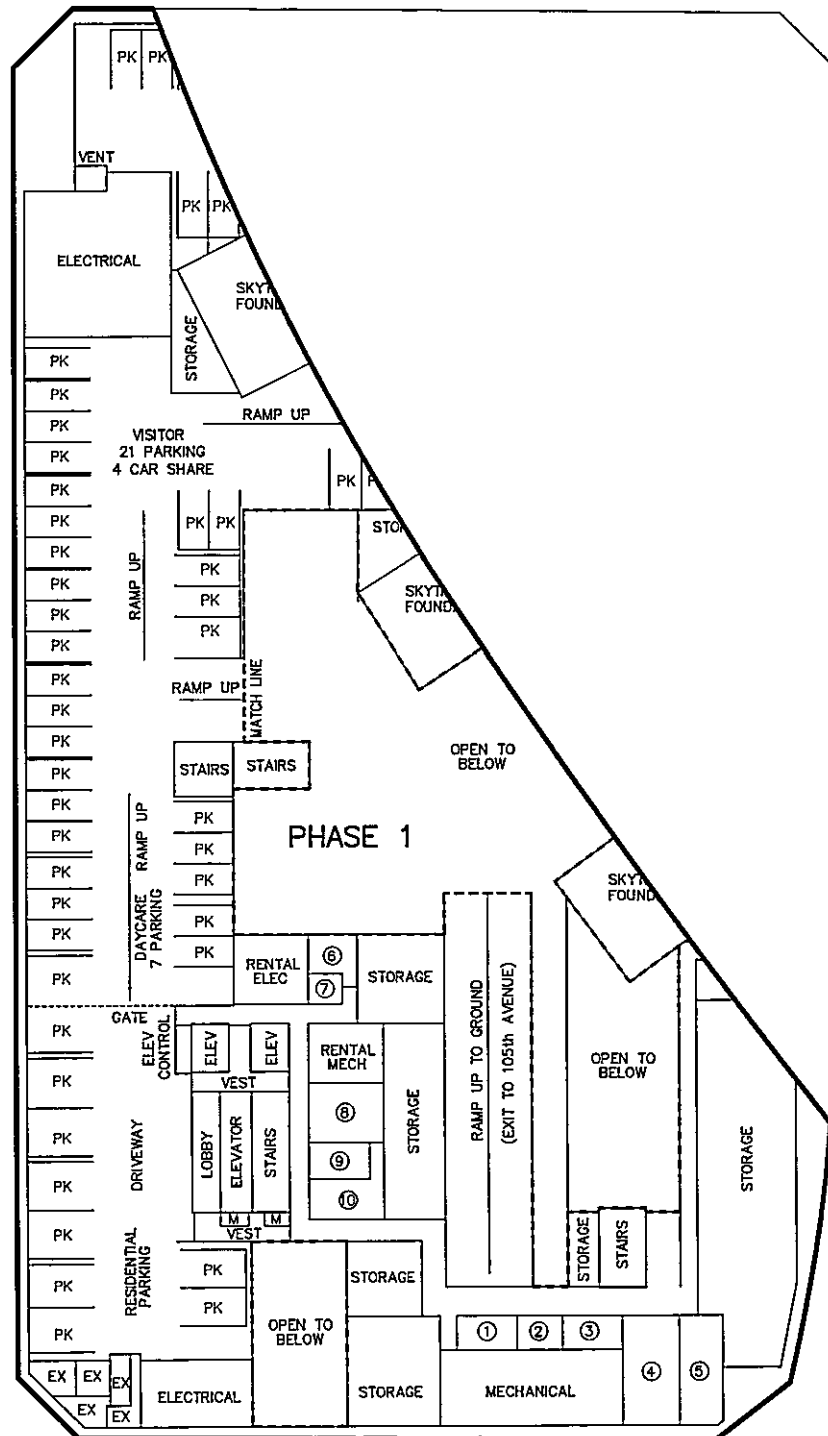


PHASE 1 SHEET 7 OF 98 SHEETS

STRATA PLAN EPS0000

- ① STORAGE
- ② MAIN COMMUNICATION
- ③ MAIN EMERGENCY
- ④ WATER ENTRY
- ⑤ DISTRIBUTION
- ⑥ RENTAL EMERGENCY
- ⑦ RENTAL COMMUNICATION
- ⑧ DAYCARE STORAGE
- ⑨ ELEVATOR MACHINE
- ⑩ COMMUNICATION

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



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200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_UG1.DWG

INSIDE OF PERIMETER OF CONCRETE FOUNDATION

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08



# GROUND FLOOR (SOUTH BUILDING)

SCALE 1:250



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

----- PERIMETER OF FLOOR BELOW

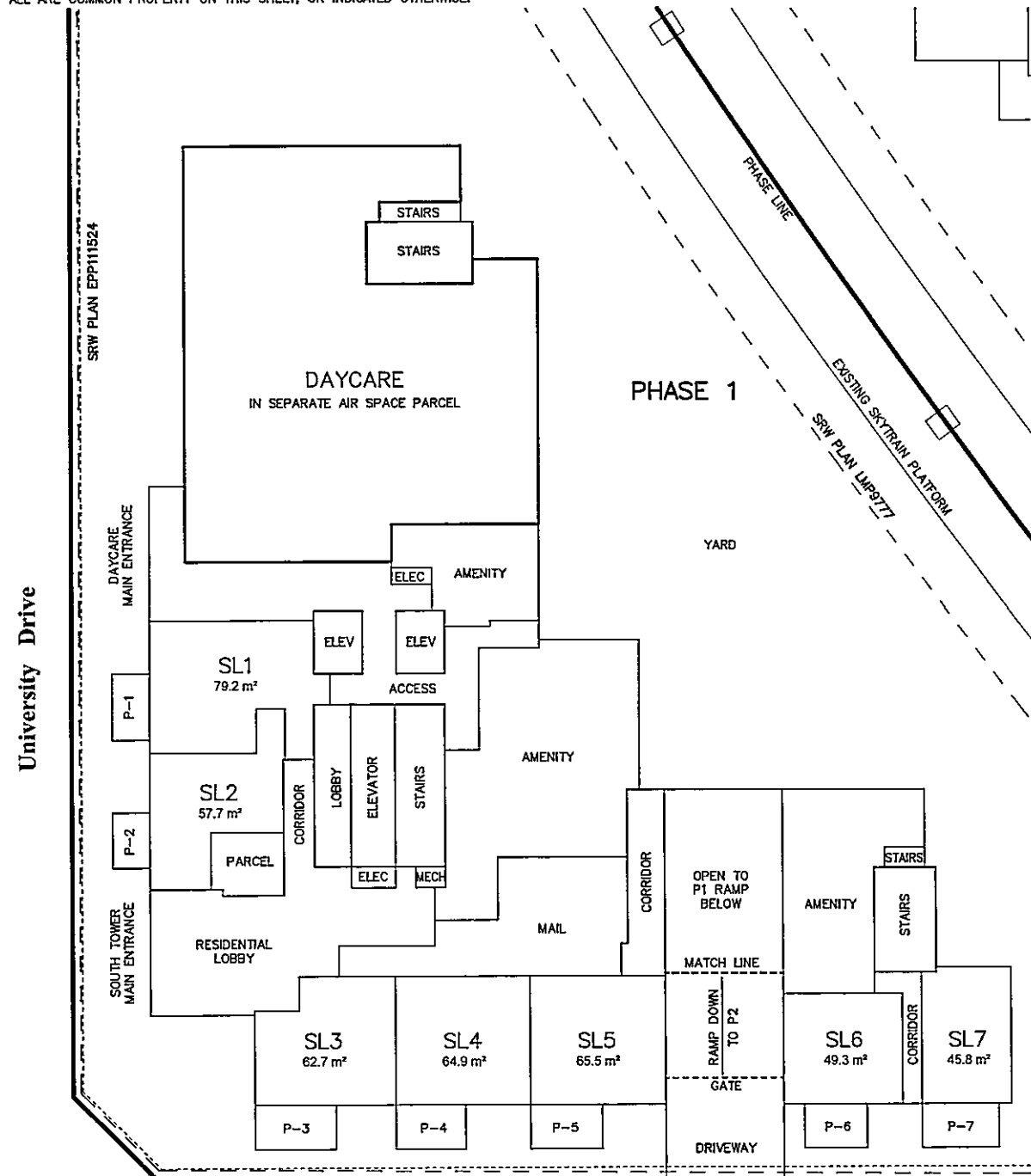
ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.

PHASE 1 SHEET 8 OF 98 SHEETS

STRATA PLAN EPS0000



ELEV INDICATES ELEVATOR  
ELEC INDICATES ELECTRICAL CLOSET  
MECH INDICATES MECHANICAL CLOSET



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200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S1.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 2nd FLOOR (SOUTH BUILDING)

SCALE 1:250



All distances are in metres.

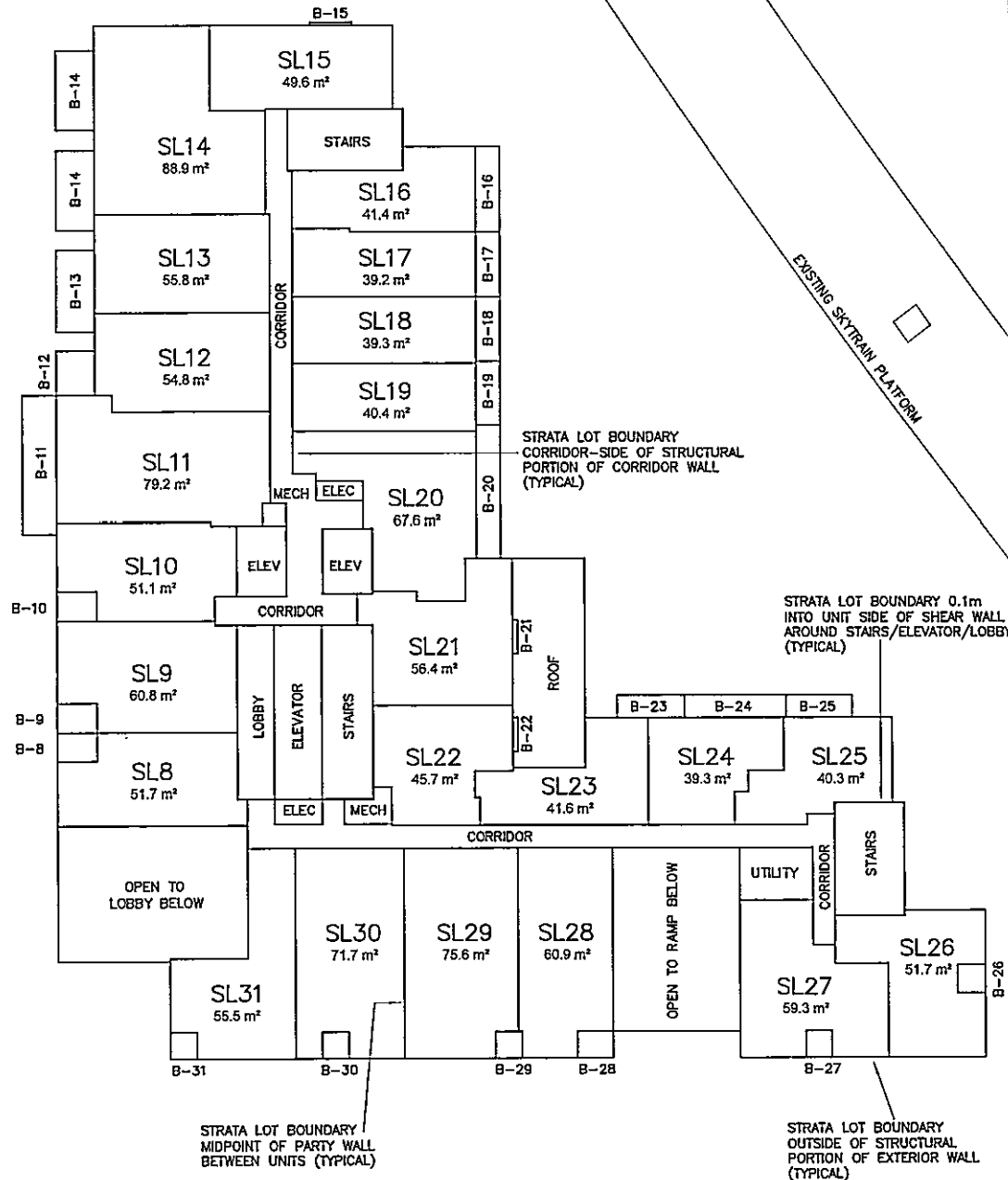
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

ELEV INDICATES ELEVATOR  
ELEC INDICATES ELECTRICAL CLOSET  
MECH INDICATES MECHANICAL CLOSET

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

PHASE 1 SHEET 9 OF 98 SHEETS

STRATA PLAN EPS0000



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S2.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:

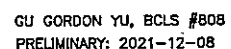
- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCIS #808  
PRELIMINARY: 2021-12-08

PHASE 1 SHEET 10 OF 98 SHEETS  
STRATA PLAN EPS0000

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

ELEV INDICATES ELEVATOR  
ELEC INDICATES ELECTRICAL CLOSET  
MECH INDICATES MECHANICAL CLOSET



PHASE 1 SHEET 11 OF 98 SHEETS  
STRATA PLAN EPS0000

Age Group	No (%)	Yes (%)	Don't know (%)	Refuse to answer (%)
0-4	~10	~5	~10	~15
5-9	~10	~5	~10	~15
10-14	~10	~5	~10	~15
15-19	~10	~5	~10	~15

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250



The floor plan shows a building layout with the following details:

- Units and Areas:**
  - SL55: 41.0 m<sup>2</sup>
  - SL56: 39.7 m<sup>2</sup>
  - SL57: 41.1 m<sup>2</sup>
  - SL58: 46.2 m<sup>2</sup>
  - SL59: 42.4 m<sup>2</sup>
  - SL60: 41.0 m<sup>2</sup>
  - SL61: 41.3 m<sup>2</sup>
  - SL62: 81.8 m<sup>2</sup>
  - SL63: 41.4 m<sup>2</sup>
  - SL64: 39.2 m<sup>2</sup>
  - SL65: 39.3 m<sup>2</sup>
  - SL66: 40.4 m<sup>2</sup>
  - SL67: 67.6 m<sup>2</sup>
  - SL68: 56.4 m<sup>2</sup>
  - SL69: 45.6 m<sup>2</sup>
  - SL70: 42.2 m<sup>2</sup>
  - SL71: 39.3 m<sup>2</sup>
  - SL72: 40.7 m<sup>2</sup>
  - SL73: 51.1 m<sup>2</sup>
  - SL74: 41.9 m<sup>2</sup>
  - SL75: 41.2 m<sup>2</sup>
  - SL76: 42.5 m<sup>2</sup>
  - SL77: 42.0 m<sup>2</sup>
  - SL78: 42.2 m<sup>2</sup>
  - SL79: 80.7 m<sup>2</sup>
- Common Areas and Features:**
  - Corridors:** Labeled "CORRIDOR ©" in multiple locations.
  - Stairs:** Labeled "STAIRS ©" in multiple locations.
  - Elevators:** Labeled "ELEV" in multiple locations.
  - Mechanical Rooms:** Labeled "MECH" in multiple locations.
  - Lobby:** Labeled "LOBBY ©".
- Boundary Definitions:**
  - STRATA LOT BOUNDARY CORRIDOR-SIDE OF STRUCTURAL PORTION OF CORRIDOR WALL (TYPICAL):** Indicated by a line with an arrow pointing to a corridor wall.
  - STRATA LOT BOUNDARY 0.1m INTO UNIT SIDE OF SHEAR WALL AROUND STAIRS/ELEVATOR/LOBBY (TYPICAL):** Indicated by a line with an arrow pointing to a wall around a stair/elevator/lobby area.
  - STRATA LOT BOUNDARY MIDPOINT OF PARTY WALL BETWEEN UNITS (TYPICAL):** Indicated by a line with an arrow pointing to a party wall between units.
  - STRATA LOT BOUNDARY OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALL (TYPICAL):** Indicated by a line with an arrow pointing to an exterior wall.

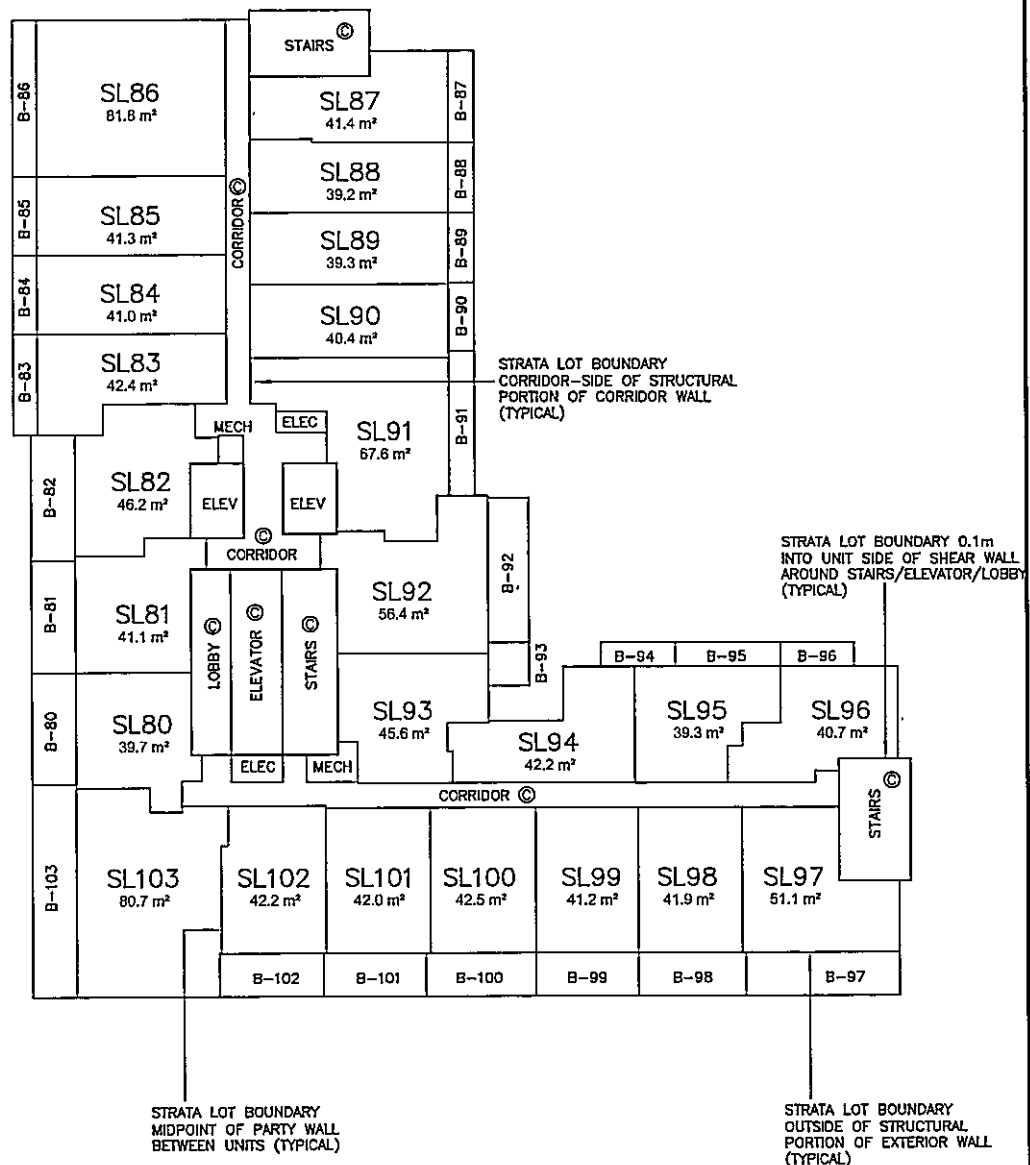
GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

SCALE 1:250

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

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

STRATA PLAN EPS0000



200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S5.DWG

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

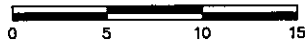
STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS (CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 6th FLOOR (SOUTH BUILDING)

SCALE 1:250



All distances are in metres.

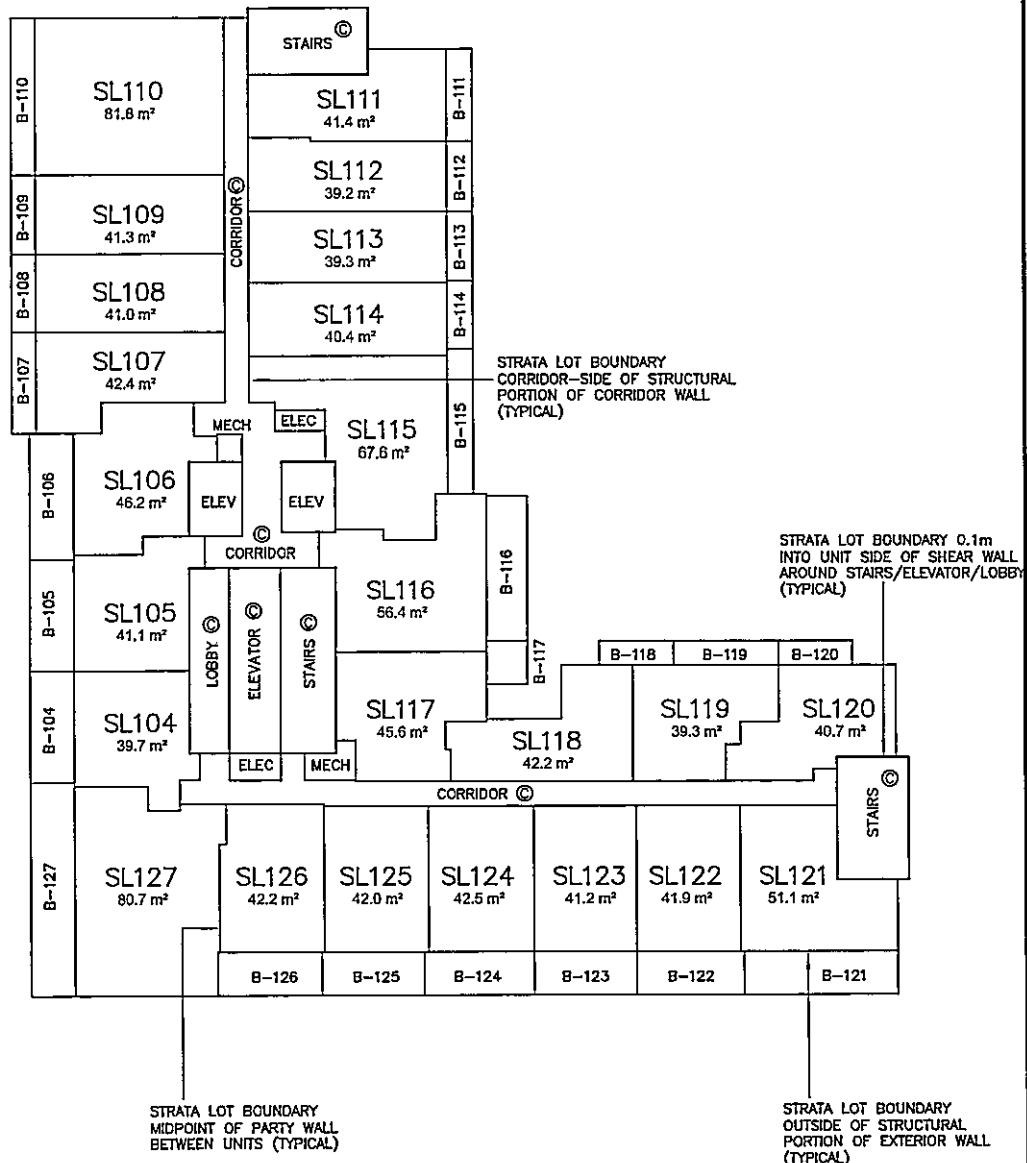
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

PHASE 1 SHEET 13 OF 98 SHEETS

STRATA PLAN EPS0000



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



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S6.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

SCALE 1:250

All distances are in metres.

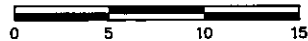
## STRATA PLAN EPS0000

[illegible]

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 8th FLOOR (SOUTH BUILDING)

SCALE 1:250



All distances are in metres.

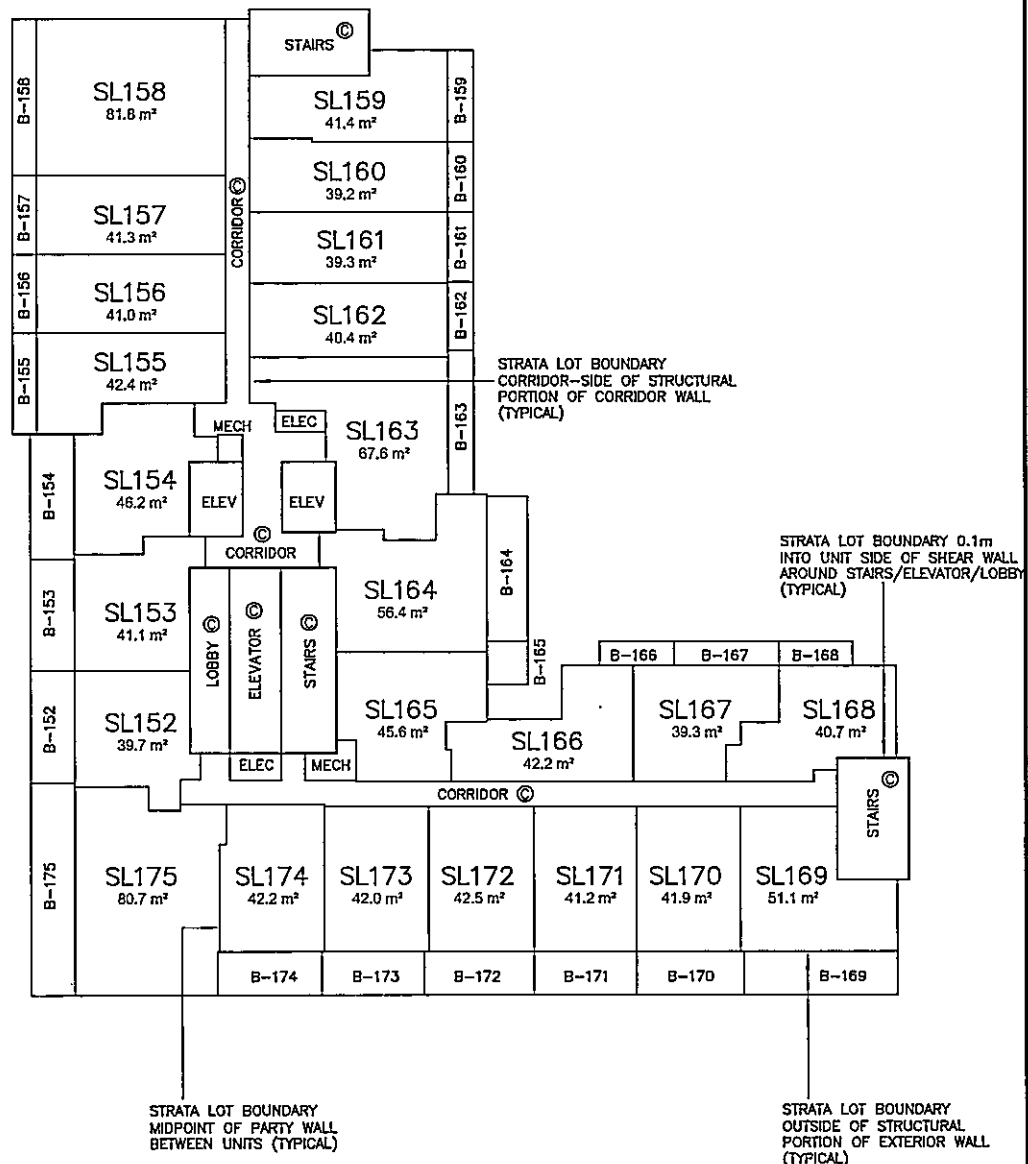
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250



PHASE 1 SHEET 15 OF 98 SHEETS

STRATA PLAN EPS0000

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



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_SB.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08



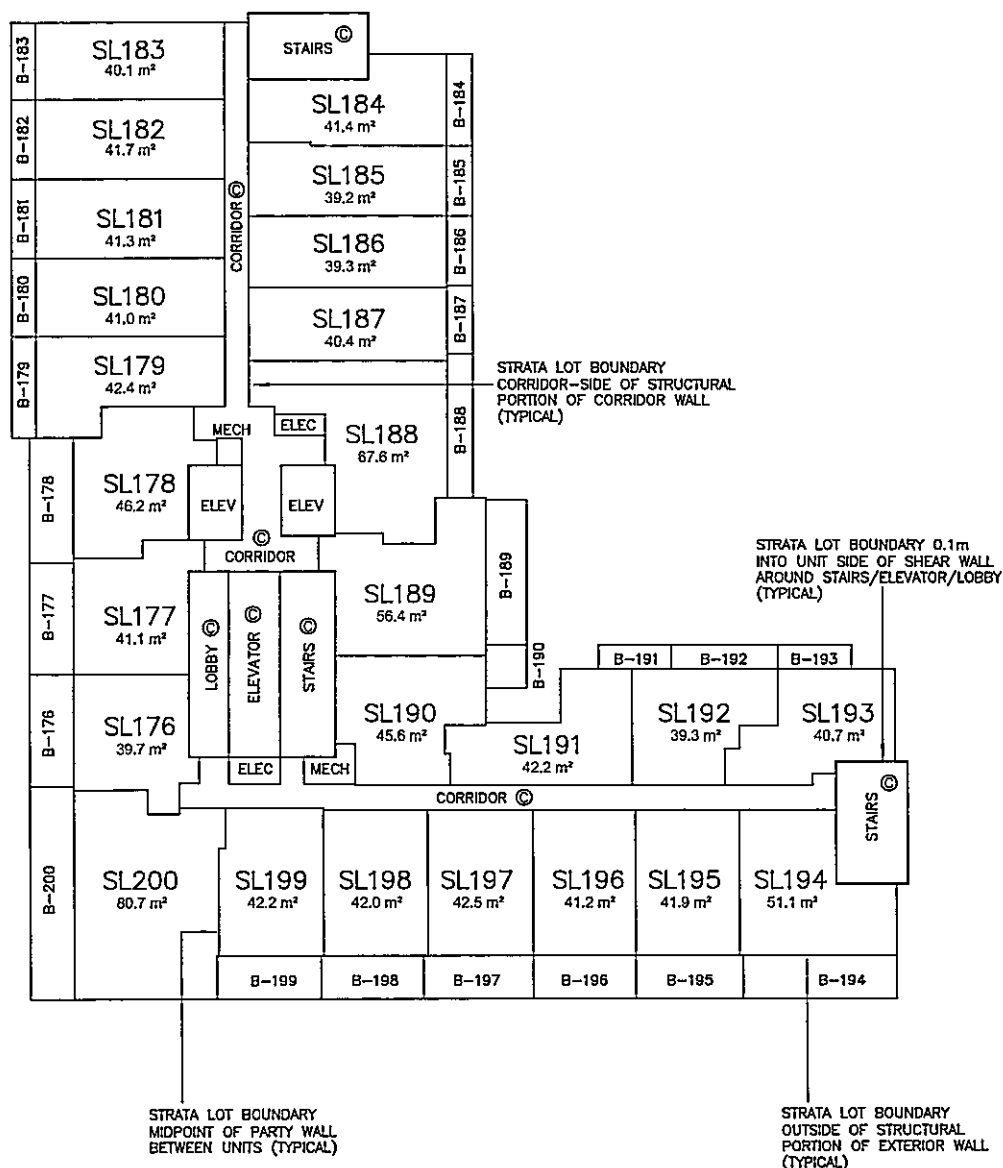
SCALE 1:250

All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

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

STRATA PLAN EPS0000



200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S9.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR--SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

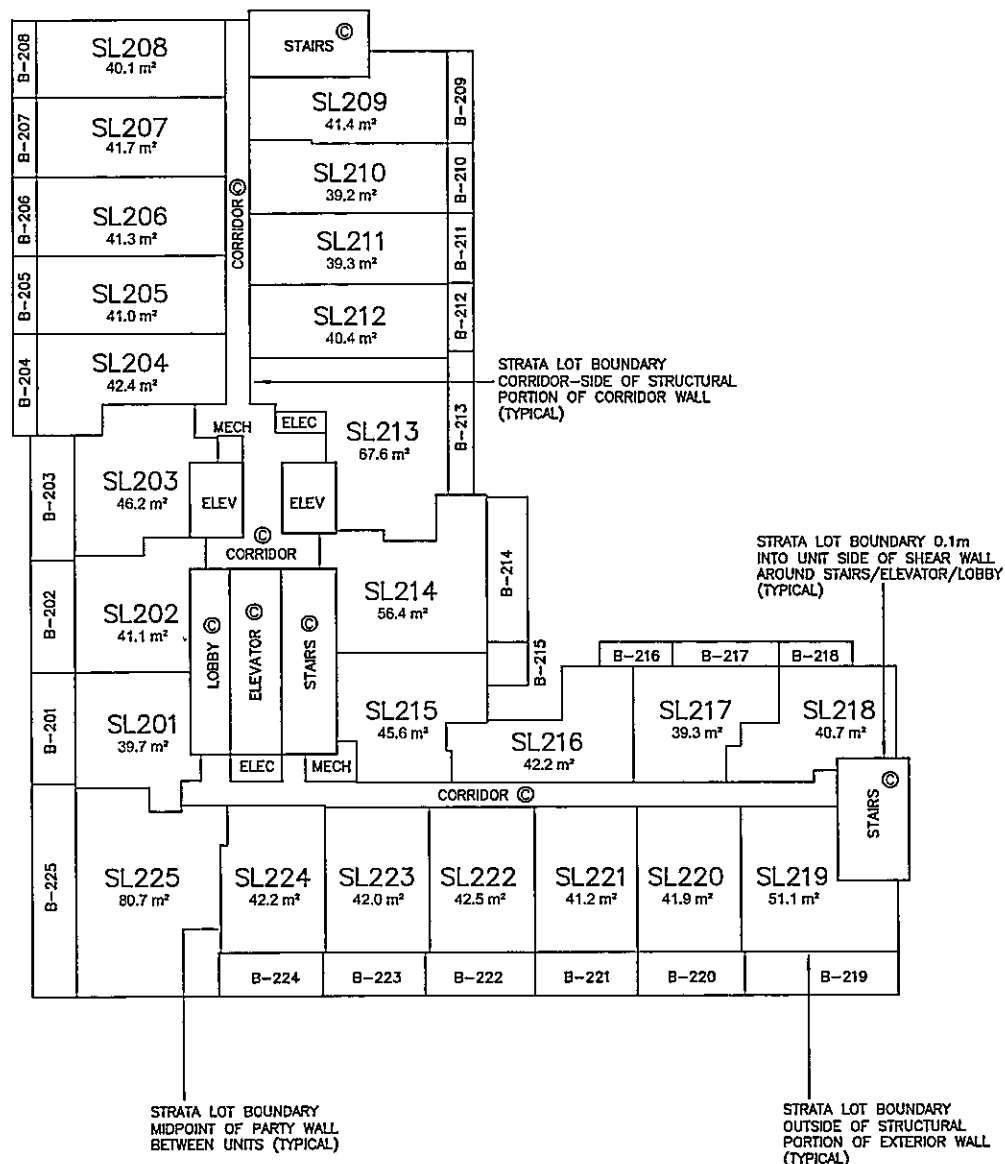
SCALE 1:250

All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

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

STRATA PLAN EPS0000



200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S10.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS (CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 11th FLOOR (SOUTH BUILDING)

SCALE 1:250



All distances are in metres.

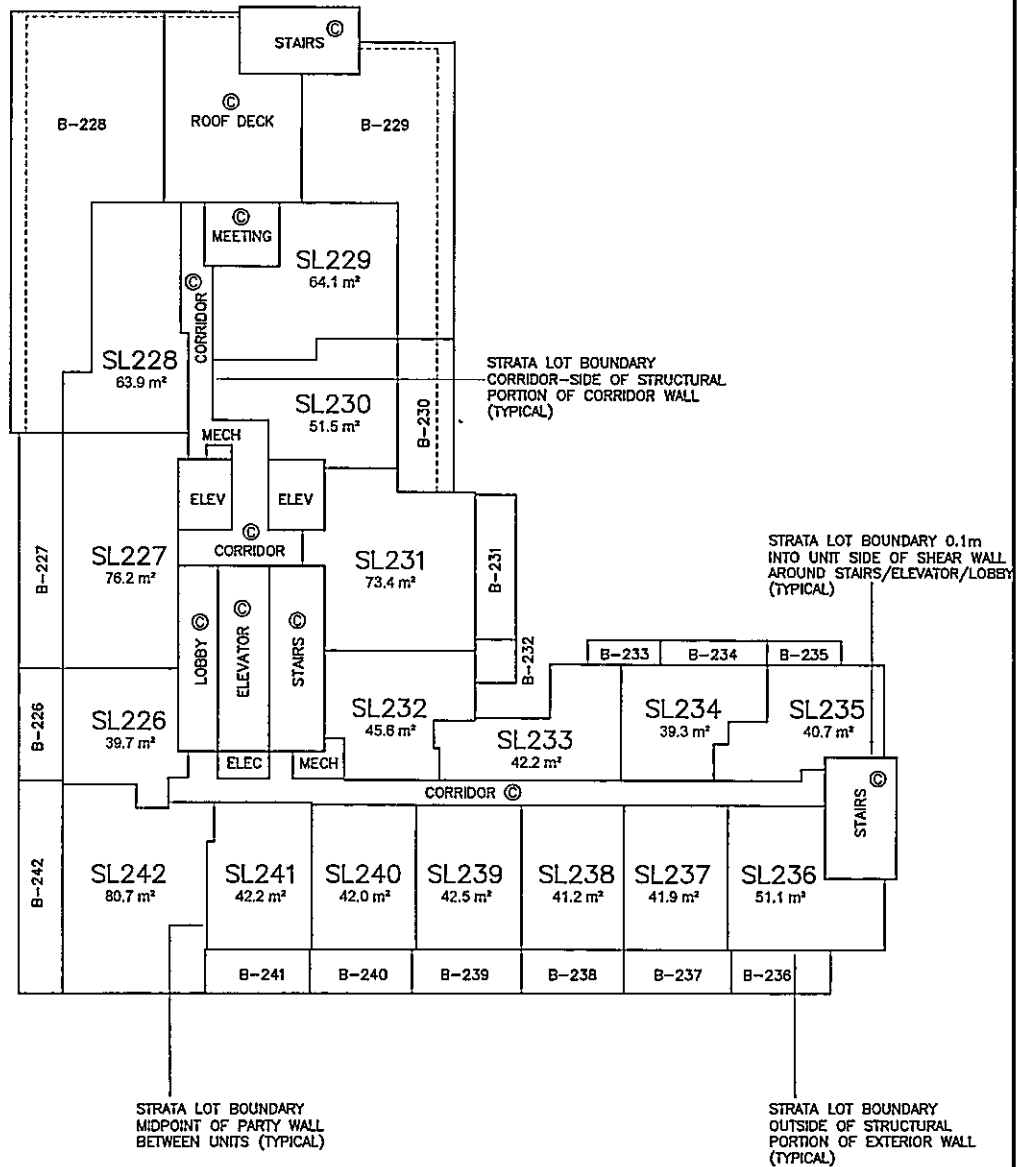
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

----- PERIMETER OF FLOOR BELOW

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

PHASE 1 SHEET 18 OF 98 SHEETS

STRATA PLAN EPS0000



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S11.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 12th FLOOR (SOUTH BUILDING)

SCALE 1:250



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

----- PERIMETER OF FLOOR BELOW

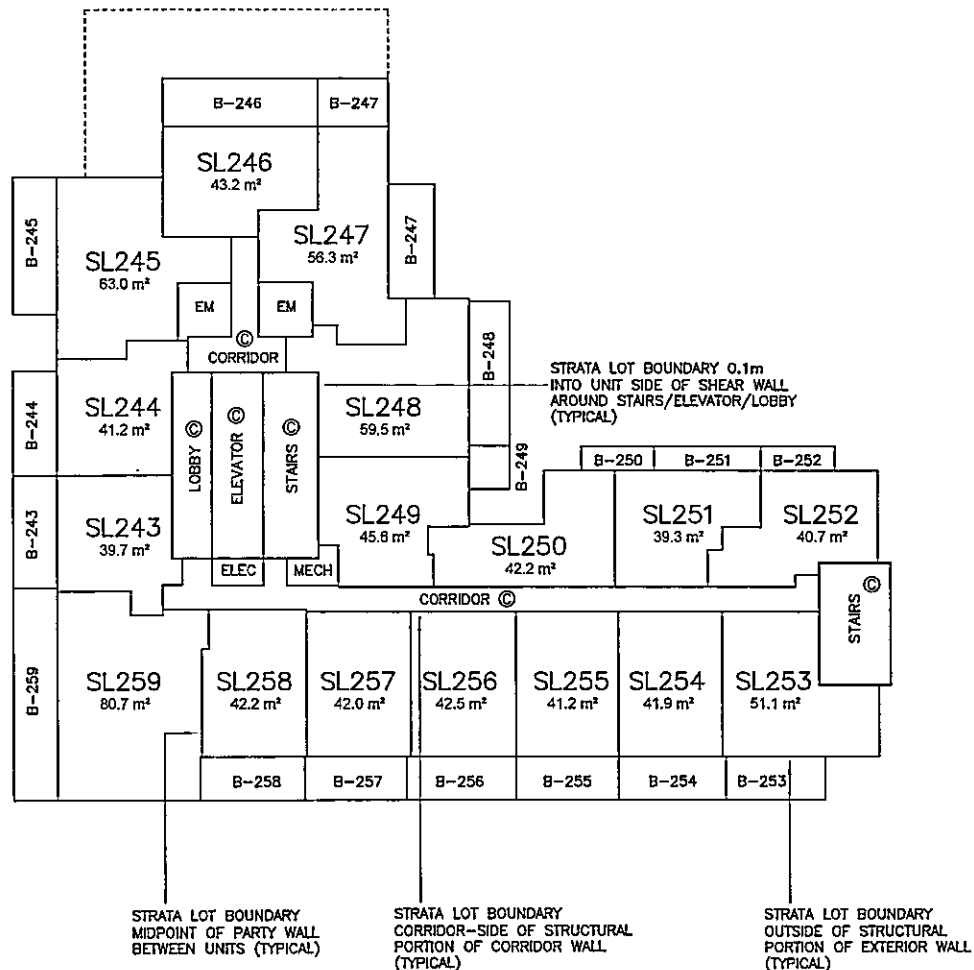
ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
EM INDICATES ELEVATOR MACHINE (COMMON PROPERTY)

PHASE 1 SHEET 19 OF 98 SHEETS

STRATA PLAN EPS0000



ROOF ©



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S12.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 13th FLOOR (SOUTH BUILDING)

SCALE 1:250



All distances are in metres.

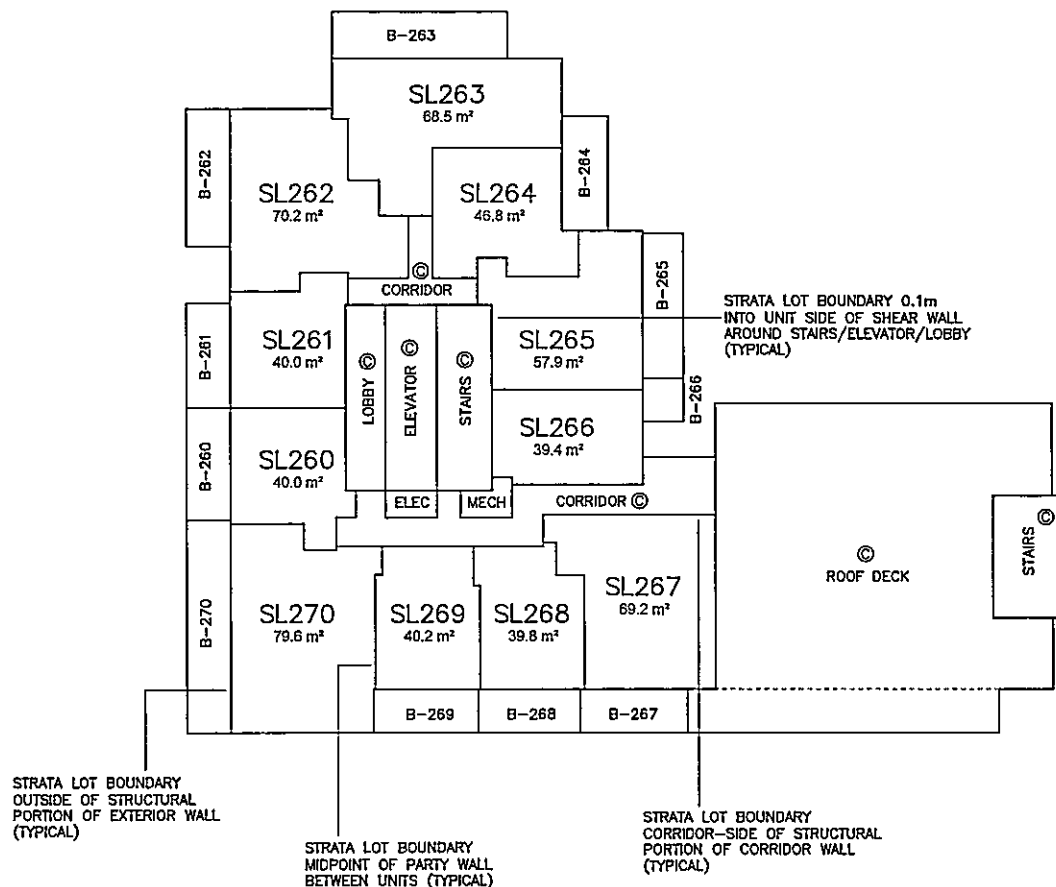
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:250

----- PERIMETER OF FLOOR BELOW

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)

PHASE 1 SHEET 20 OF 98 SHEETS

STRATA PLAN EPS0000



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S13.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 14th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

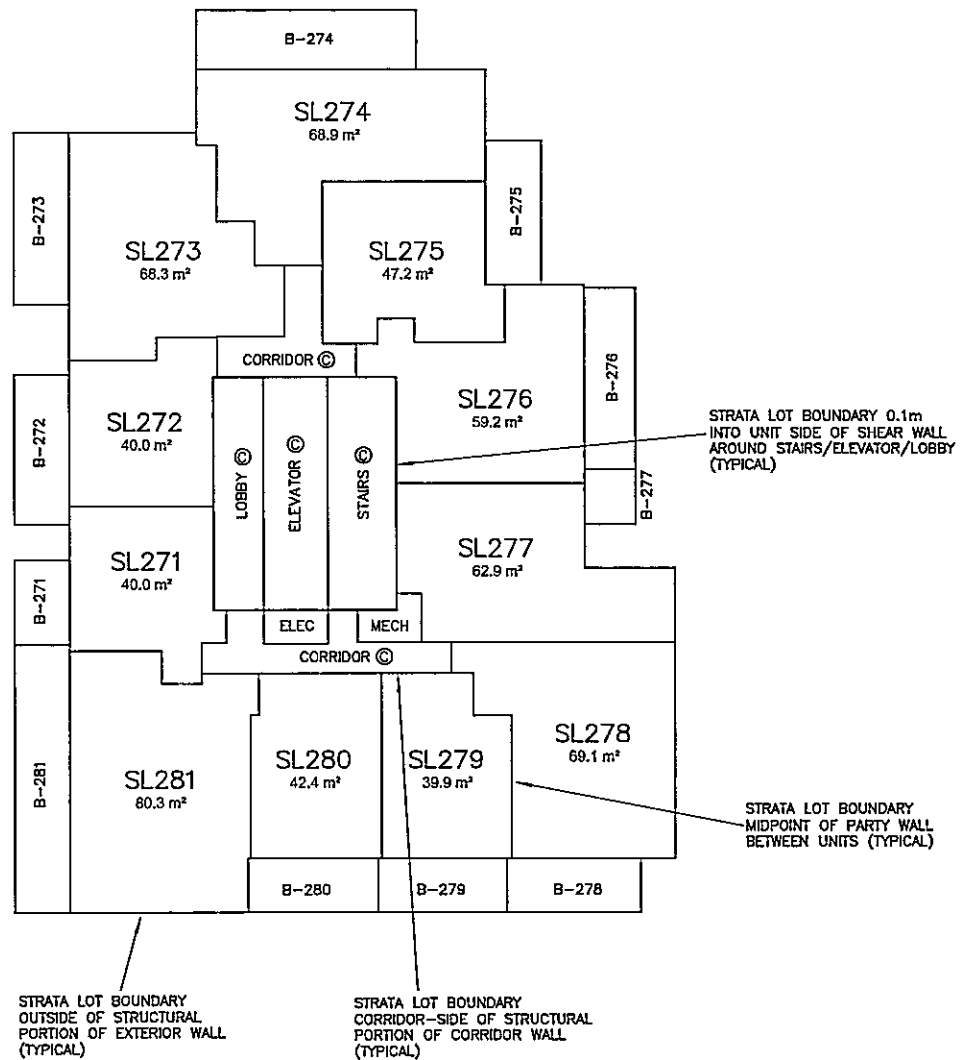
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 21 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S14.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 15th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

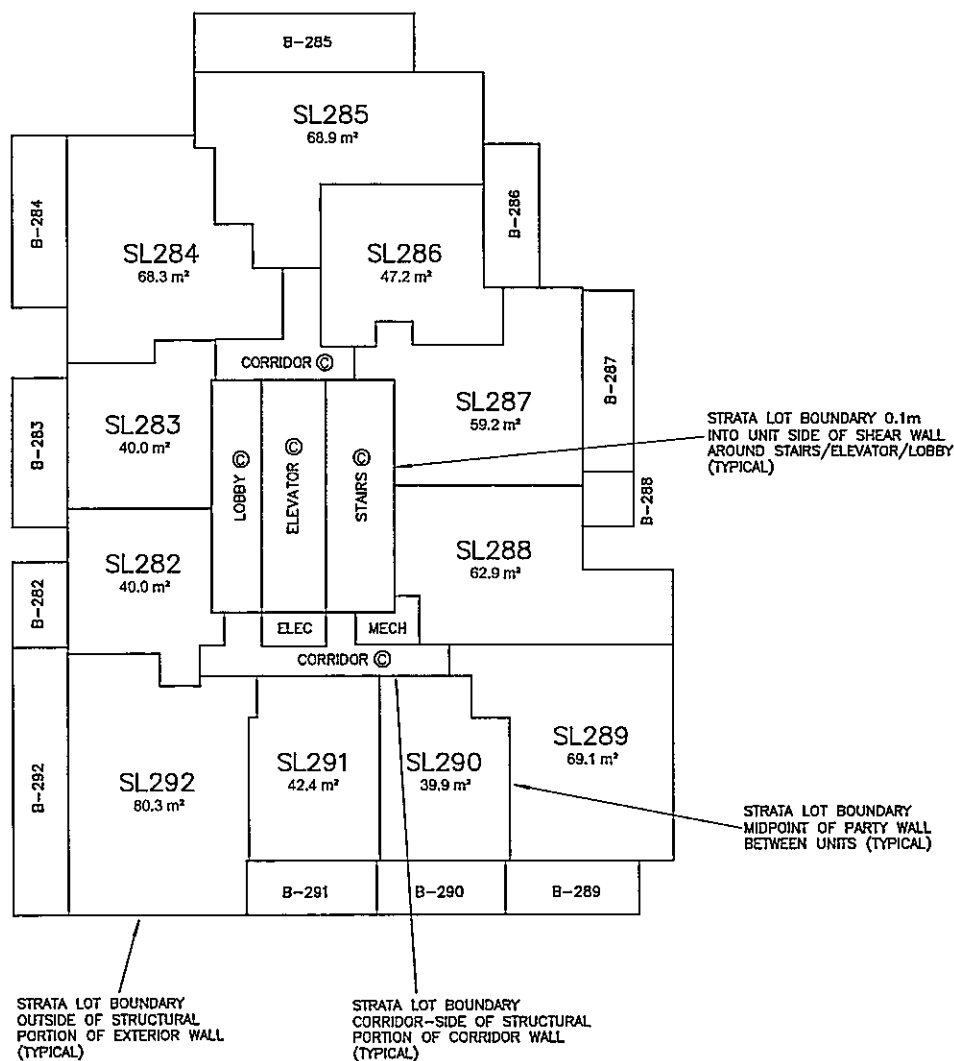
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 22 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S15.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 16th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

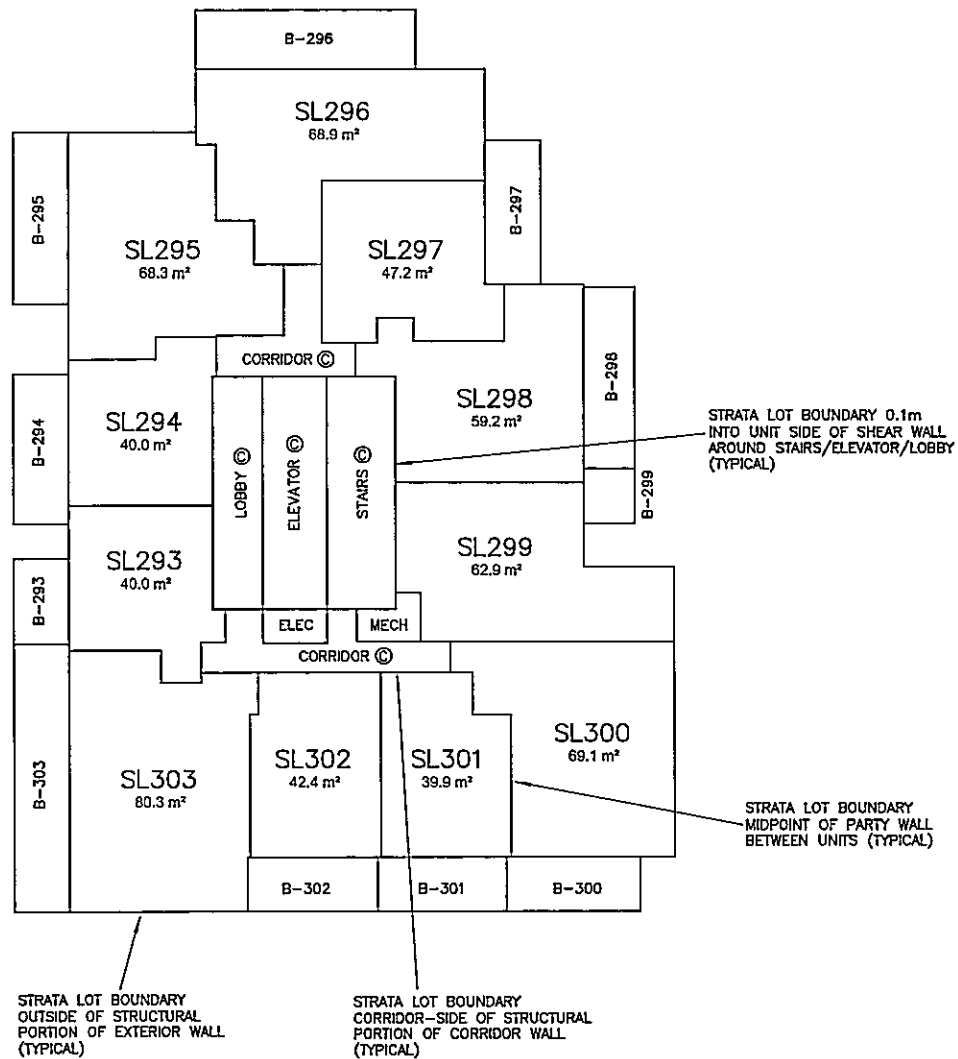
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 23 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S16.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08



# 17th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

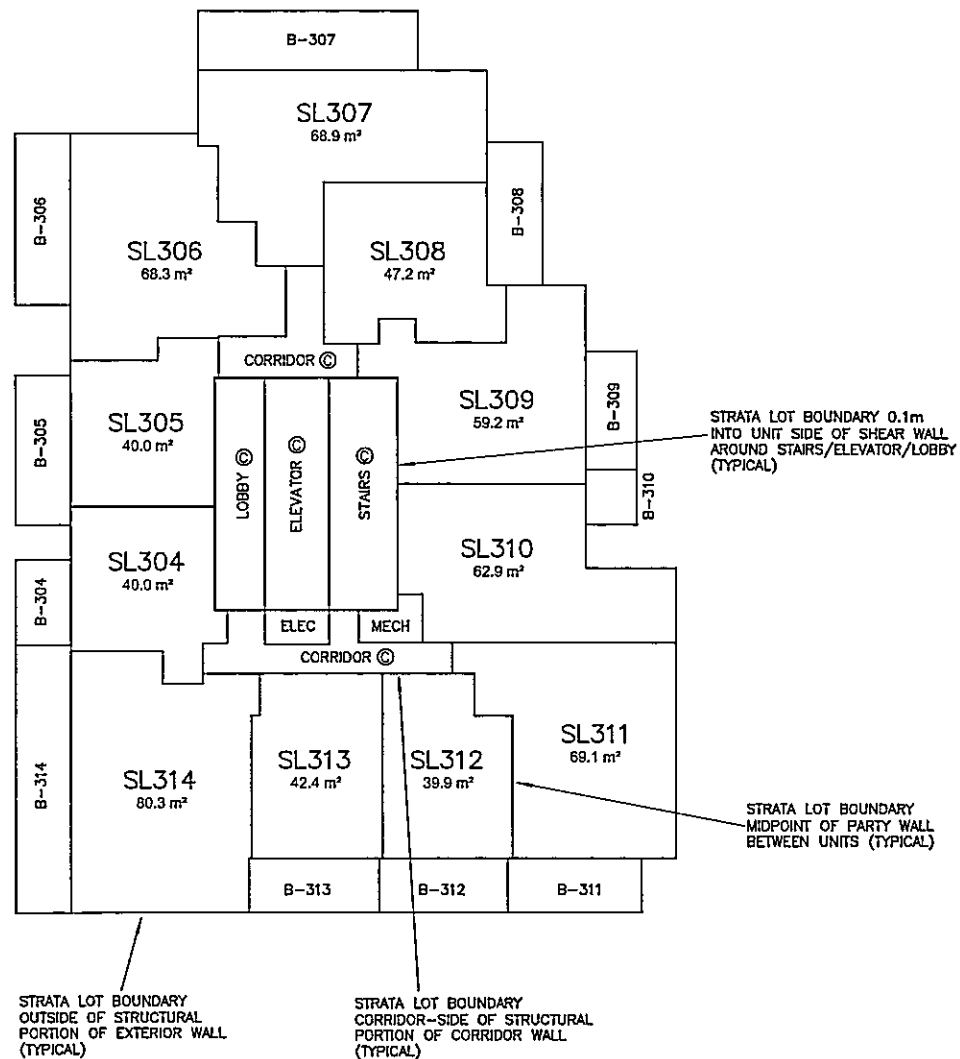
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 24 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S17.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 18th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

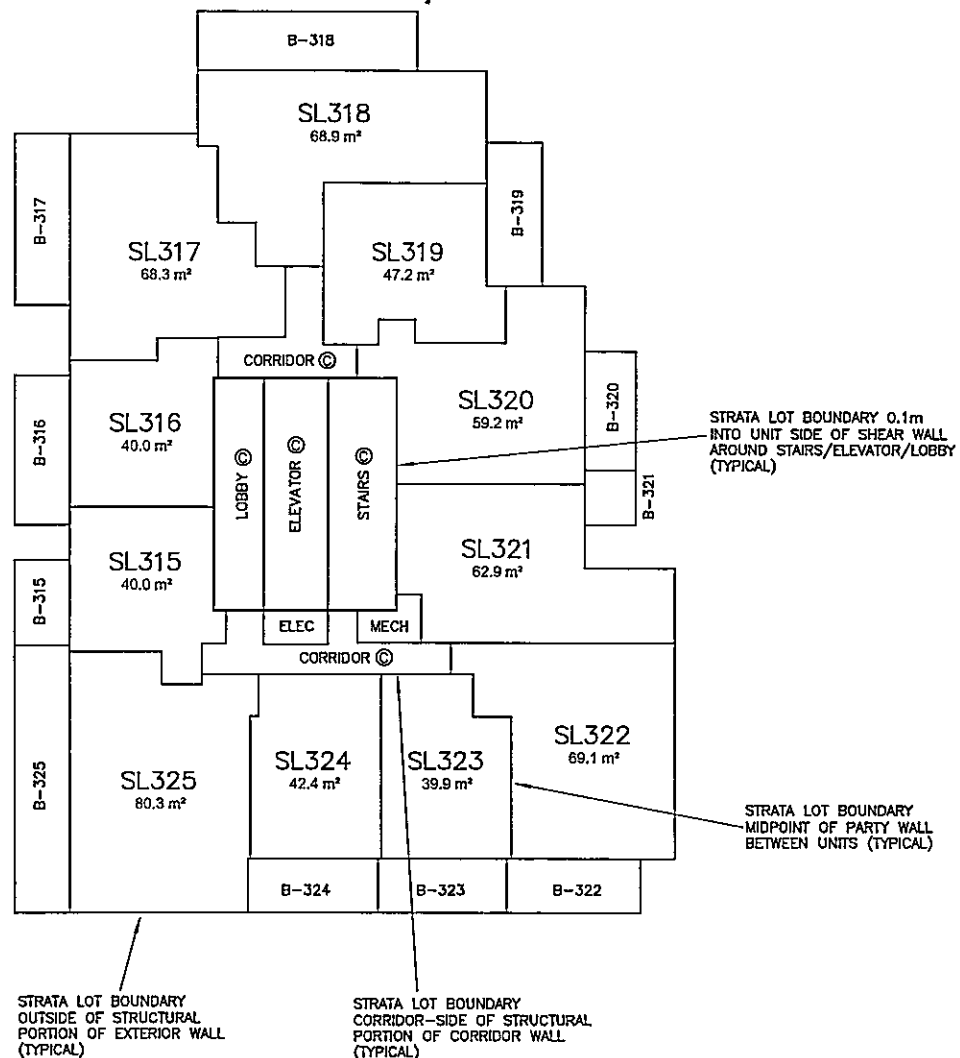
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 25 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S18.DWG

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

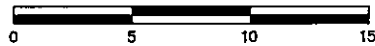
### STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 19th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

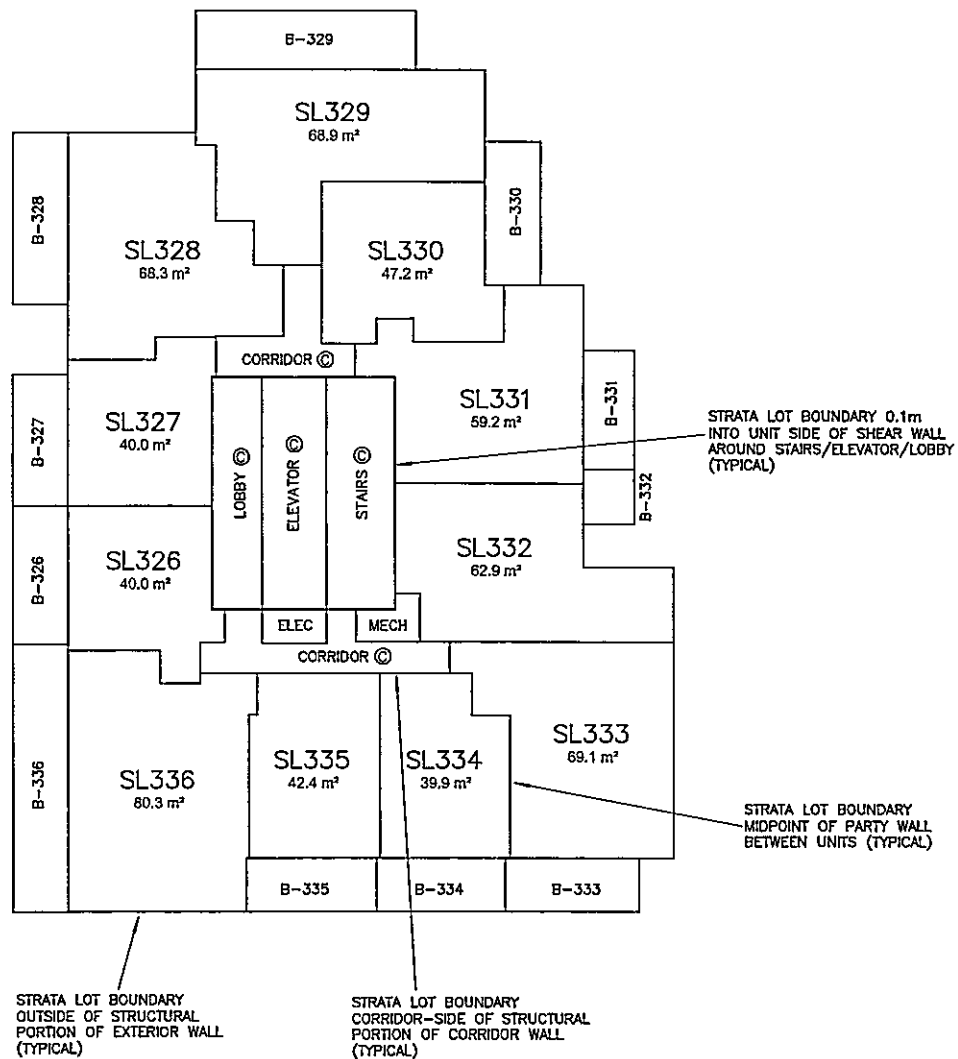
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 26 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S19.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 20th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

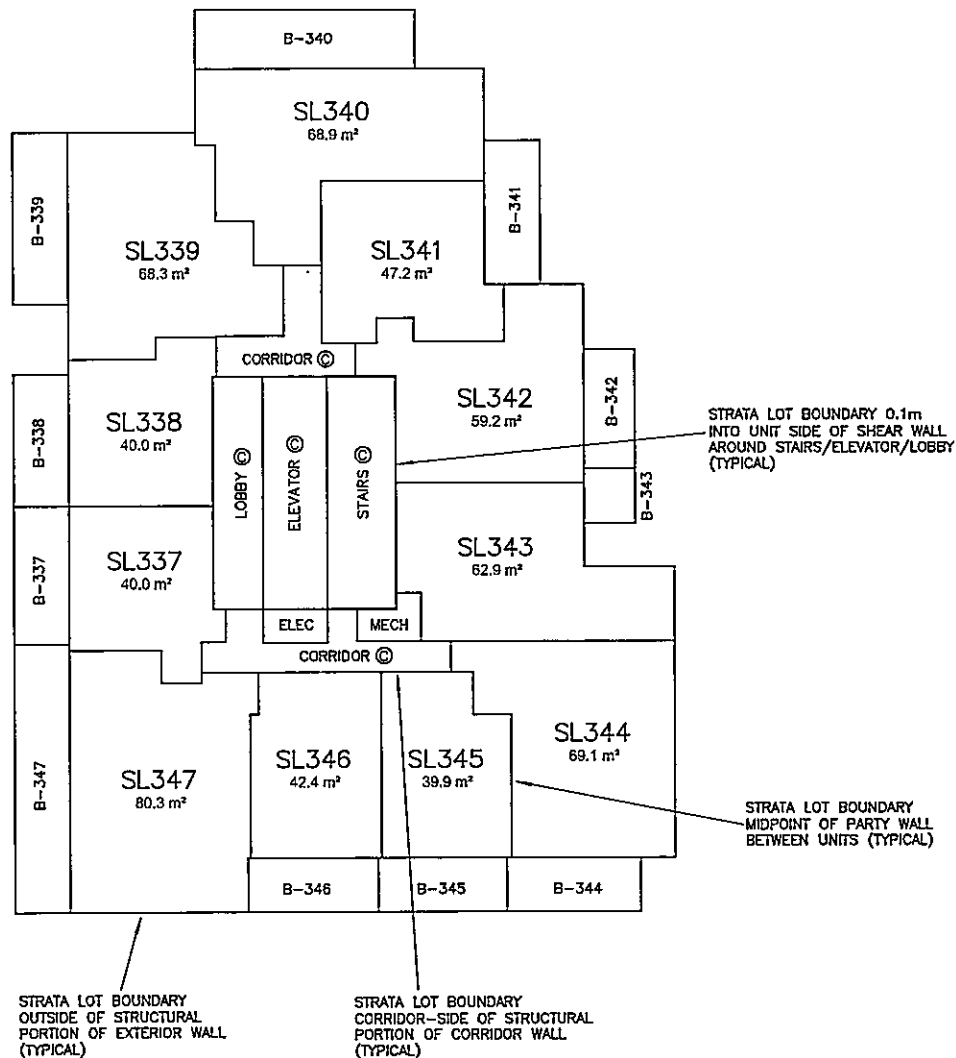
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 27 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

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

V3R 4E7

(ph) 583-1616

File: 174882\_S20.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 21st FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

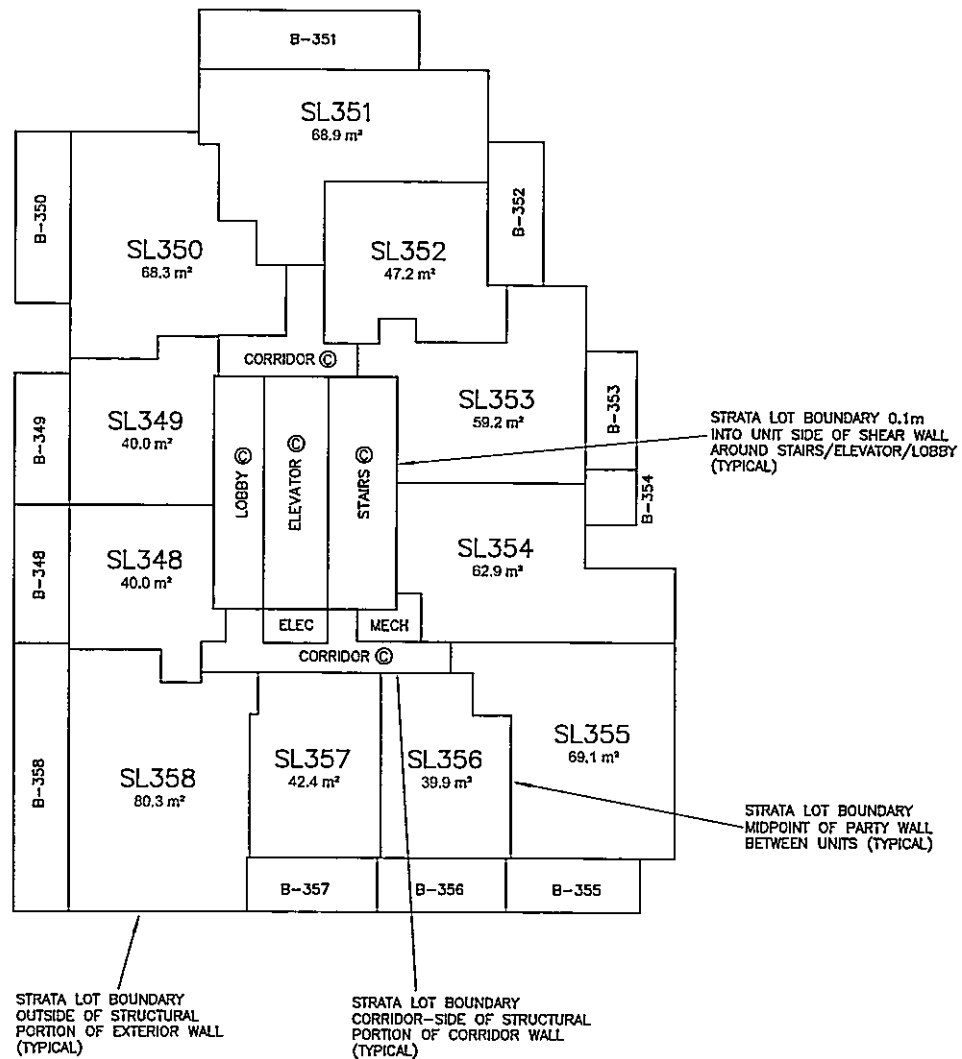
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 28 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

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

V3R 4E7

(ph) 583-1616

File: 174882\_S21.DWG

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

### STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 22nd FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

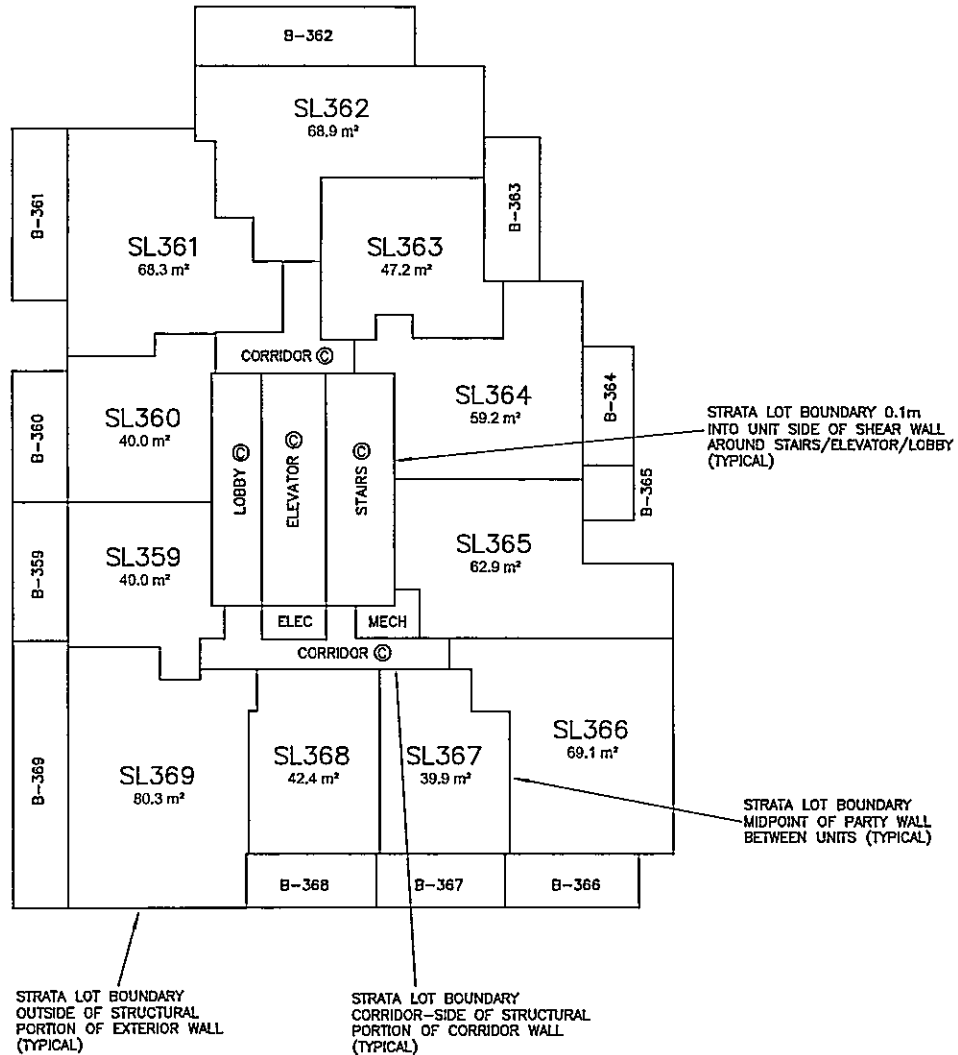
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 29 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S22.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 23rd FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

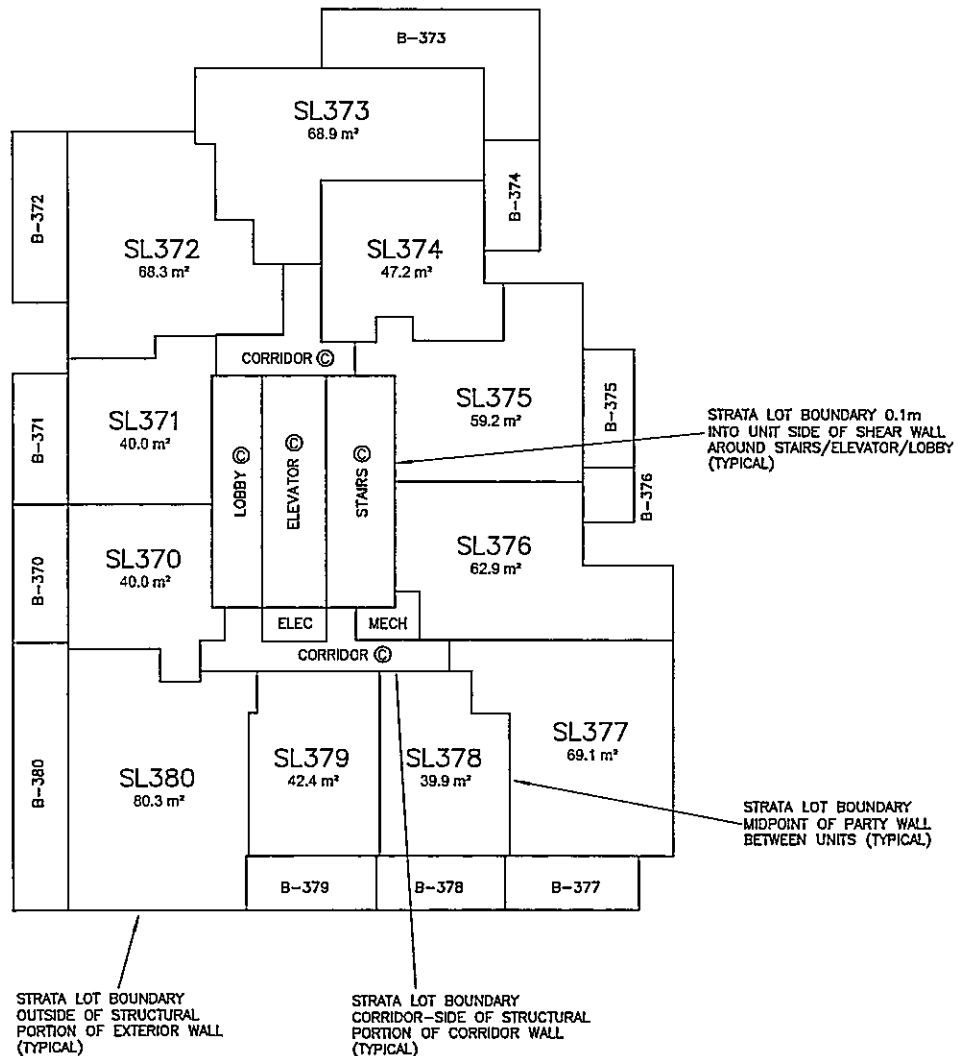
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 30 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S23.DWG

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

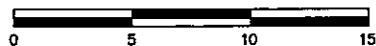
STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 24th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

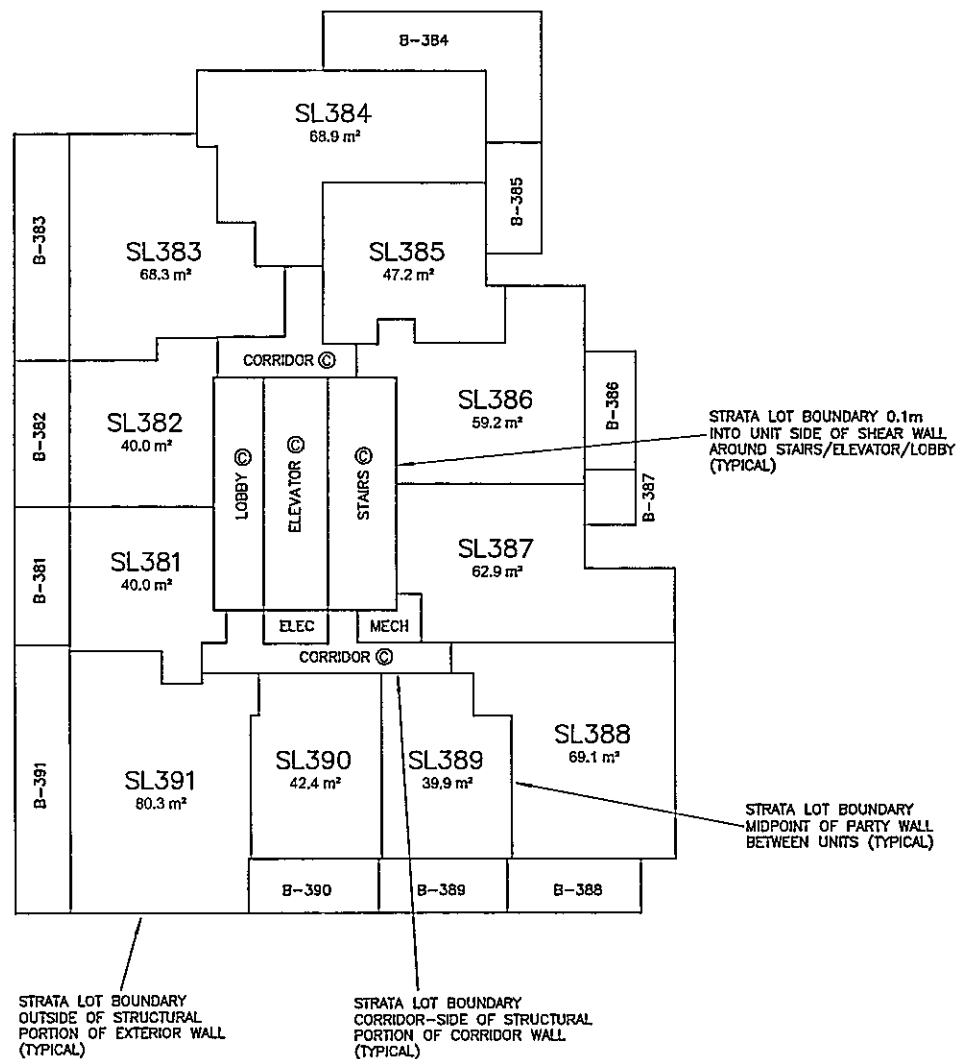
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 31 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1816  
File: 174882\_S24.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08



# 25th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

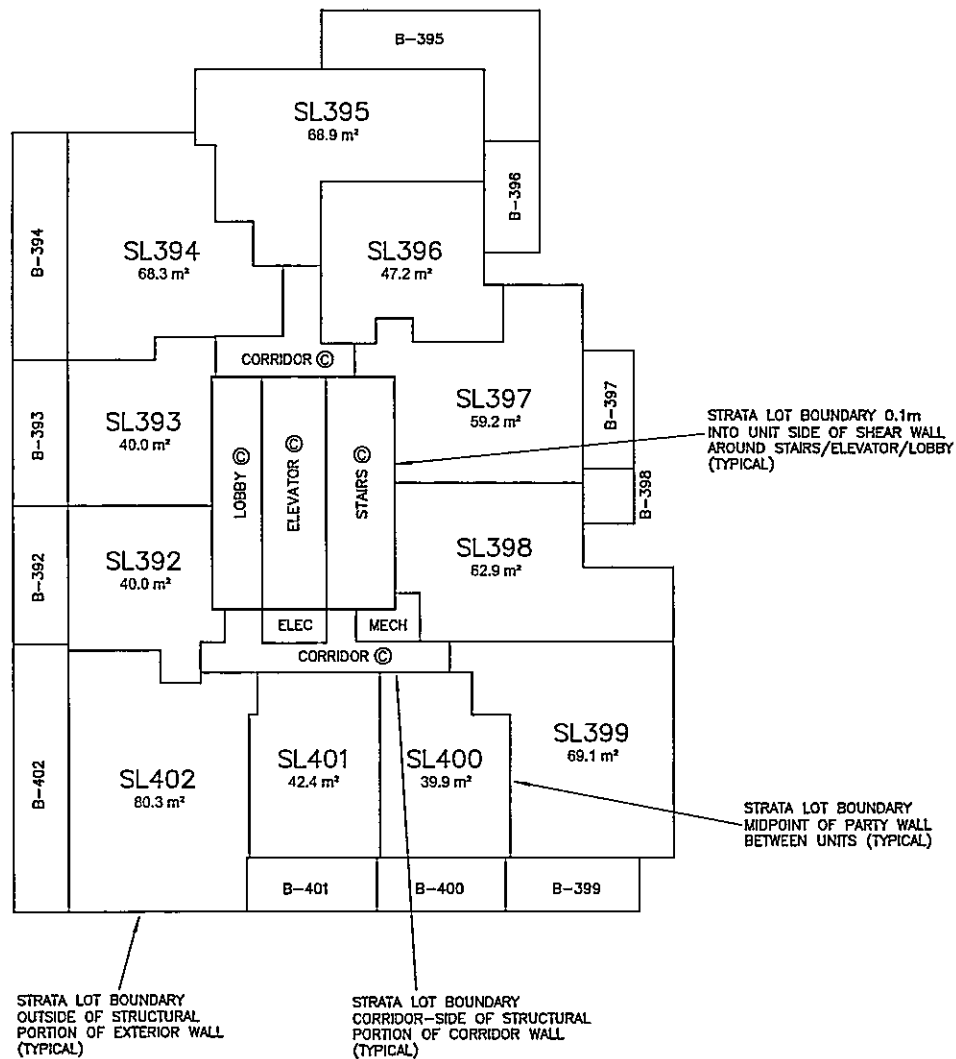
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 32 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1816  
File: 174882\_S25.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 26th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

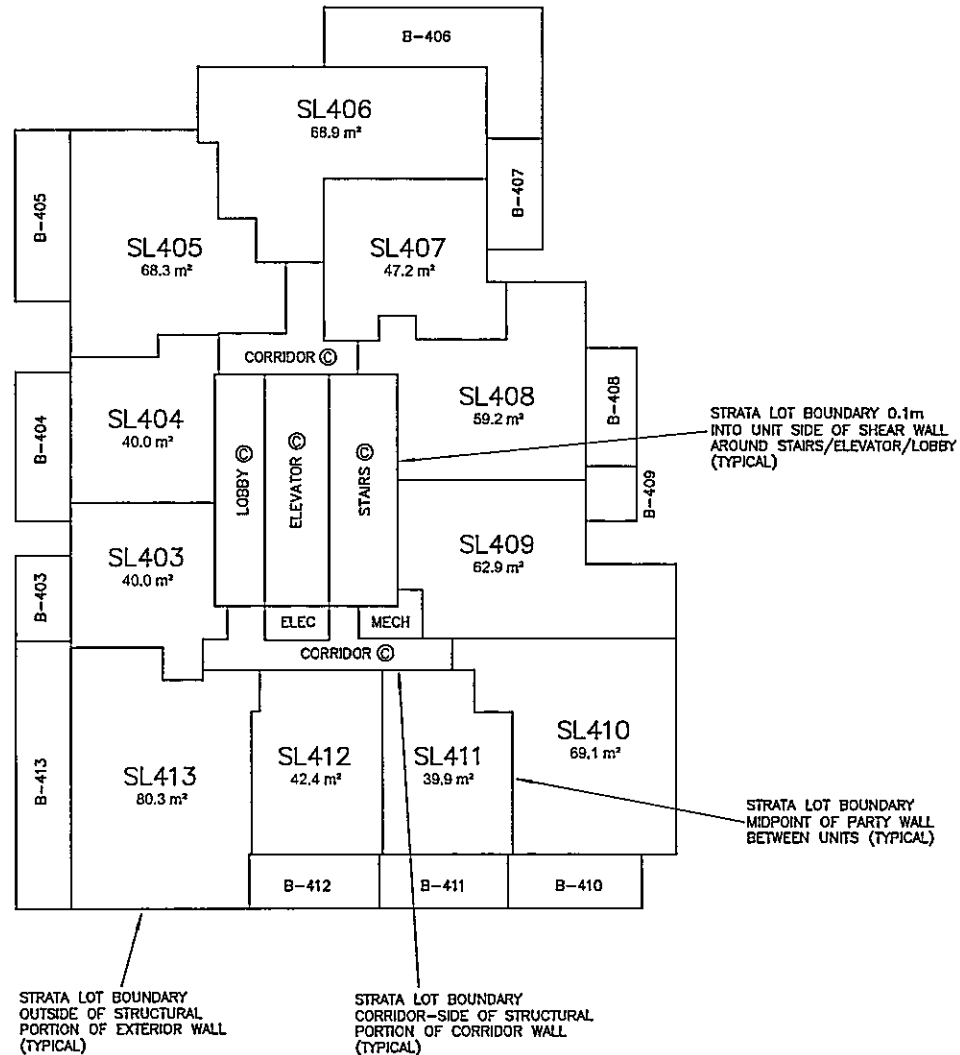
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 33 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S26.DWG

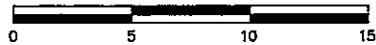
PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 27th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

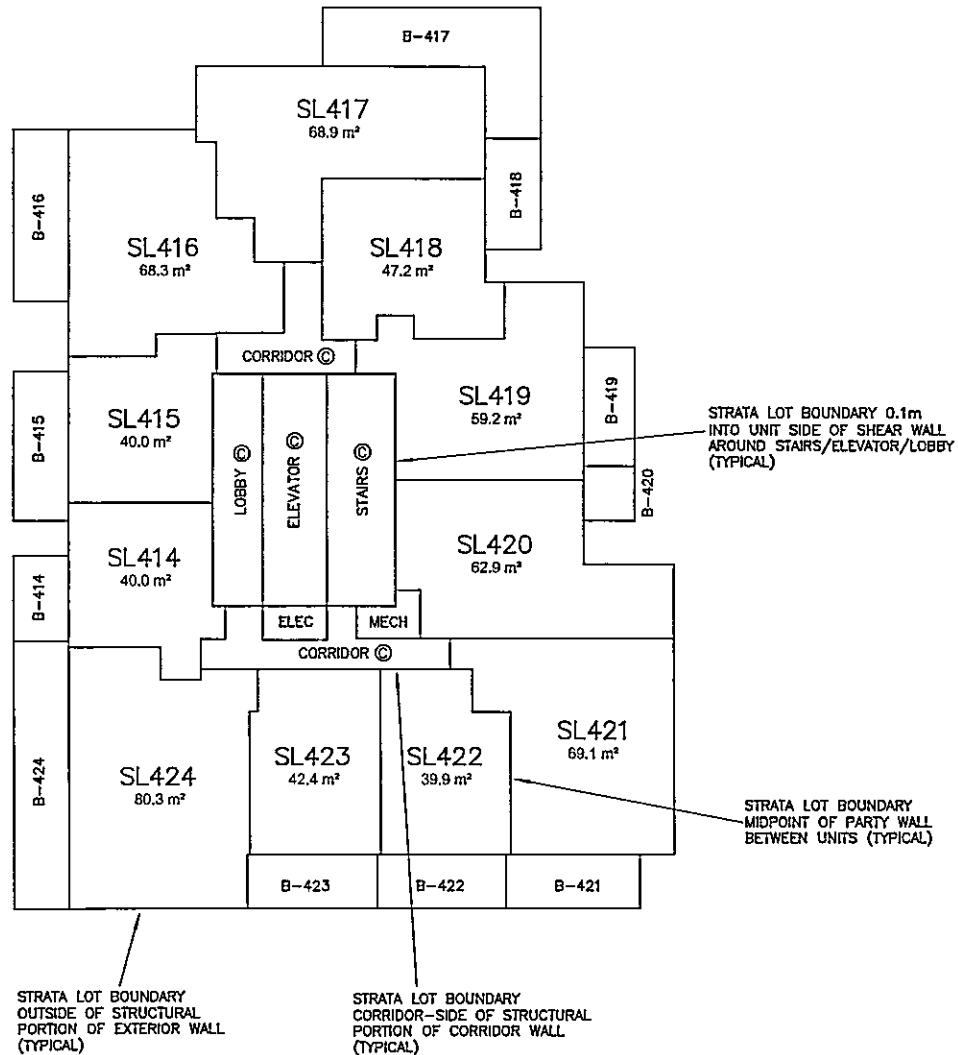
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 34 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S27.DWG

PATIO AND BALCONY AREAS  
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BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

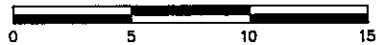
STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
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- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 28th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

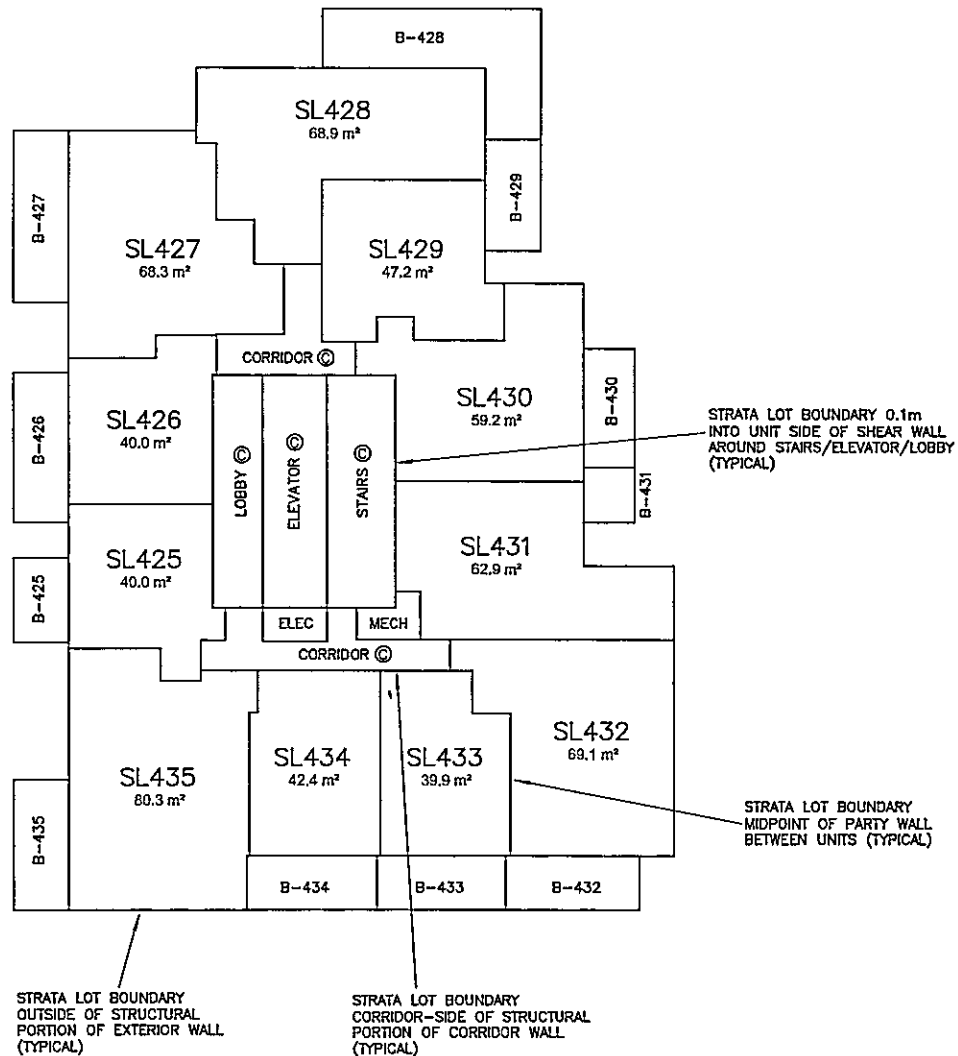
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 35 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S28.DWG

PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
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BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
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-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 29th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

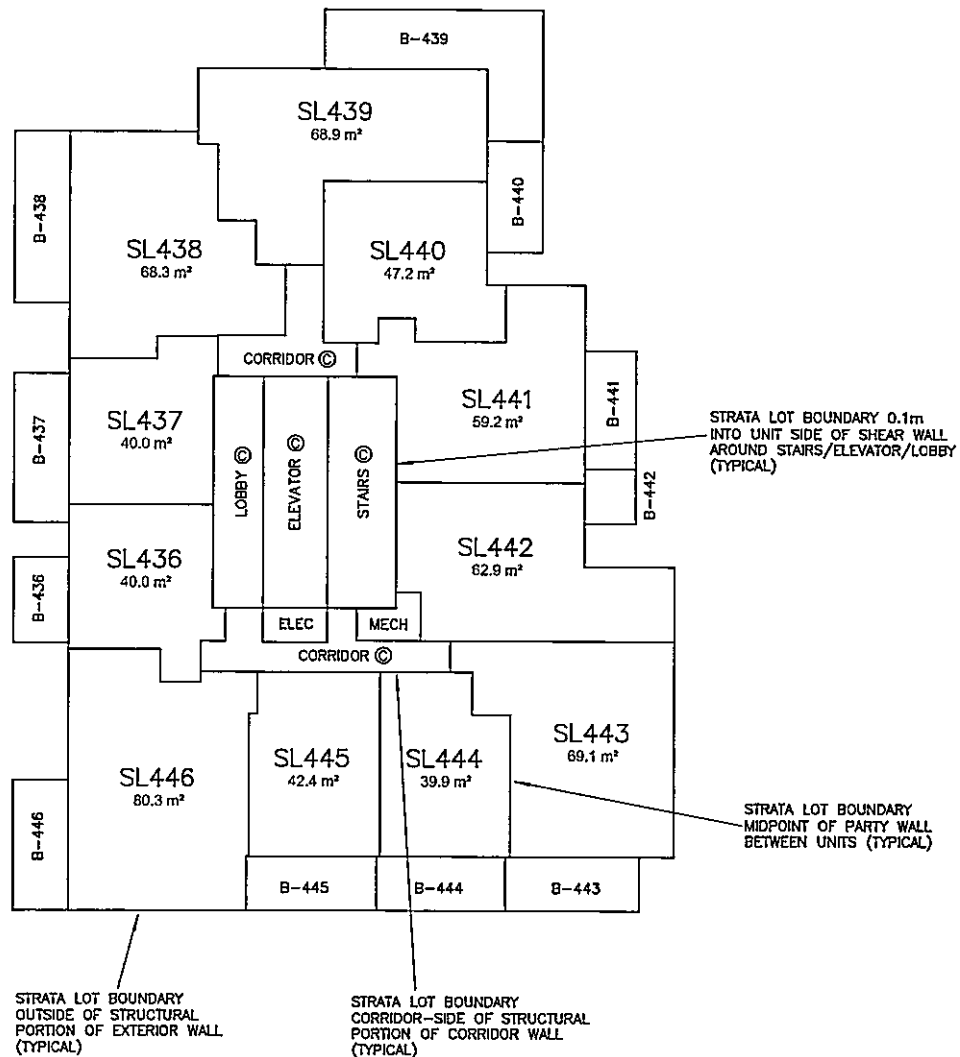
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 36 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

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

V3R 4E7

(ph) 583-1616

File: 174882\_S29.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 30th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

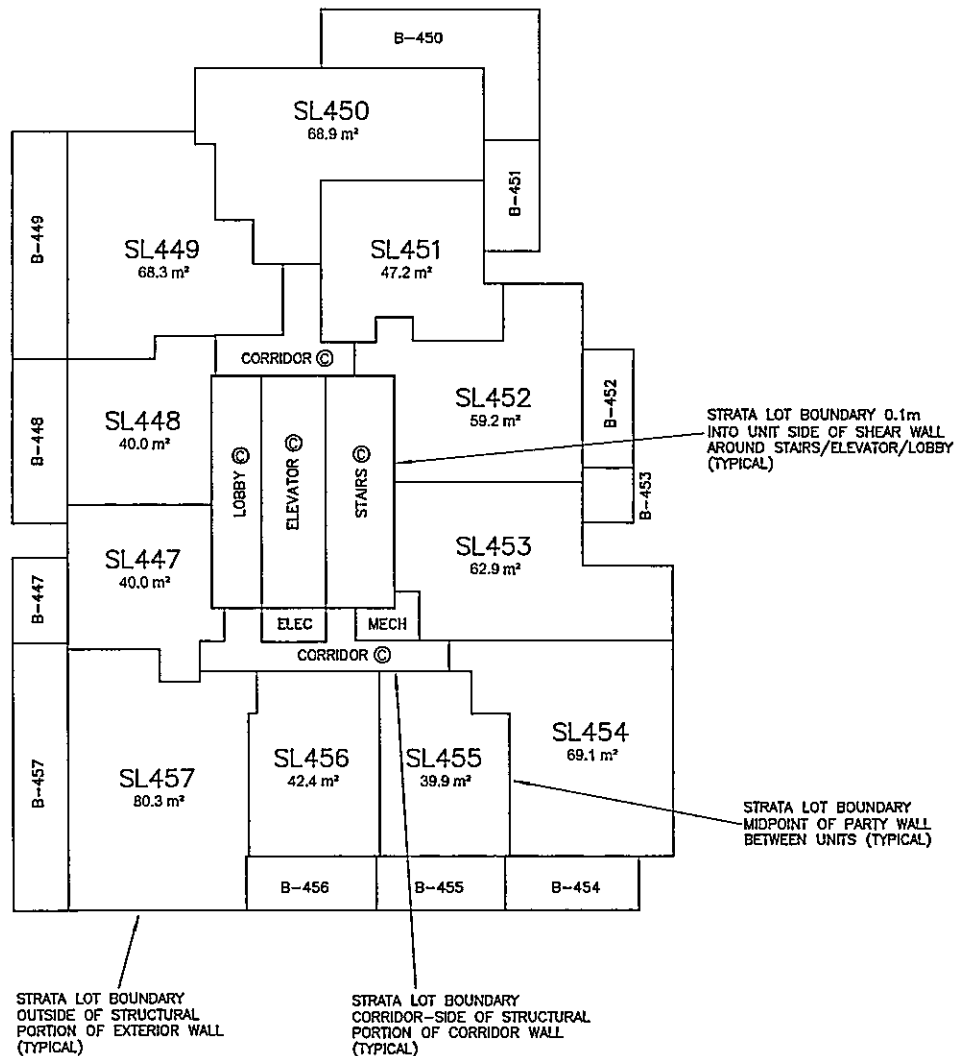
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 37 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S30.DWG

PATIO AND BALCONY AREAS  
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BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 31st FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

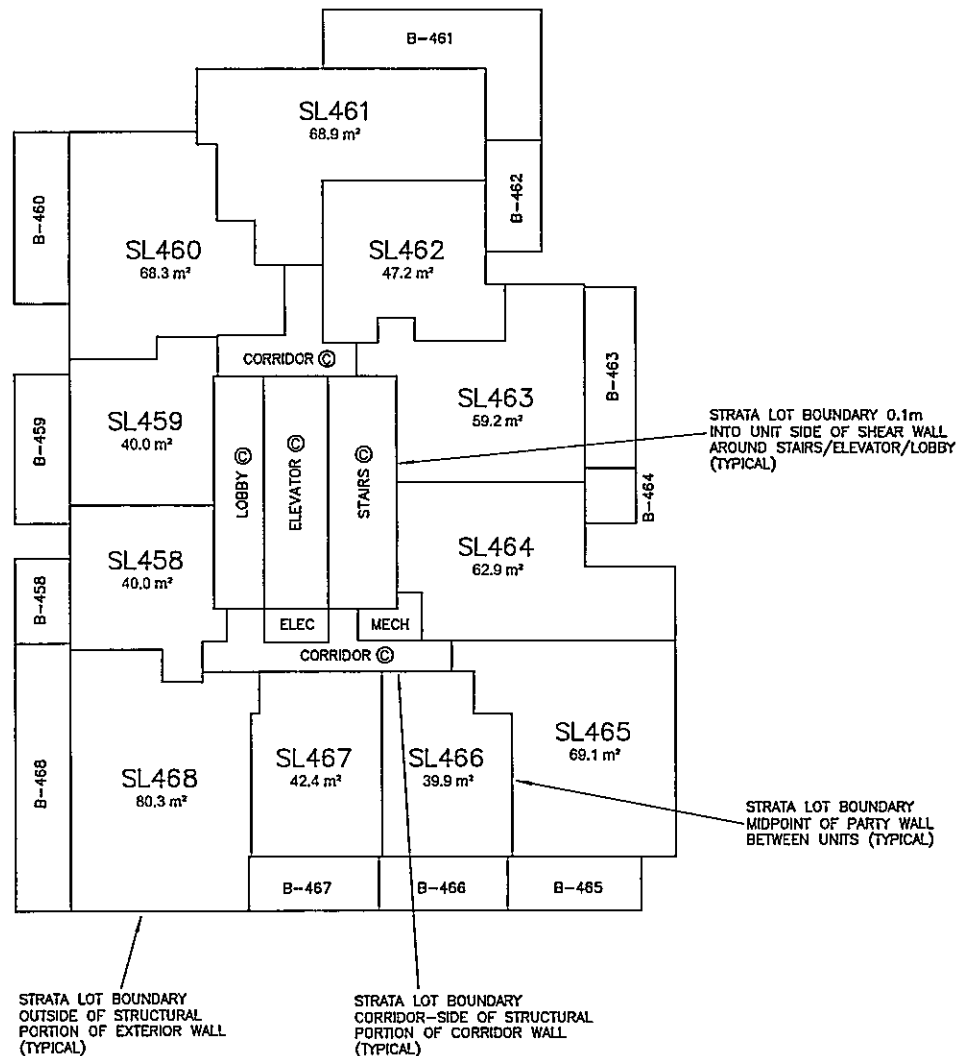
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 38 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S31.DWG

PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
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BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

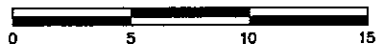
STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 32nd FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

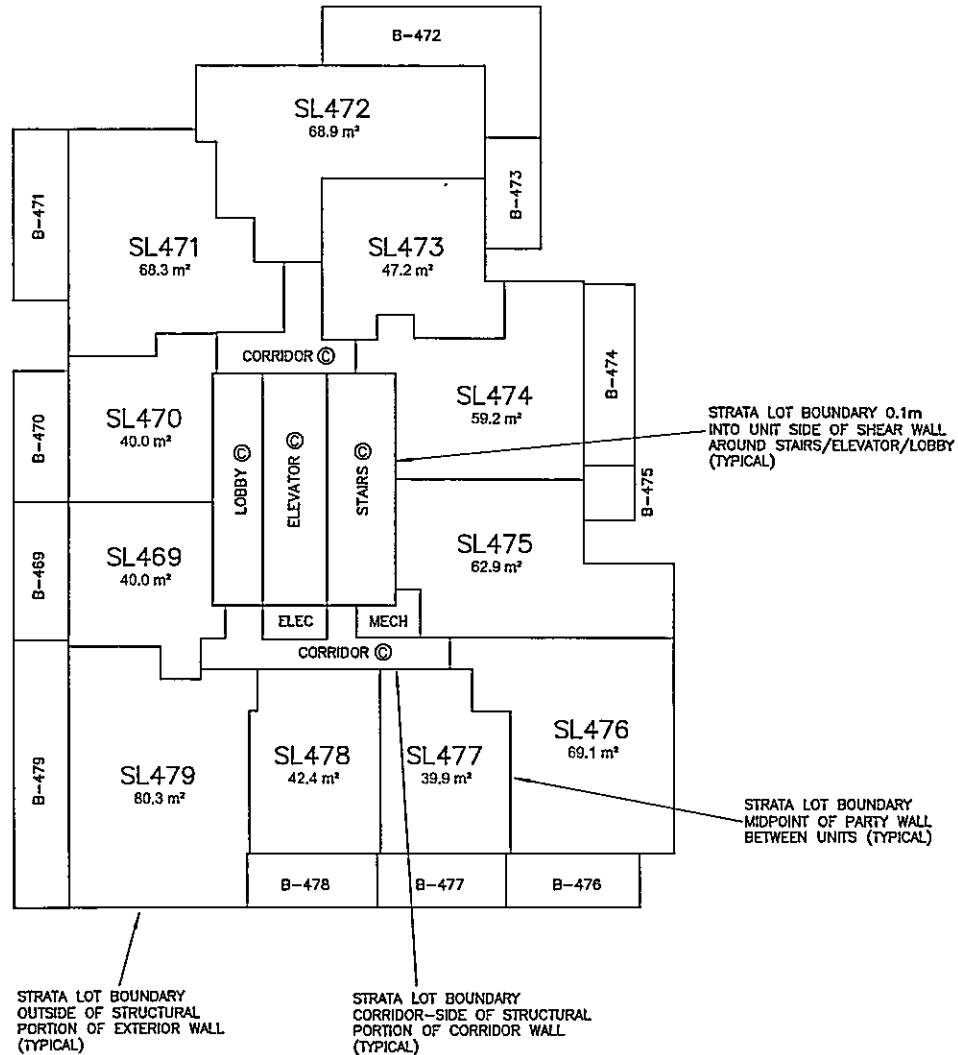
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 39 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S32.DWG

PATIO AND BALCONY AREAS  
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THE CENTRE OF THE FLOOR ABOVE  
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THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08



# 33rd FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

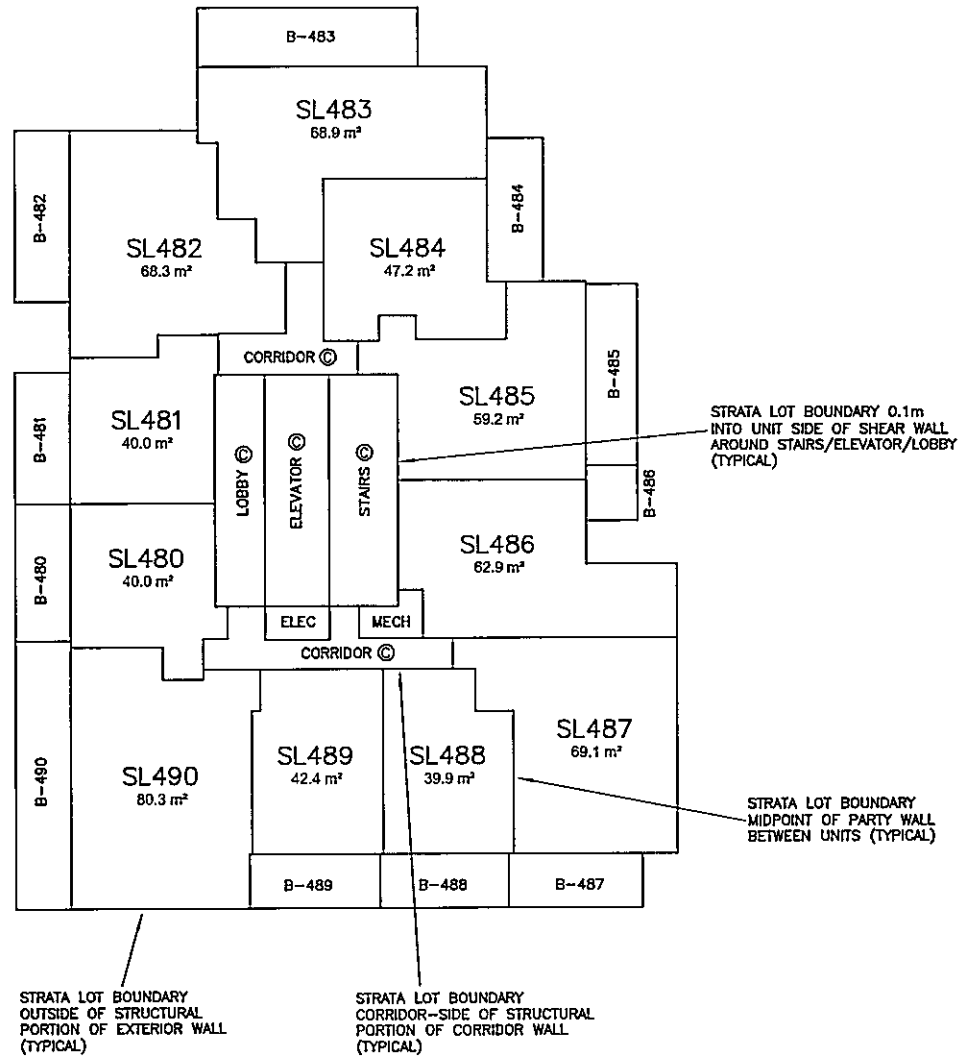
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 40 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S33.DWG

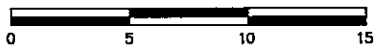
PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
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THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 34th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

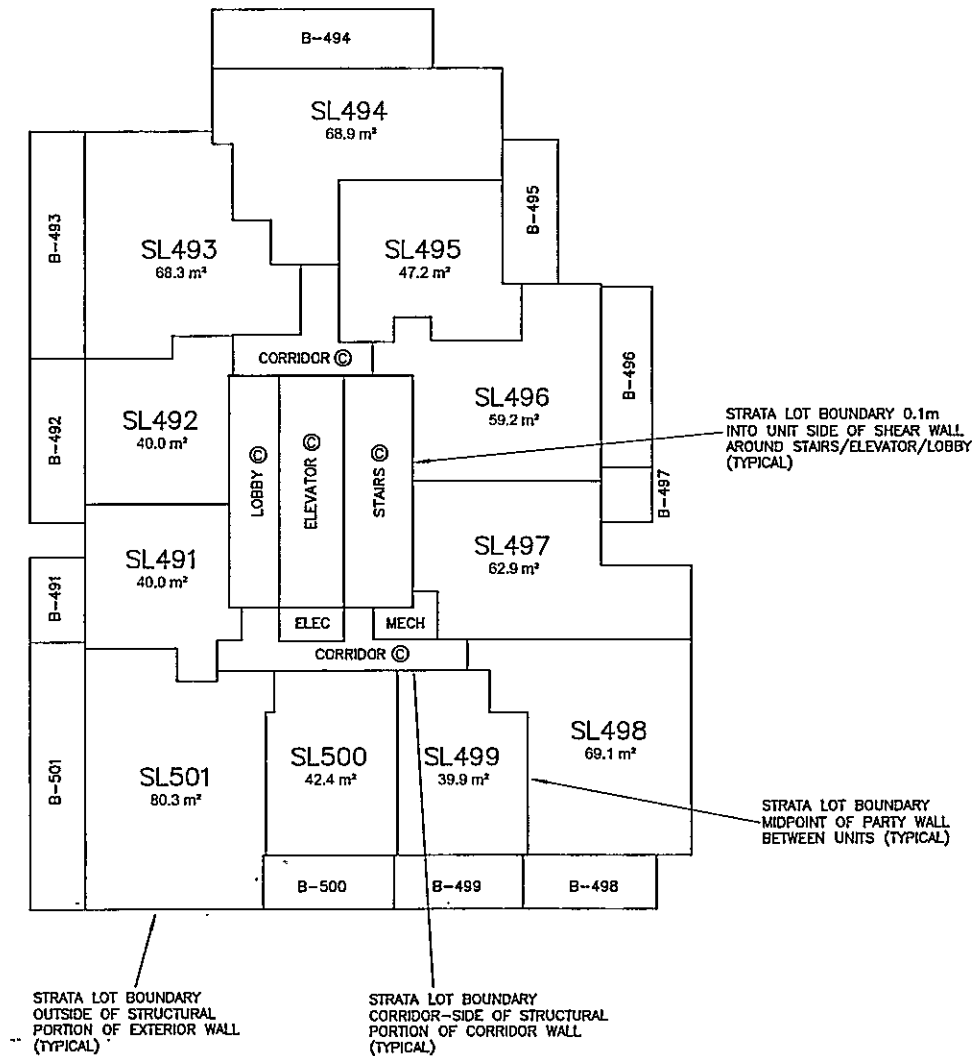
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 41 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S34.DWG

PATIO AND BALCONY AREAS  
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BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

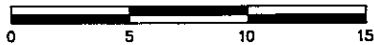
### STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS (CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 35th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

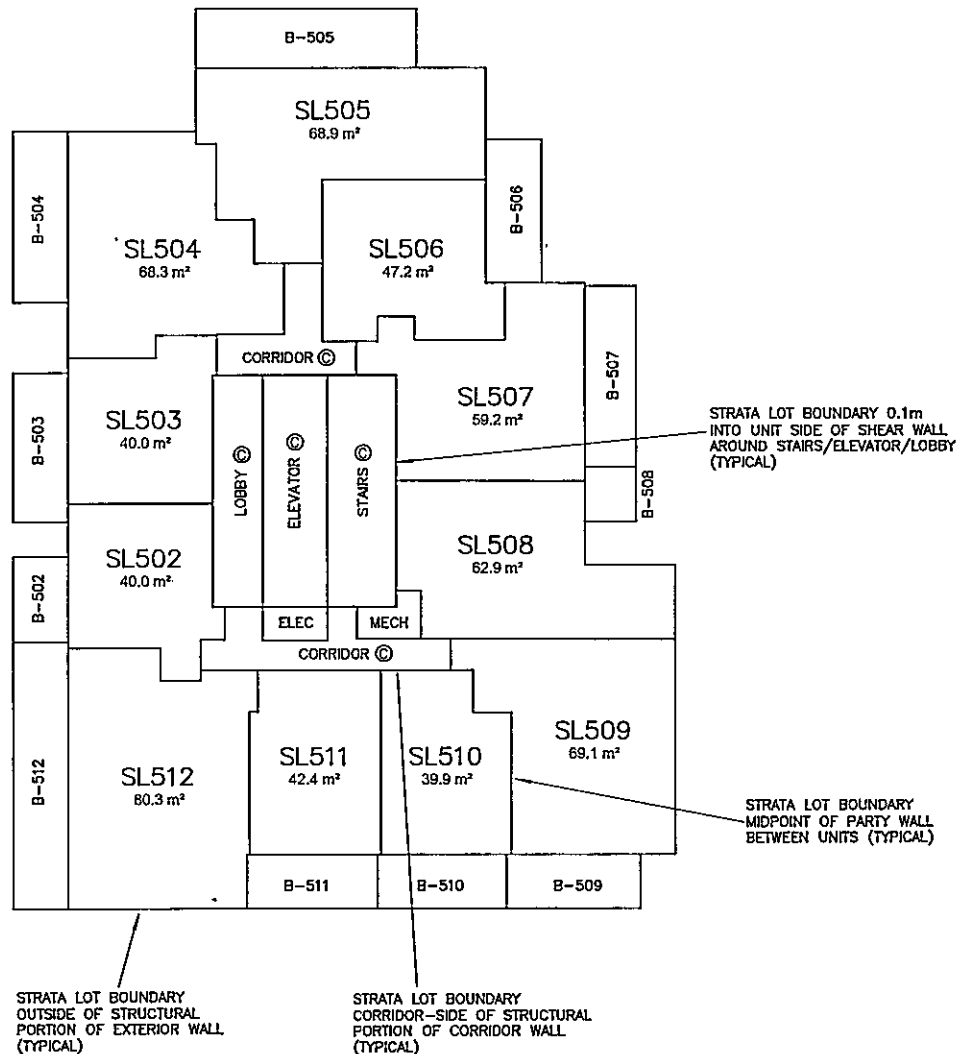
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 42 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 8128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1816  
File: 174882\_S35.DWG

PATIO AND BALCONY AREAS  
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### STRATA LOT BOUNDARIES DEFINED AS:

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- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
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- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 36th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

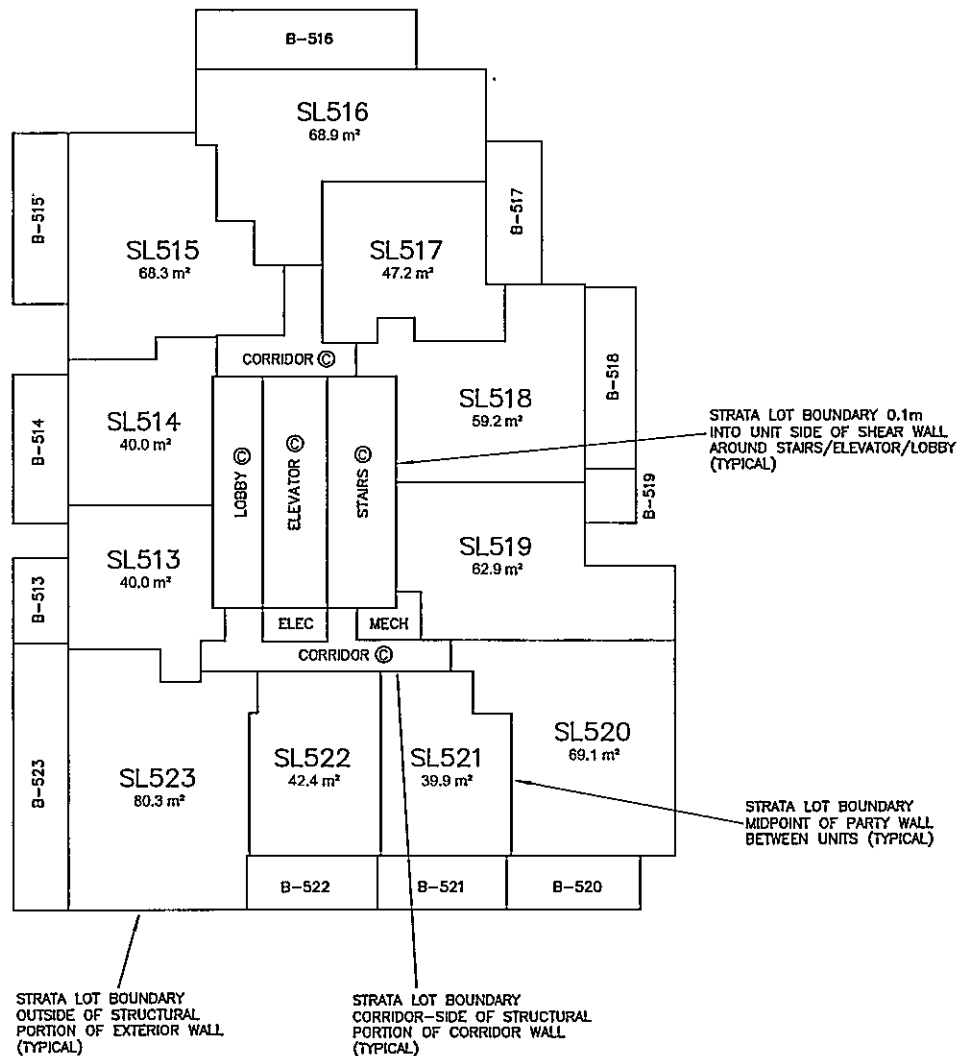
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 43 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S36.DWG

PATIO AND BALCONY AREAS  
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### STRATA LOT BOUNDARIES DEFINED AS:

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- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
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- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 37th FLOOR (SOUTH BUILDING)

SCALE 1:200



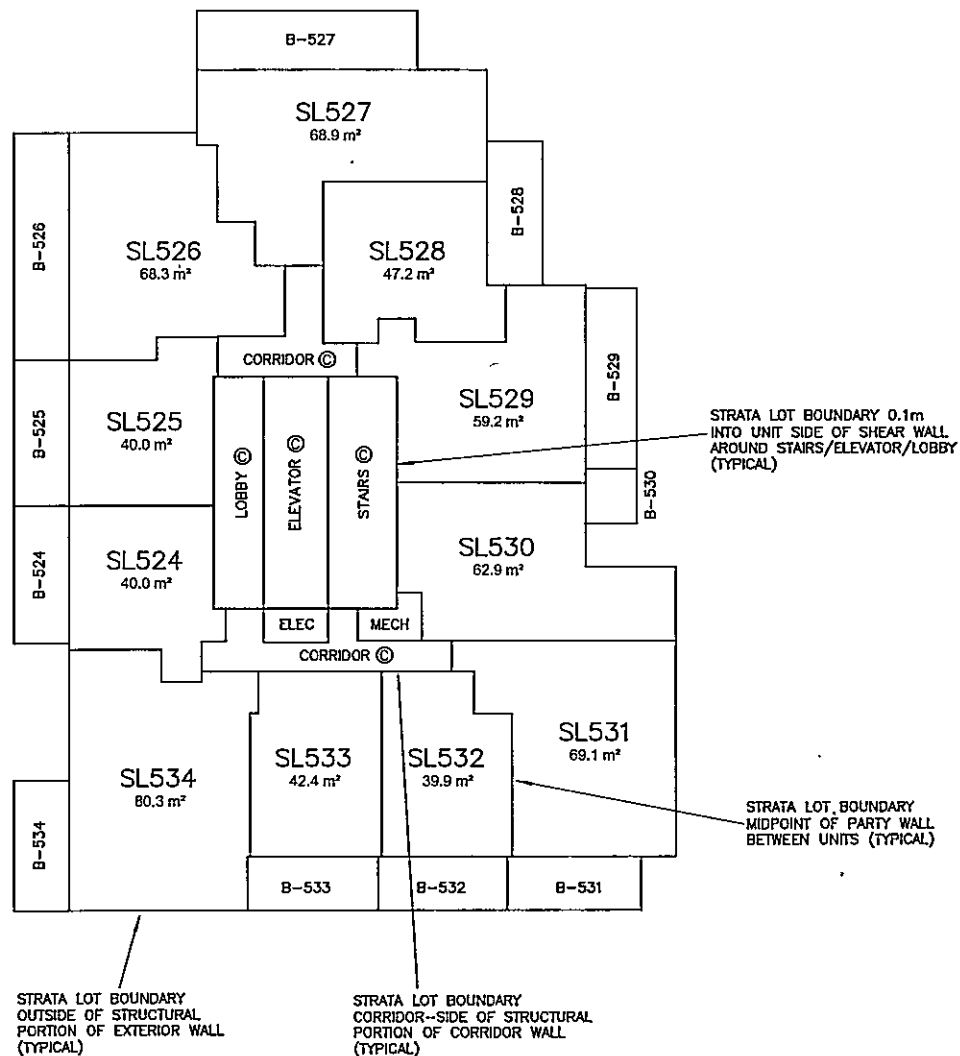
All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)

PHASE 1 SHEET 44 OF 98 SHEETS

STRATA PLAN EPS0000



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174982\_S37.DWG

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

### STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS (CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR--SIDE OF STRUCTURAL PORTION OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 38th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

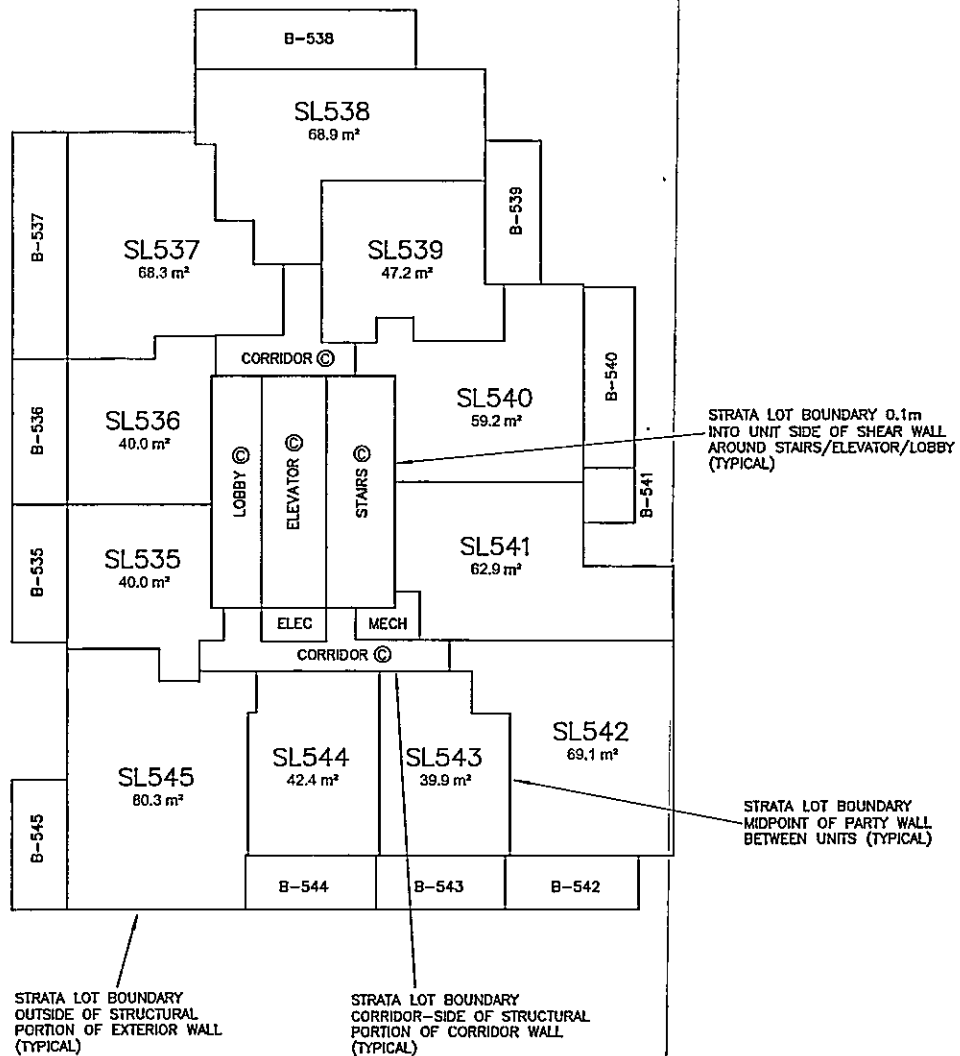
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 45 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S38.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 39th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

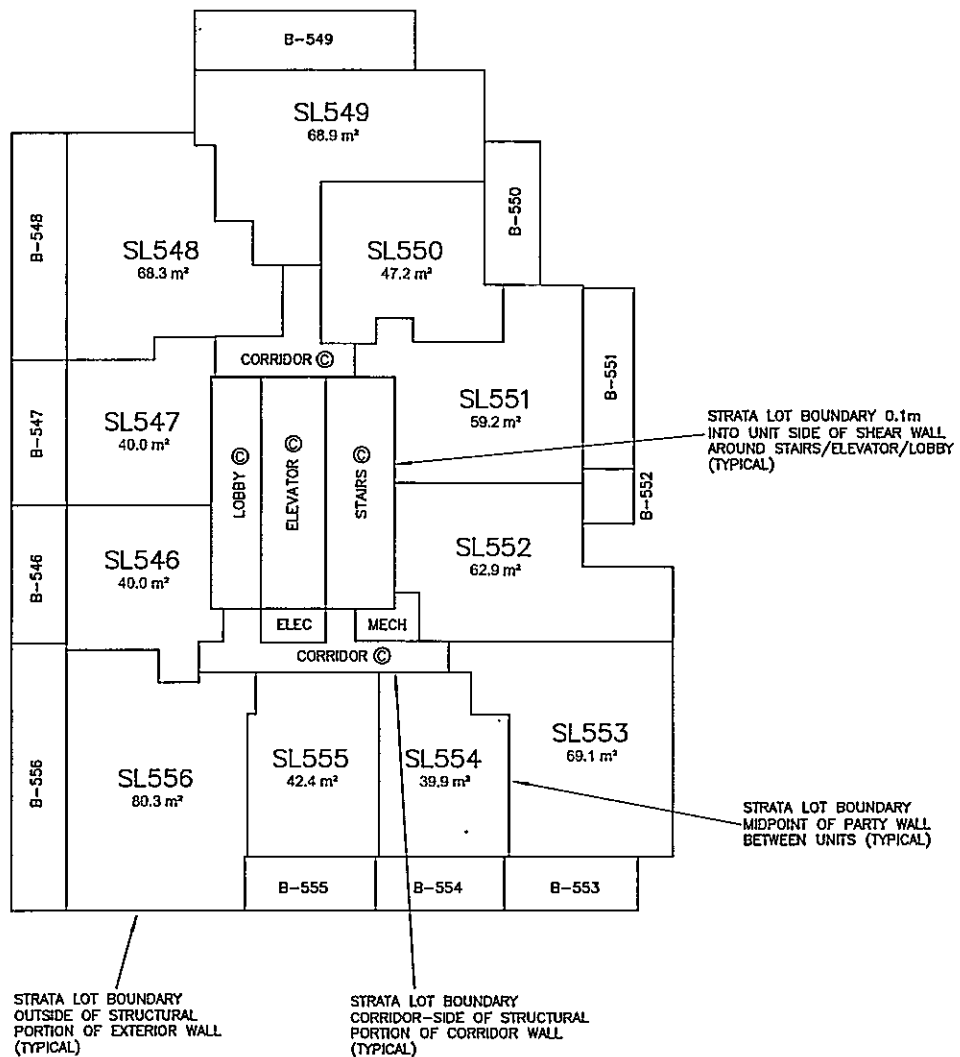
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 46 OF 88 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 8128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S39.DWG

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

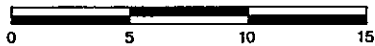
### STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 40th FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

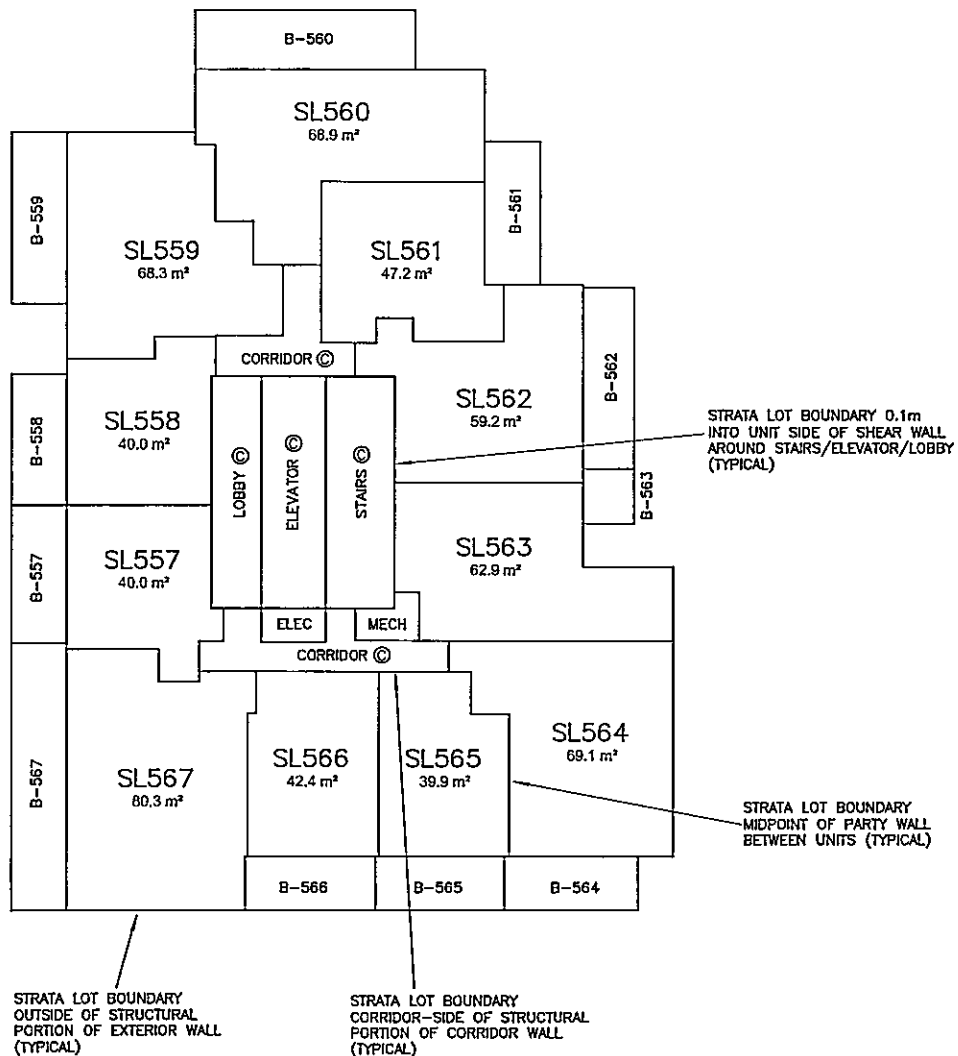
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 47 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S40.DWG

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

### STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS (CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08



# 41st FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

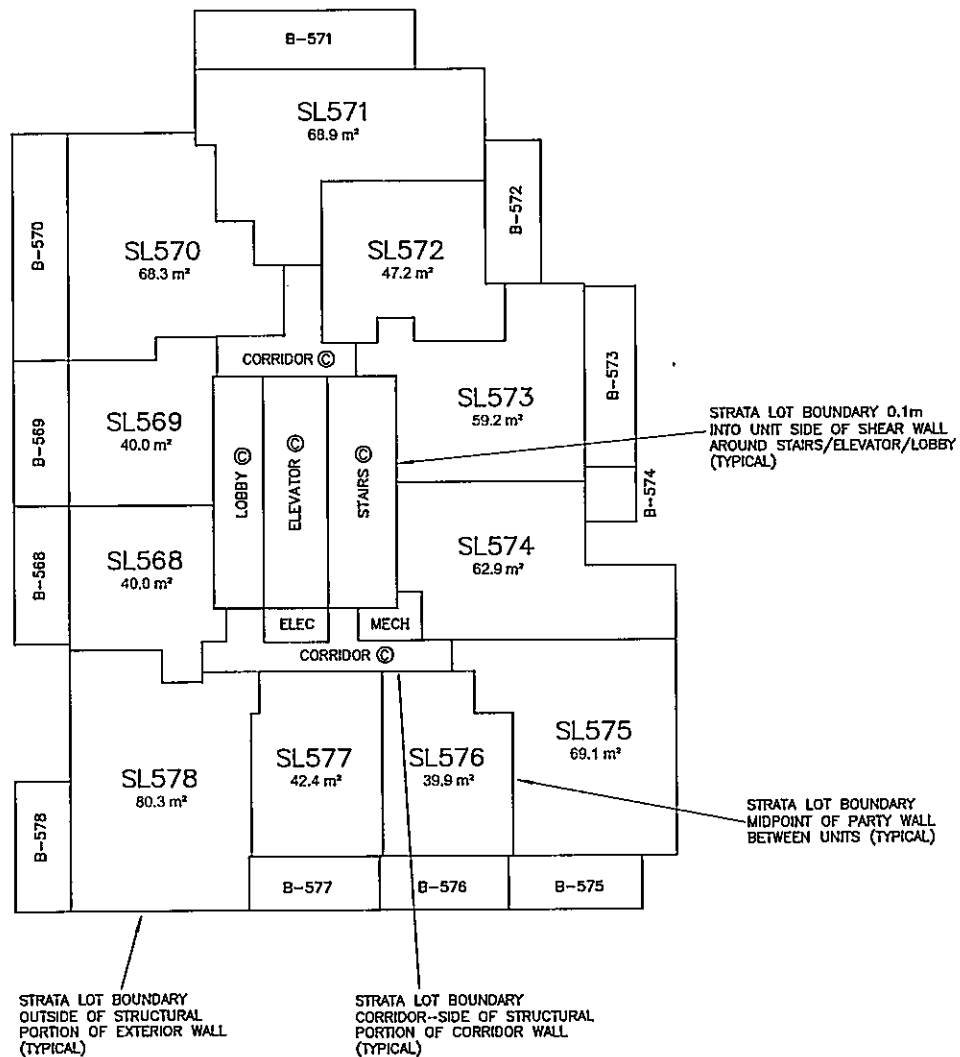
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

PHASE 1 SHEET 48 OF 98 SHEETS

STRATA PLAN EPS0000



ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S41.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 42nd FLOOR (SOUTH BUILDING)

SCALE 1:200

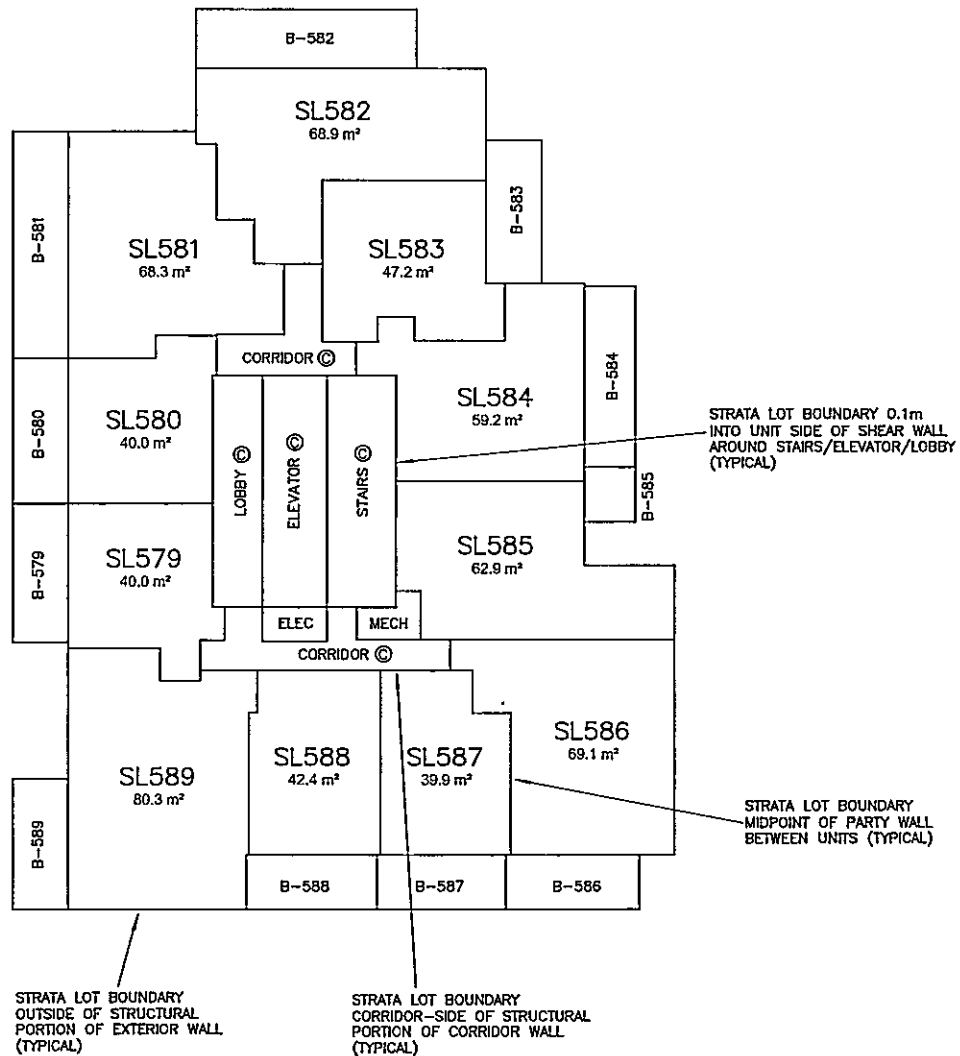


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)

PHASE 1 SHEET 49 OF 98 SHEETS  
STRATA PLAN EPS0000



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S42.DWG

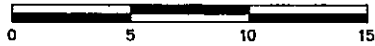
PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 43rd FLOOR (SOUTH BUILDING)

SCALE 1:200



All distances are in metres.

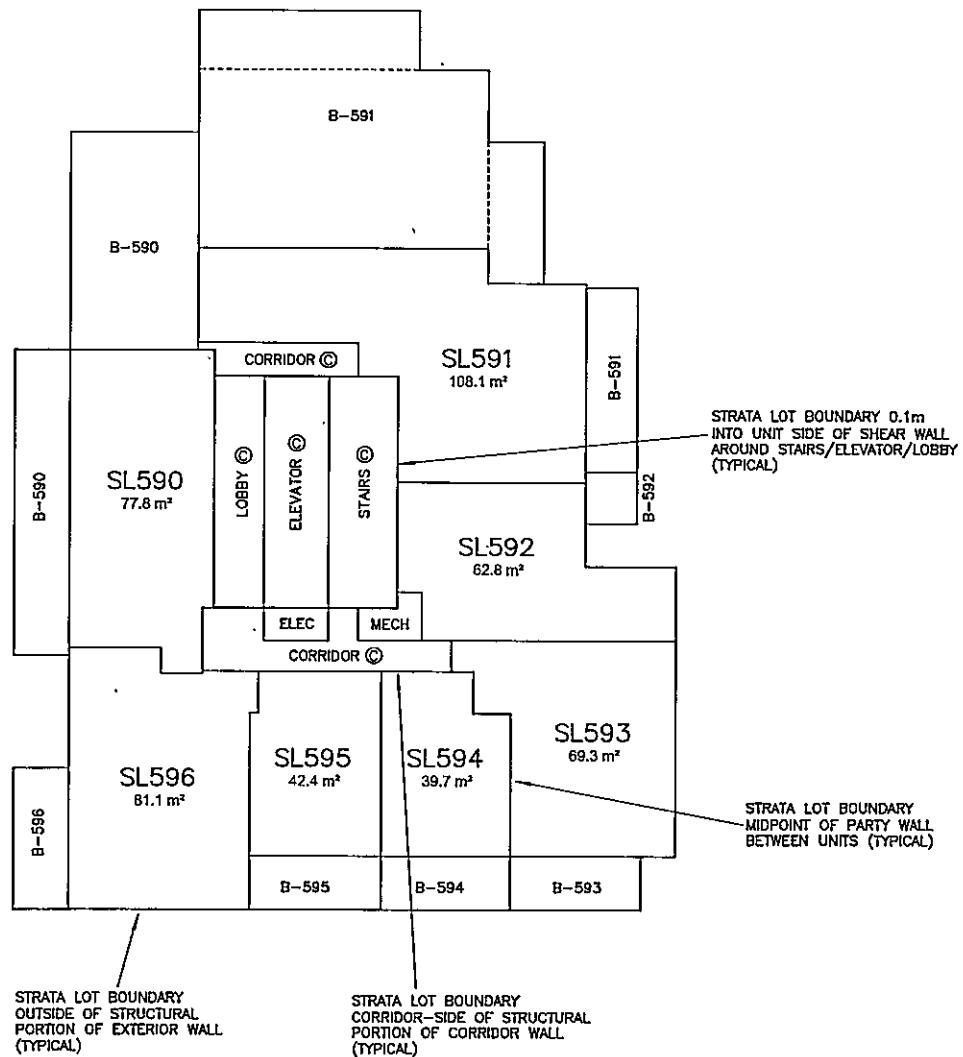
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)

PHASE 1 SHEET 50 OF 98 SHEETS

STRATA PLAN EPS0000



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

200, 8128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S43.DWG

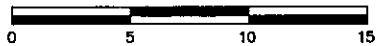
PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 44th FLOOR (SOUTH BUILDING)

SCALE 1:200

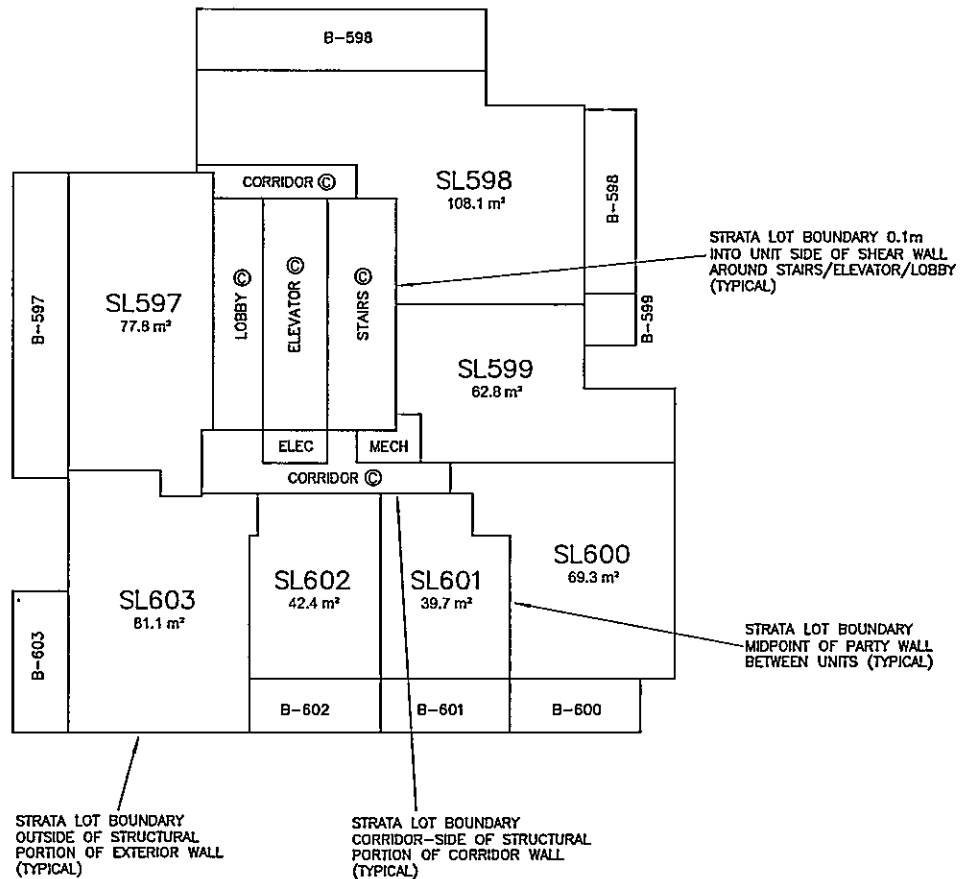


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)

PHASE 1 SHEET 51 OF 98 SHEETS  
STRATA PLAN EPS0000



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1816  
File: 174882\_S44.DWG

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

### STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS (CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# 45th FLOOR (SOUTH BUILDING)

SCALE 1:200



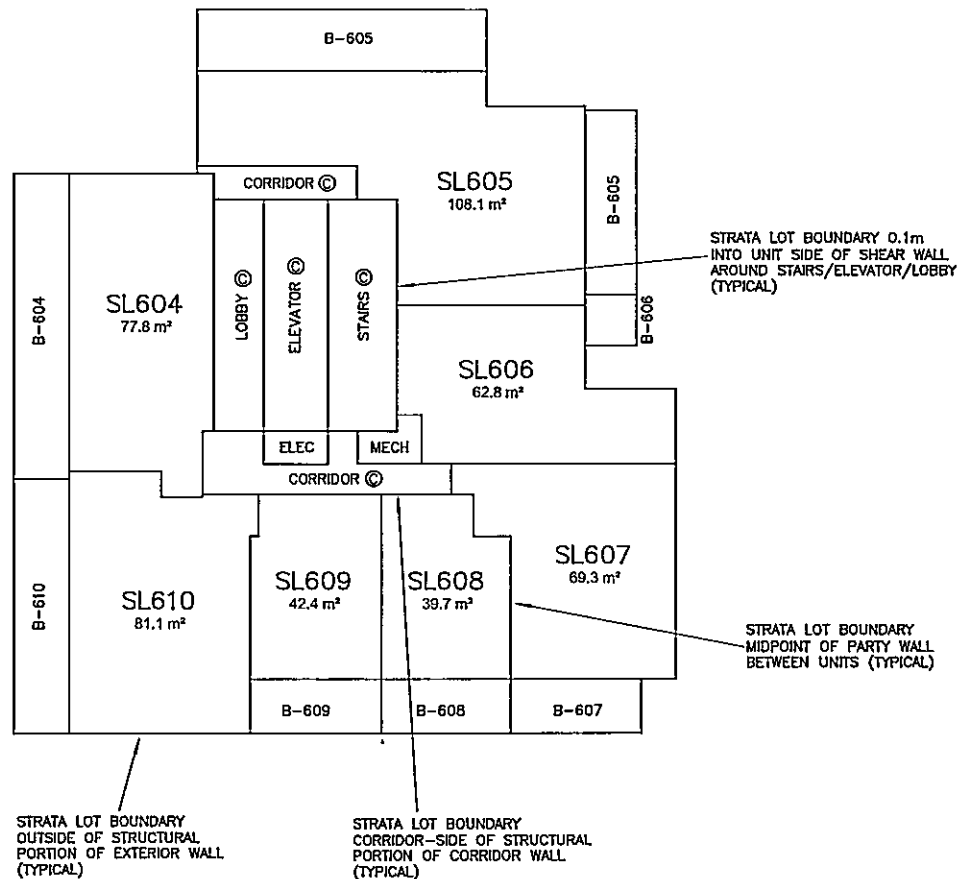
All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)

PHASE 1 SHEET 52 OF 98 SHEETS

STRATA PLAN EPS0000



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

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_S45.DWG

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

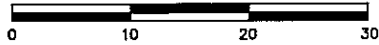
### STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2021-12-08

# ROOF

SCALE 1:400



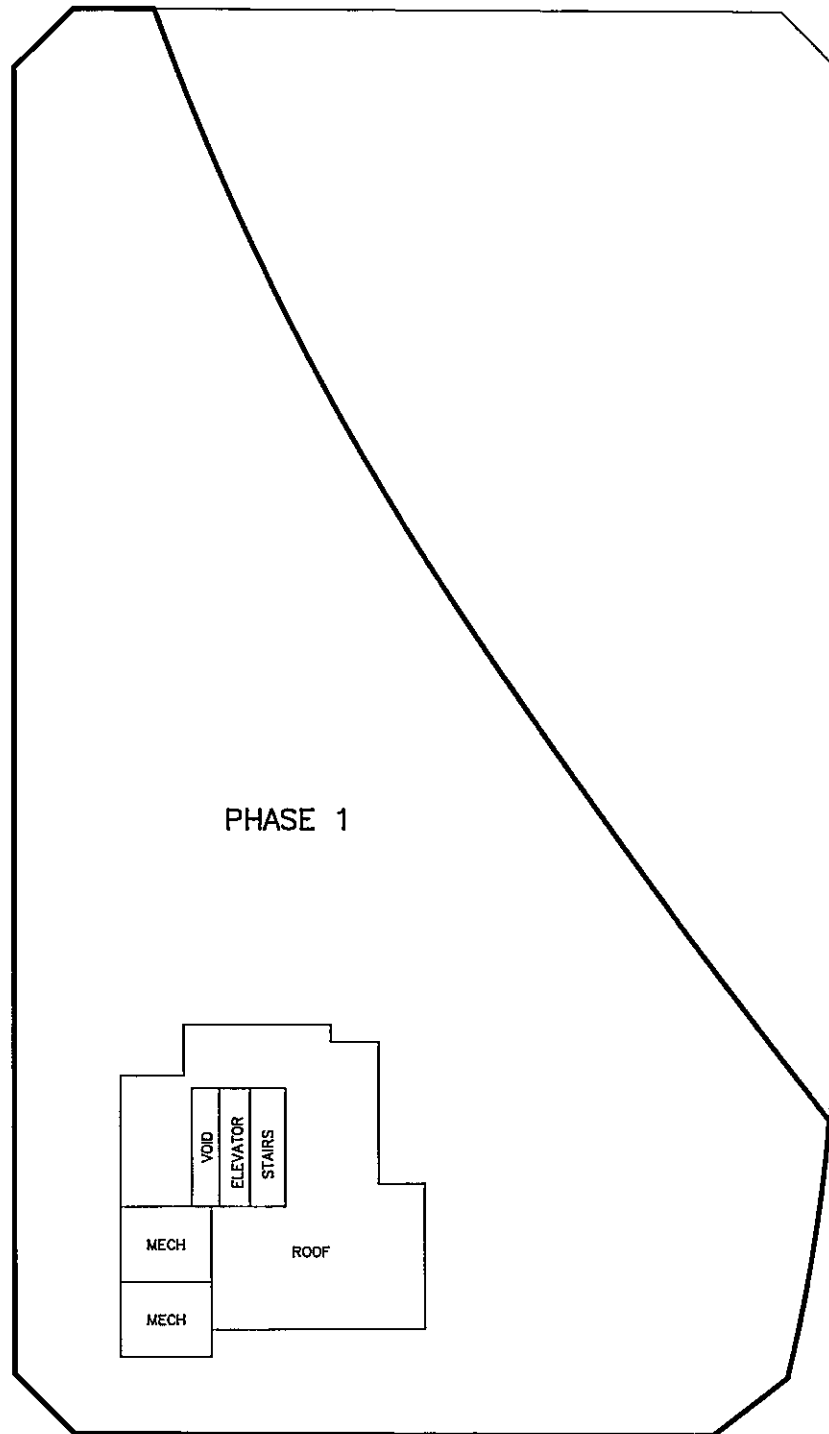
All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400

PHASE 1 SHEET 53 OF 98 SHEETS  
STRATA PLAN EPS0000



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



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 - 152nd STREET

SURREY, B.C.

V3R 4E7

(ph) 583-1616

File: 174882\_ROOF.DWG

PROPERTY LINE

GU GORDON YU, BCLS #808

PRELIMINARY: 2021-12-08

**EXHIBIT A-2**

**PRELIMINARY STRATA PLAN (PHASE 2)**

UNDERGROUND PARKING (P5)

SCALE 1:400



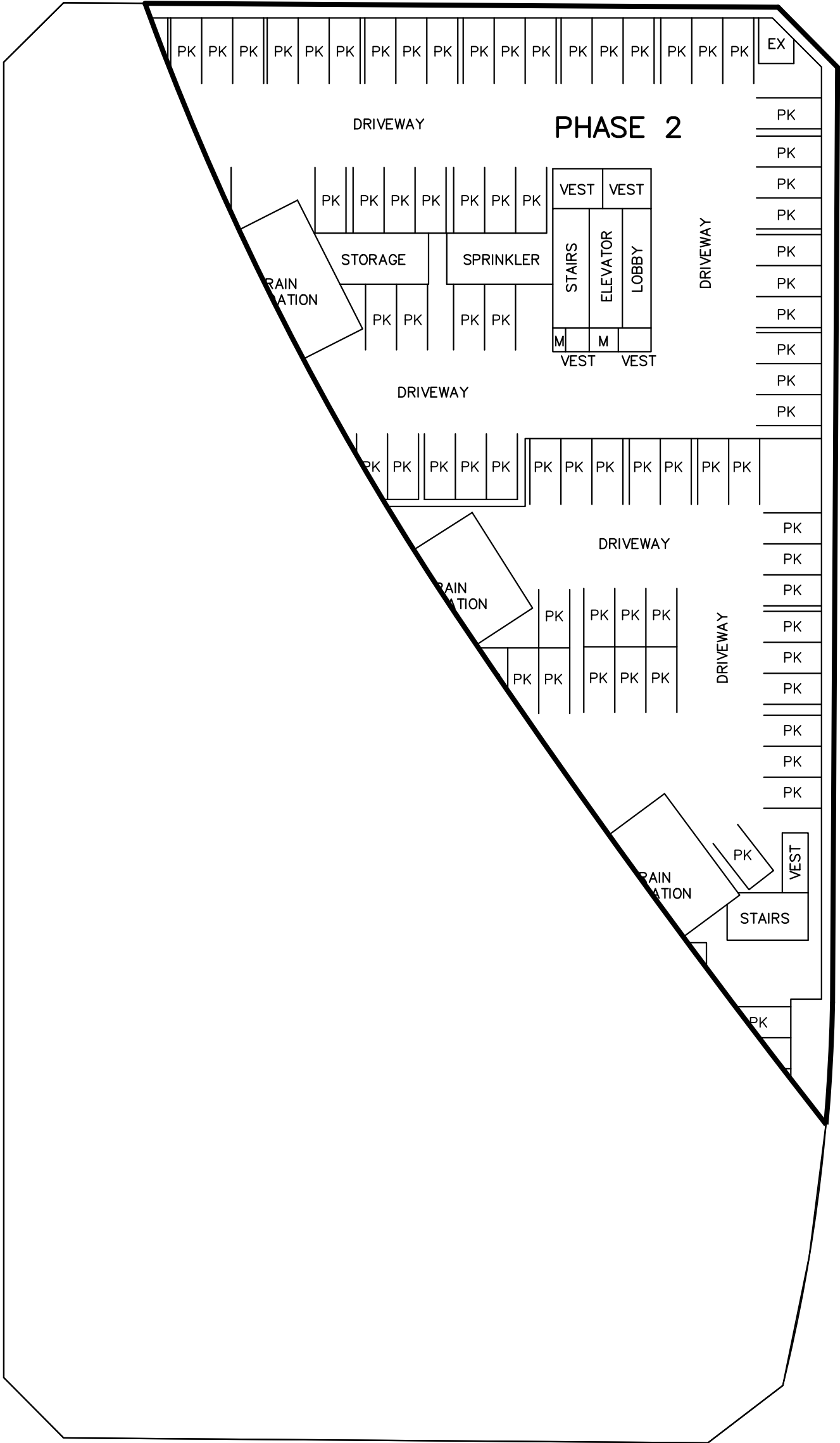
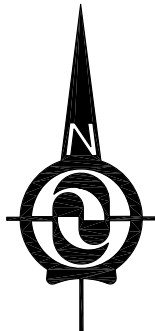
All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400

- M INDICATES MECHANICAL CLOSET
- EX INDICATES EXHAUST
- PK INDICATES PARKING STALL
- ELEV INDICATES ELEVATOR
- VEST INDICATES VESTIBULE

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

PHASE 2 SHEET 54 OF 98 SHEETS  
STRATA PLAN EPS0000



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

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

V3R 4E7

(ph) 583–1616

File: 174882\_UG5.DWG

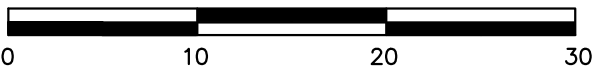
INSIDE OF PERIMETER OF CONCRETE FOUNDATION

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11



UNDERGROUND PARKING (P4)

SCALE 1:400

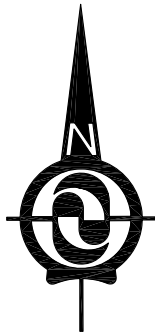


All distances are in metres.

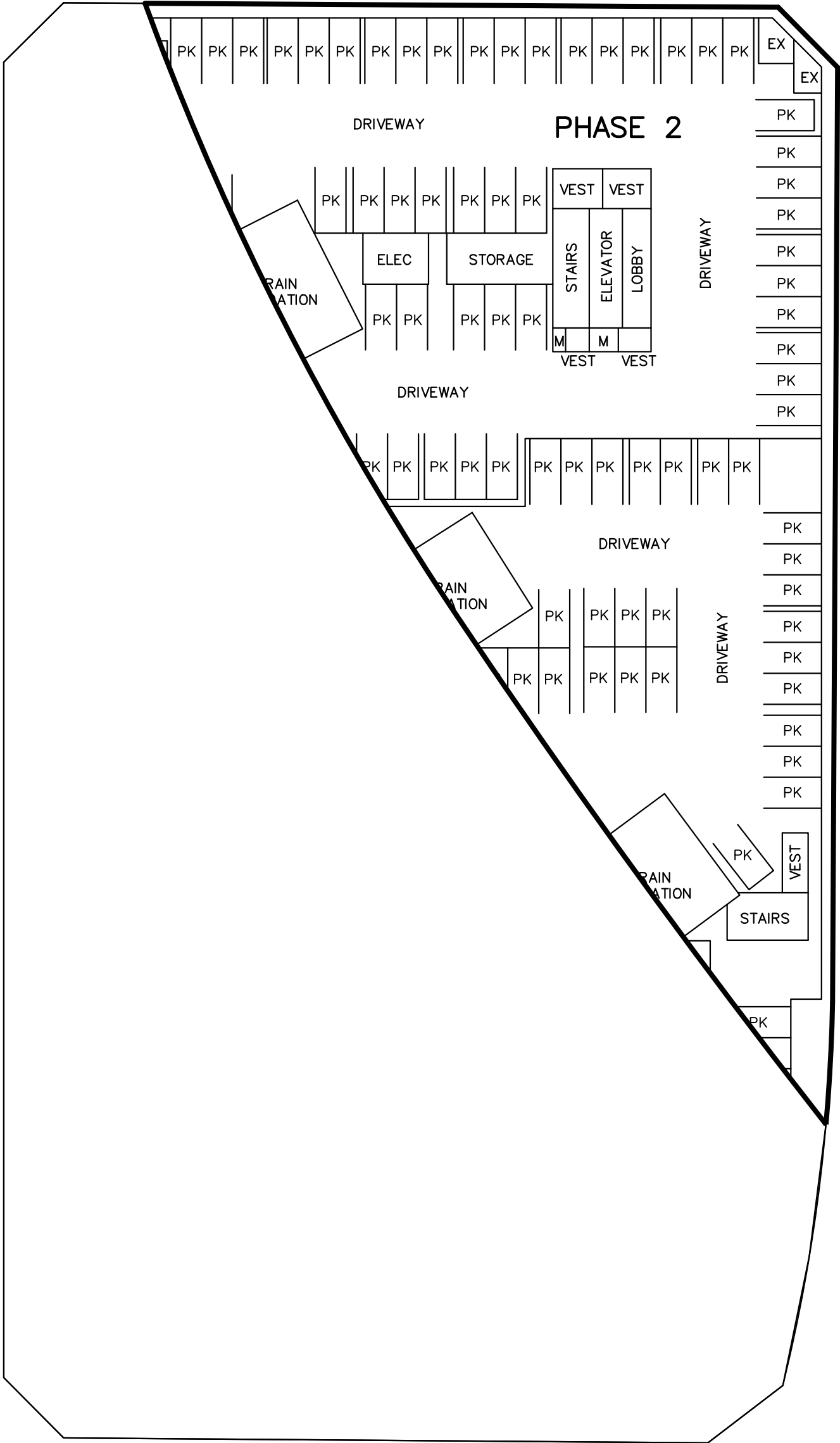
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400

- M INDICATES MECHANICAL CLOSET
- EX INDICATES EXHAUST
- PK INDICATES PARKING STALL
- ELEV INDICATES ELEVATOR
- VEST INDICATES VESTIBULE
- ELEC INDICATES ELECTRICAL CLOSET

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



PHASE 2 SHEET 55 OF 98 SHEETS  
STRATA PLAN EPS0000



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_UG4.DWG

INSIDE OF PERIMETER OF CONCRETE FOUNDATION

UNDERGROUND PARKING (P3)

SCALE 1:400

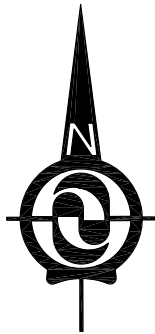


All distances are in metres.

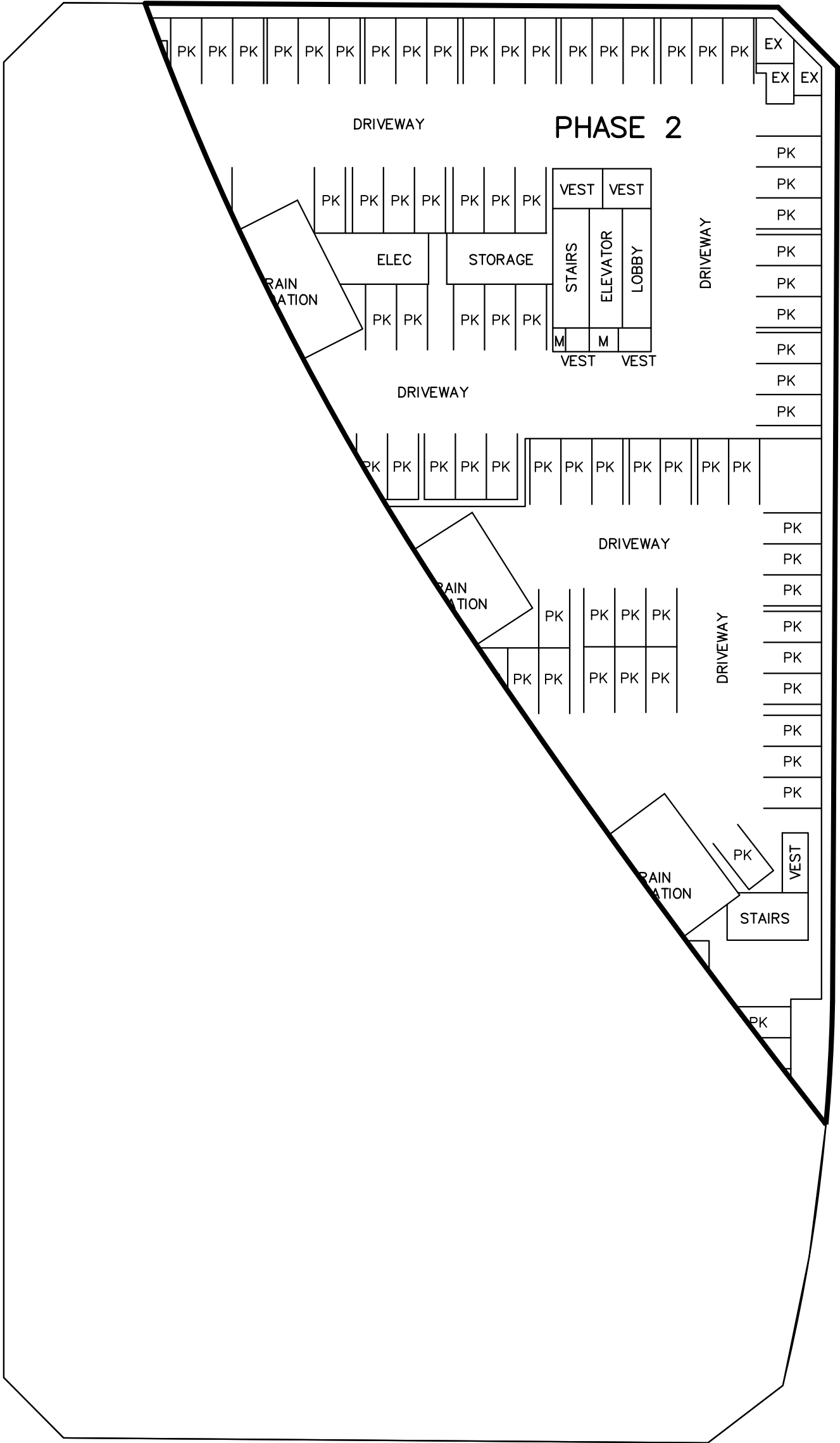
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400

- M INDICATES MECHANICAL CLOSET
- EX INDICATES EXHAUST
- PK INDICATES PARKING STALL
- ELEV INDICATES ELEVATOR
- VEST INDICATES VESTIBULE
- ELEC INDICATES ELECTRICAL CLOSET

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



PHASE 2 SHEET 56 OF 98 SHEETS  
STRATA PLAN EPS0000



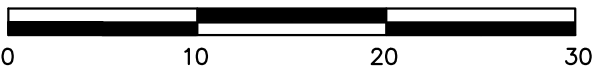
H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_UG3.DWG

INSIDE OF PERIMETER OF CONCRETE FOUNDATION

UNDERGROUND PARKING (P2)

SCALE 1:400



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400

- M

INDICATES MECHANICAL CLOSET
- EX

INDICATES EXHAUST
- PK

INDICATES PARKING STALL
- ELEV

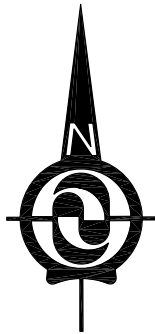
INDICATES ELEVATOR
- VEST

INDICATES VESTIBULE
- ELEC

INDICATES ELECTRICAL CLOSET
- STO

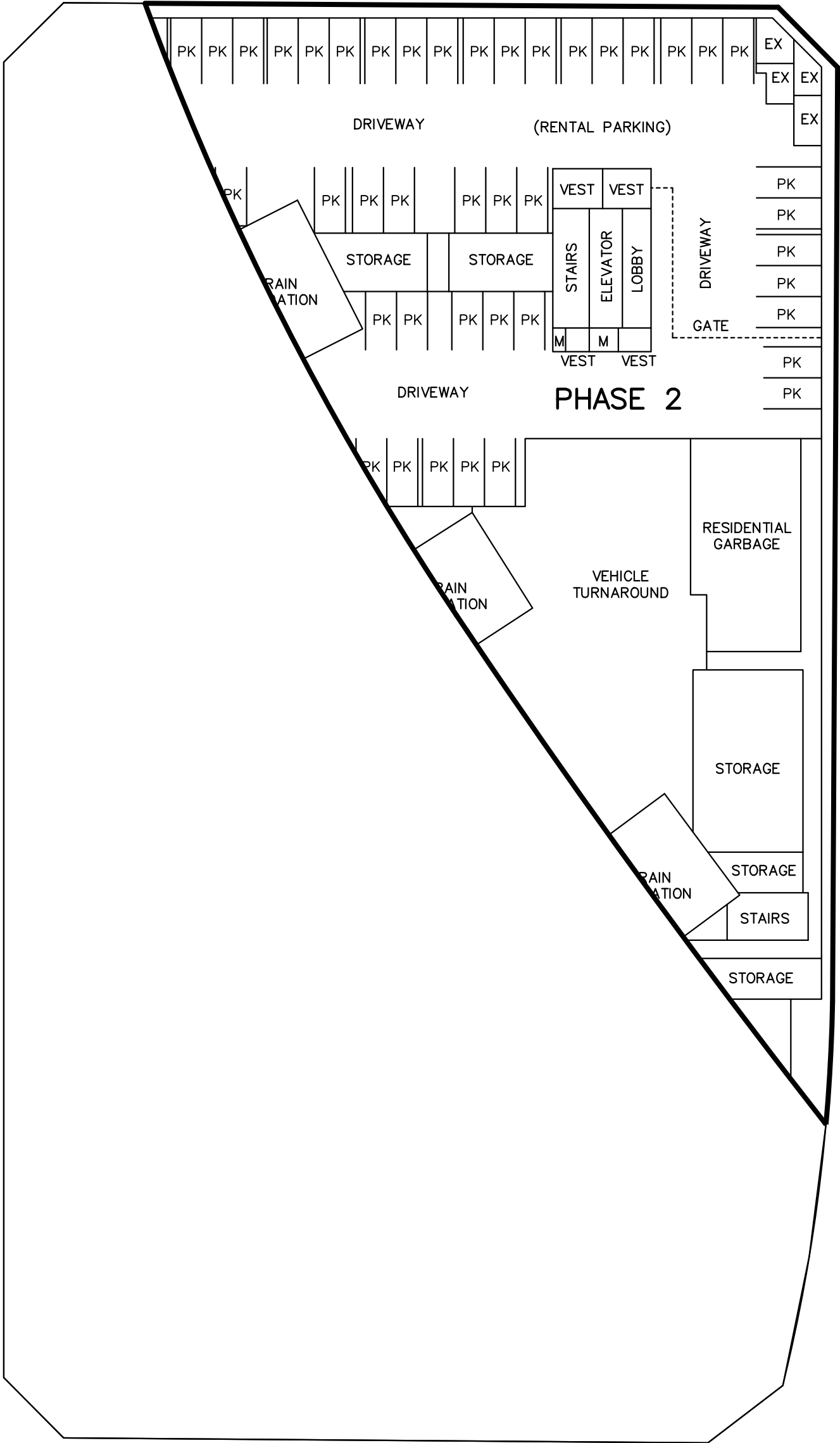
INDICATES STORAGE
- EME

INDICATES EMERGENCY ROOM



PHASE 2 SHEET 57 OF 98 SHEETS  
STRATA PLAN EPS0000

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



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

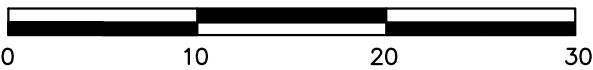
200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_UG2.DWG

INSIDE OF PERIMETER OF CONCRETE FOUNDATION

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

UNDERGROUND PARKING (P1)

SCALE 1:400



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400

- MINDICATES MECHANICAL CLOSET

EXINDICATES EXHAUST

PKINDICATES PARKING STALL

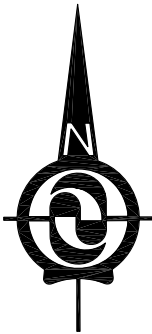
ELEVINDICATES ELEVATOR

VESTINDICATES VESTIBULE
- ELECINDICATES ELECTRICAL ROOM

MECHINDICATES MECHANICAL ROOM

STOINDICATES STORAGE

EMEINDICATES EMERGENCY ROOM



PHASE 2 SHEET 58 OF 98 SHEETS  
STRATA PLAN EPS0000

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

- ①

STORAGE
- ②

MAIN COMMUNICATION
- ③

MAIN EMERGENCY
- ④

WATER ENTRY
- ⑤

DISTRIBUTION
- ⑥

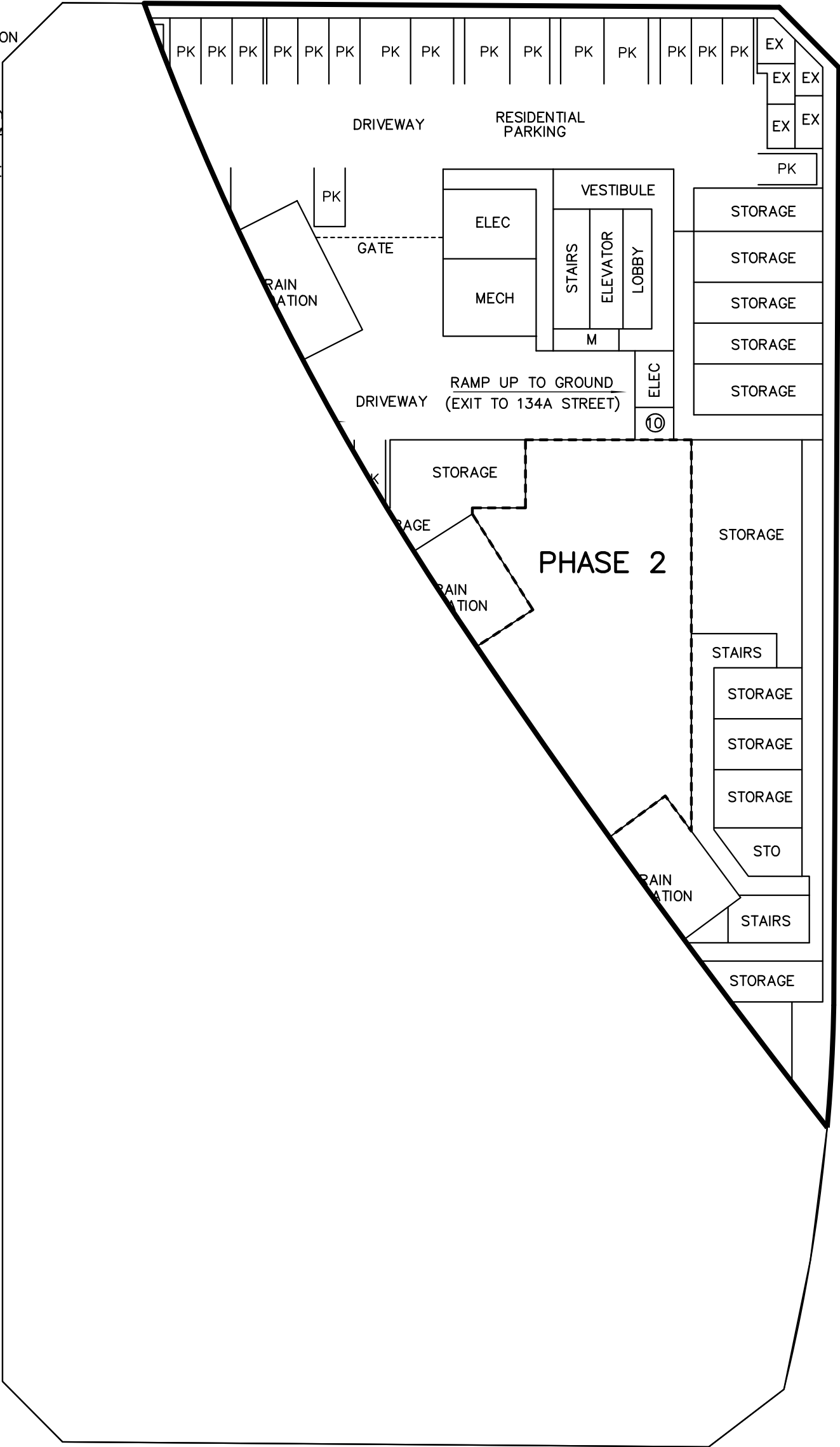
RENTAL EMERGENCY
- ⑦

RENTAL COMMUNICA
- ⑧

DAYCARE STORAGE
- ⑨

ELEVATOR MACHINE
- ⑩

COMMUNICATION



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_UG1.DWG

INSIDE OF PERIMETER OF CONCRETE FOUNDATION

GROUND FLOOR (NORTH BUILDING)

SCALE 1:200



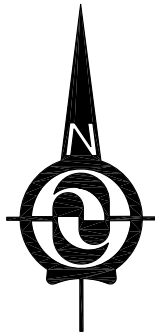
All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

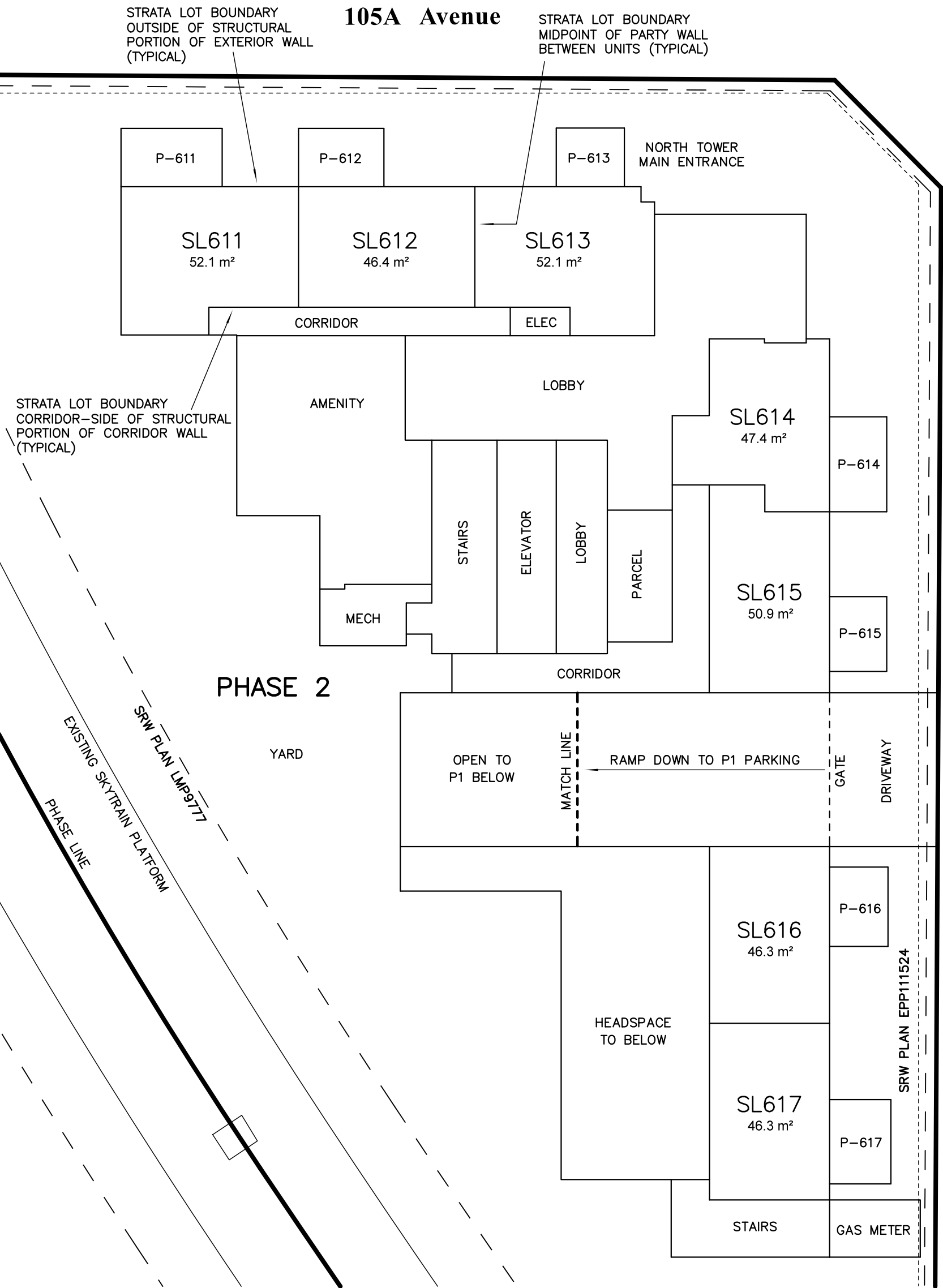
----- PERIMETER OF FLOOR BELOW

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

PHASE 2 SHEET 59 OF 98 SHEETS  
STRATA PLAN EPS0000



ELEV INDICATES ELEVATOR  
ELEC INDICATES ELECTRICAL CLOSET  
MECH INDICATES MECHANICAL CLOSET



**H.Y. AND ASSOCIATES  
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200, 9128 – 152nd STREET  
SURREY, B.C.  
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(ph) 583–1616  
File: 174882\_N1.DWG

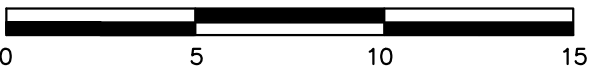
PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
–MIDPOINT OF PARTY WALLS BETWEEN UNITS  
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
–CORRIDOR–SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
–0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

2nd FLOOR (NORTH BUILDING)

SCALE 1:200

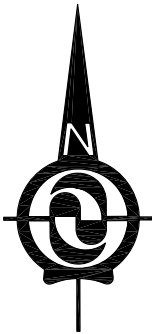


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ELEC INDICATES ELECTRICAL CLOSET  
MECH INDICATES MECHANICAL CLOSET  
S INDICATES SERVICE DUCT  
ALL ARE COMMON PROPERTY ON THIS SHEET, OR INDICATED OTHERWISE.



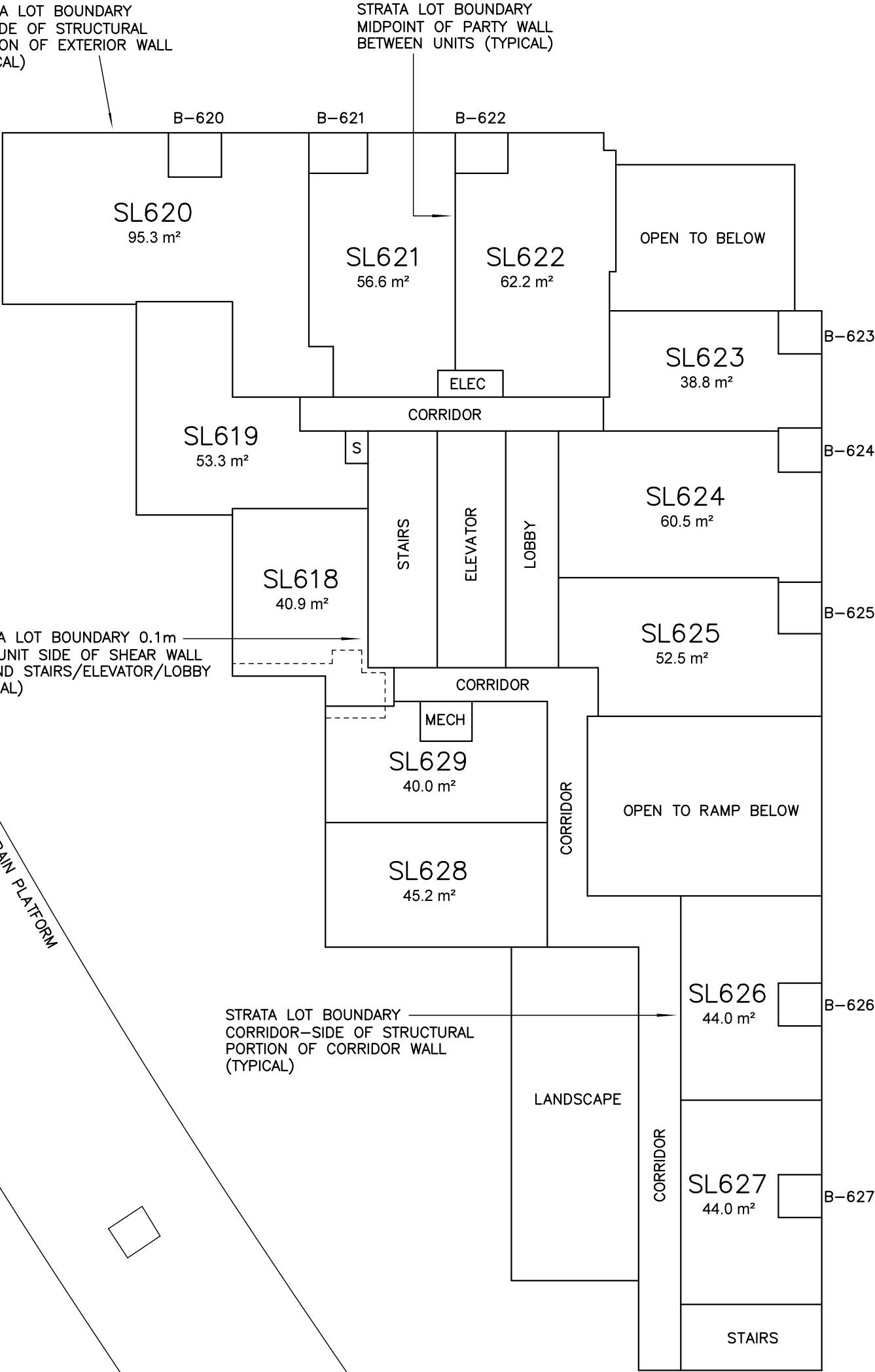
STRATA LOT BOUNDARY  
OUTSIDE OF STRUCTURAL  
PORTION OF EXTERIOR WALL  
(TYPICAL)

STRATA LOT BOUNDARY  
MIDPOINT OF PARTY WALL  
BETWEEN UNITS (TYPICAL)

STRATA LOT BOUNDARY 0.1m  
INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY  
(TYPICAL)

STRATA LOT BOUNDARY  
CORRIDOR-SIDE OF STRUCTURAL  
PORTION OF CORRIDOR WALL  
(TYPICAL)

EXISTING SKYTRAIN PLATFORM



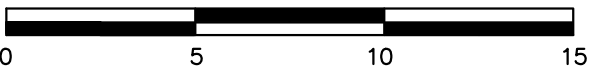
**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_N2.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:  
–MIDPOINT OF PARTY WALLS BETWEEN UNITS  
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
–CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
–0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

3rd FLOOR (NORTH BUILDING)

SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

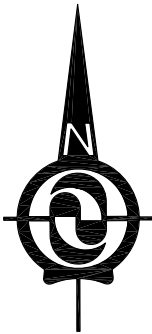
ELEV INDICATES ELEVATOR

ELEC INDICATES ELECTRICAL CLOSET

MECH INDICATES MECHANICAL CLOSET

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

PHASE 2 SHEET 61 OF 98 SHEETS  
STRATA PLAN EPS0000



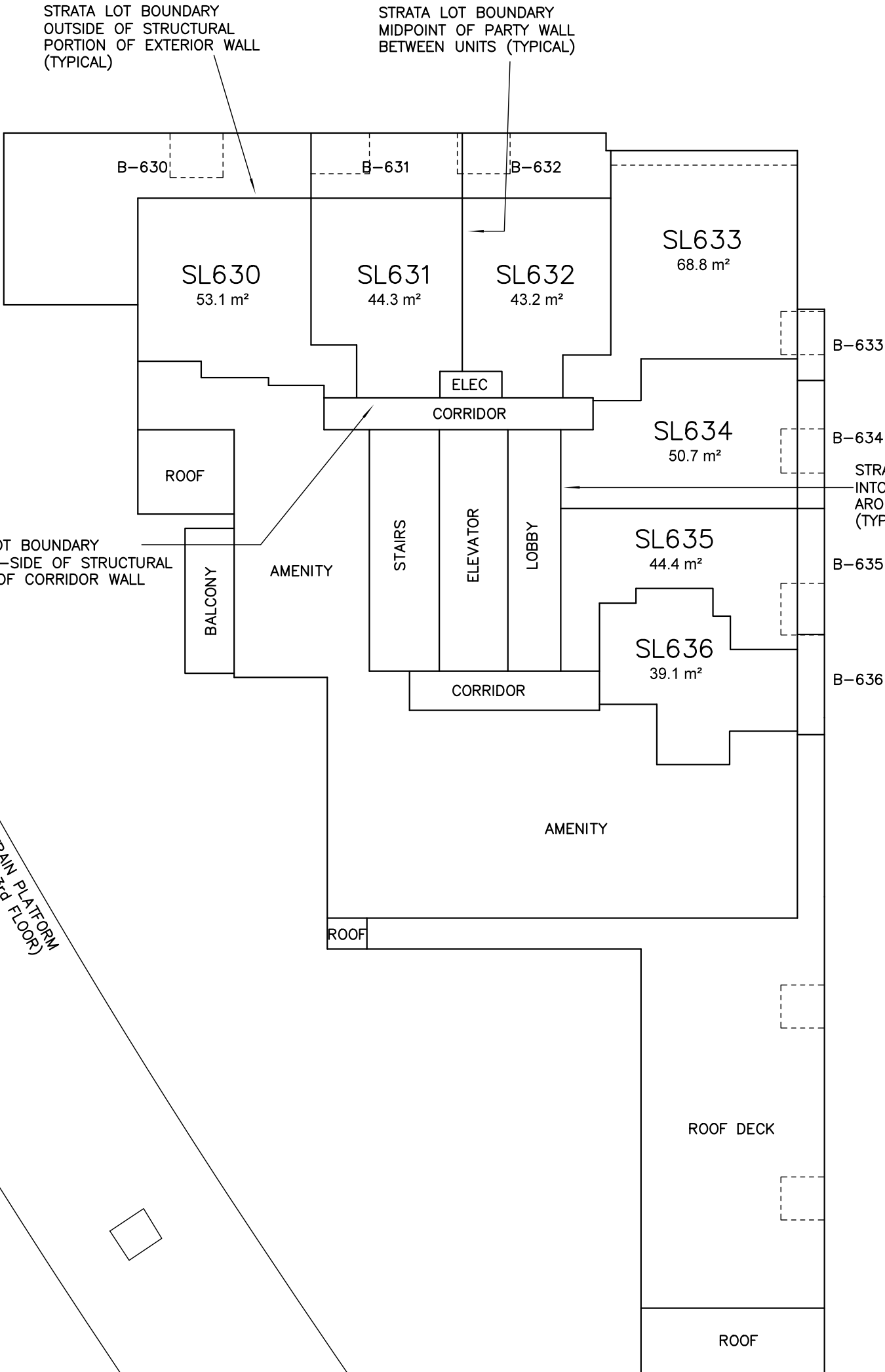
STRATA LOT BOUNDARY  
OUTSIDE OF STRUCTURAL  
PORTION OF EXTERIOR WALL  
(TYPICAL)

STRATA LOT BOUNDARY  
MIDPOINT OF PARTY WALL  
BETWEEN UNITS (TYPICAL)

STRATA LOT BOUNDARY  
CORRIDOR-SIDE OF STRUCTURAL  
PORTION OF CORRIDOR WALL  
(TYPICAL)

STRATA LOT BOUNDARY 0.1m  
INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOE  
(TYPICAL)

EXISTING SKYTRAIN PLATFORM  
(SAME LEVEL OF 3rd FLOOR)



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

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SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N3.DWG

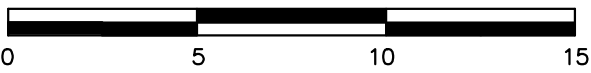
PATIO AND BALCONY AREAS  
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BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
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-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

4th FLOOR (NORTH BUILDING)

SCALE 1:200

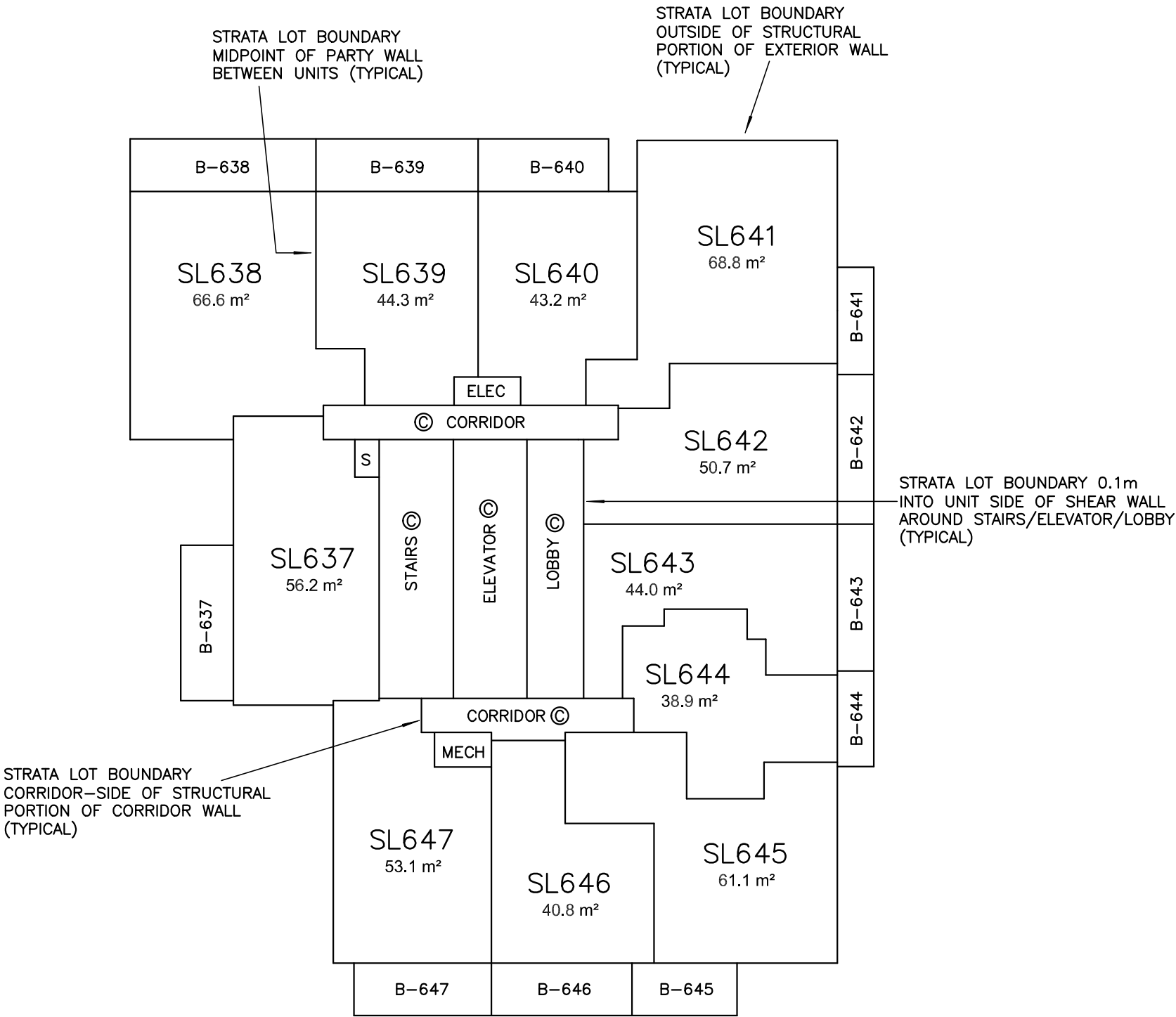
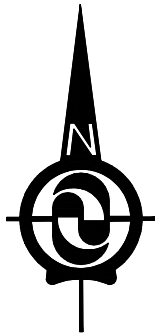


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 62 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N4.DWG

PATIO AND BALCONY AREAS  
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THE CENTRE OF THE FLOOR ABOVE  
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THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

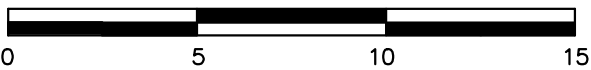
STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
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-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11



5th FLOOR (NORTH BUILDING)

SCALE 1:200

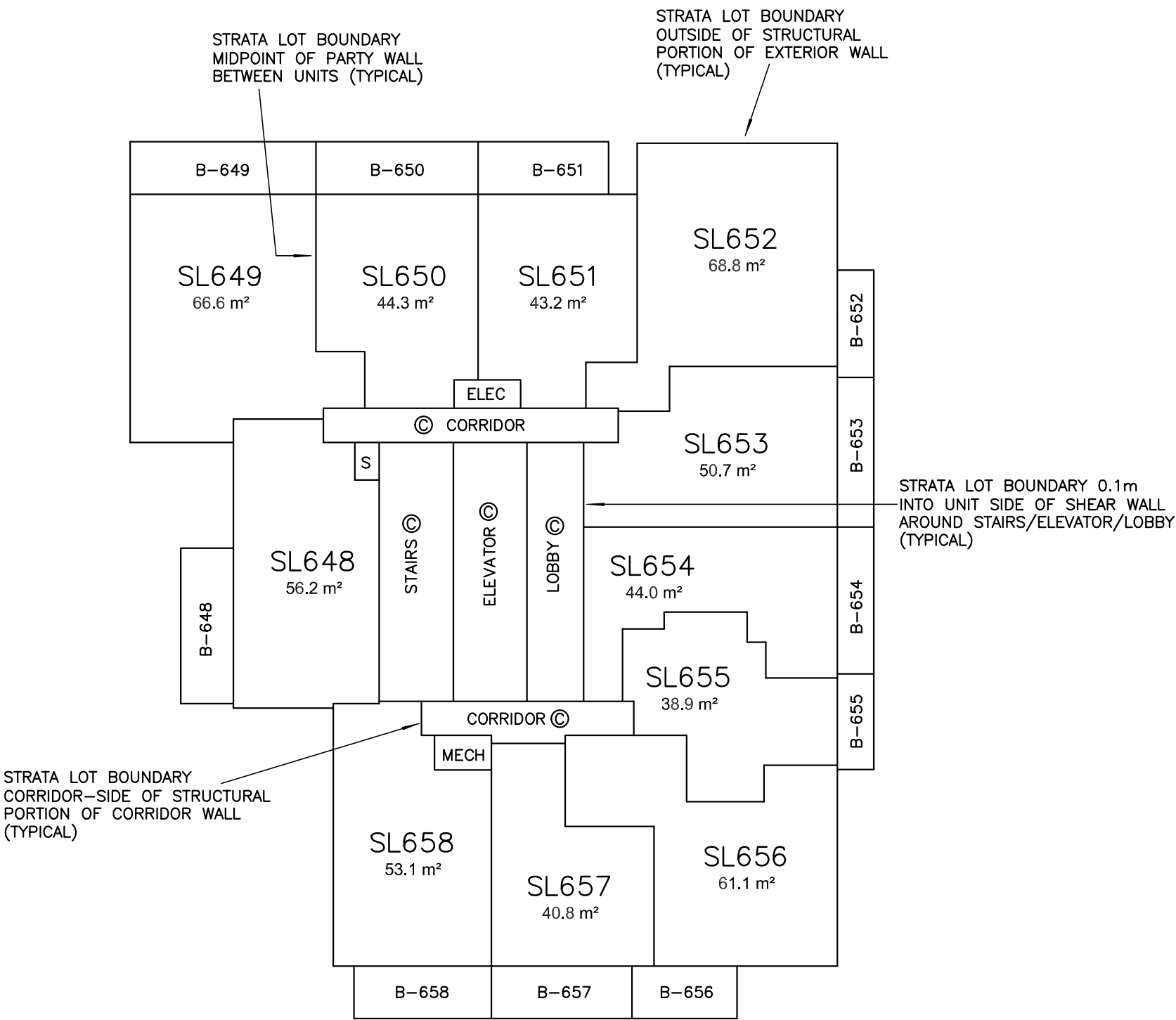
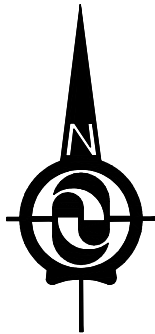


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 63 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
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200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N5.DWG

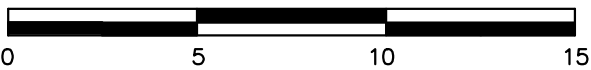
PATIO AND BALCONY AREAS  
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BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

6th FLOOR (NORTH BUILDING)

SCALE 1:200

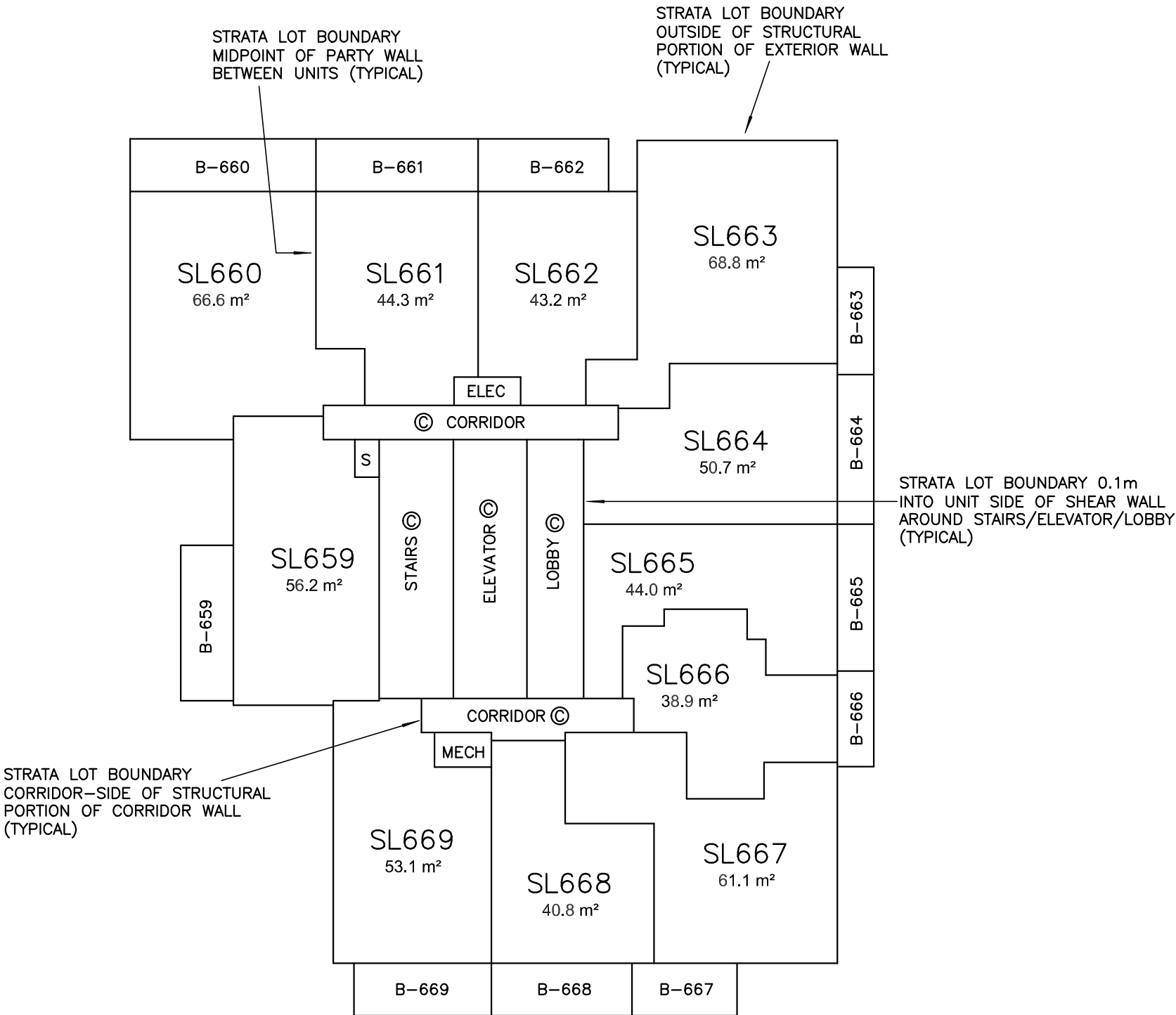
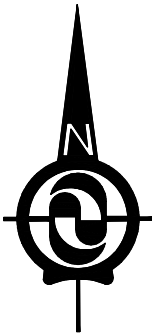


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 64 OF 98 SHEETS  
STRATA PLAN EPS0000



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N6.DWG

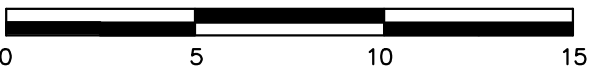
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SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
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-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

7th FLOOR (NORTH BUILDING)

SCALE 1:200

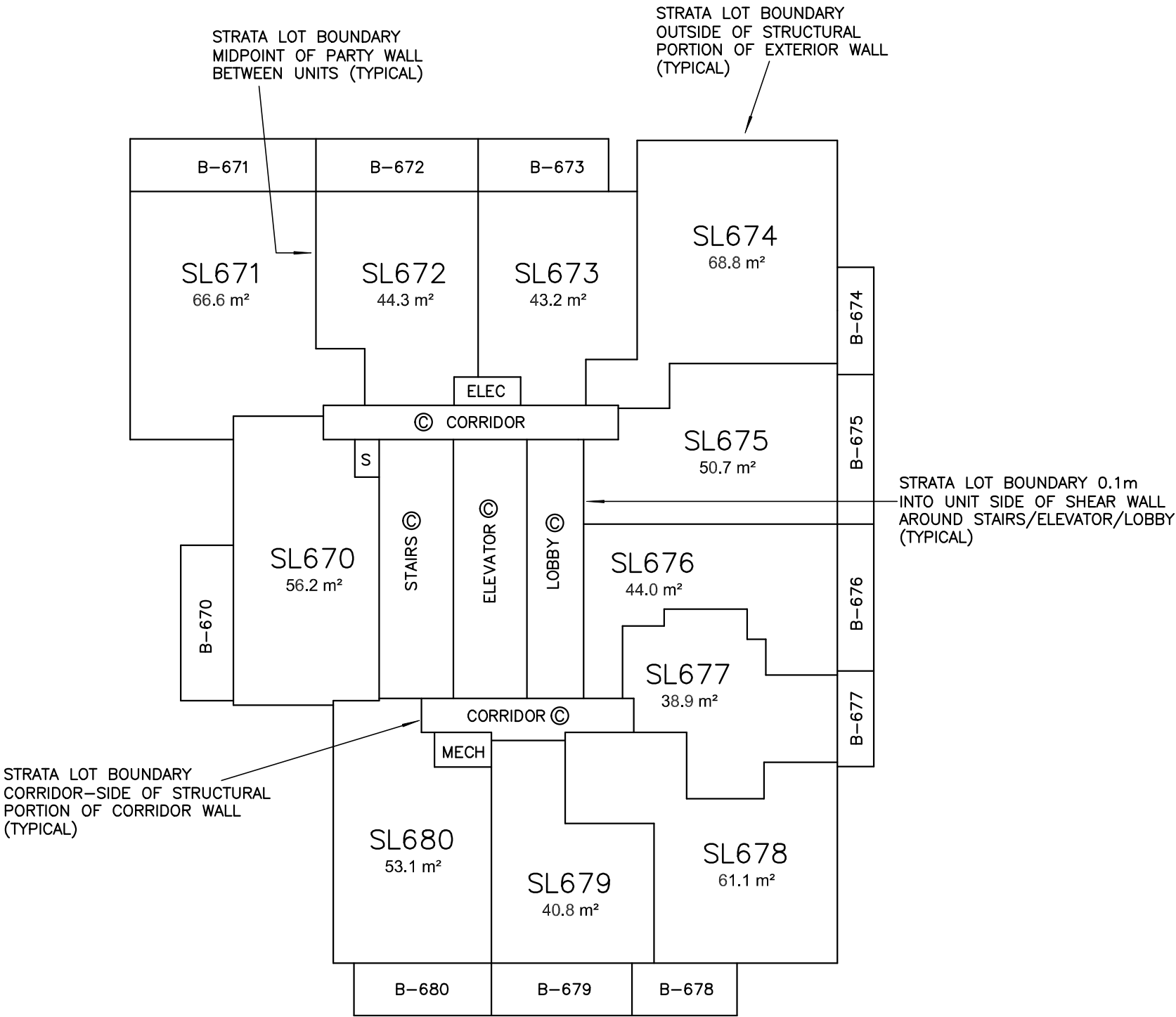
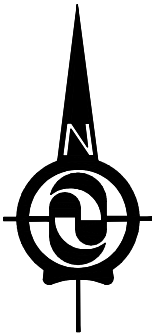


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 65 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N7.DWG

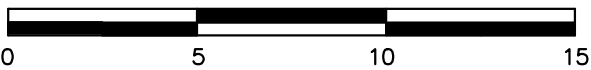
PATIO AND BALCONY AREAS  
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SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
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-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

8th FLOOR (NORTH BUILDING)

SCALE 1:200

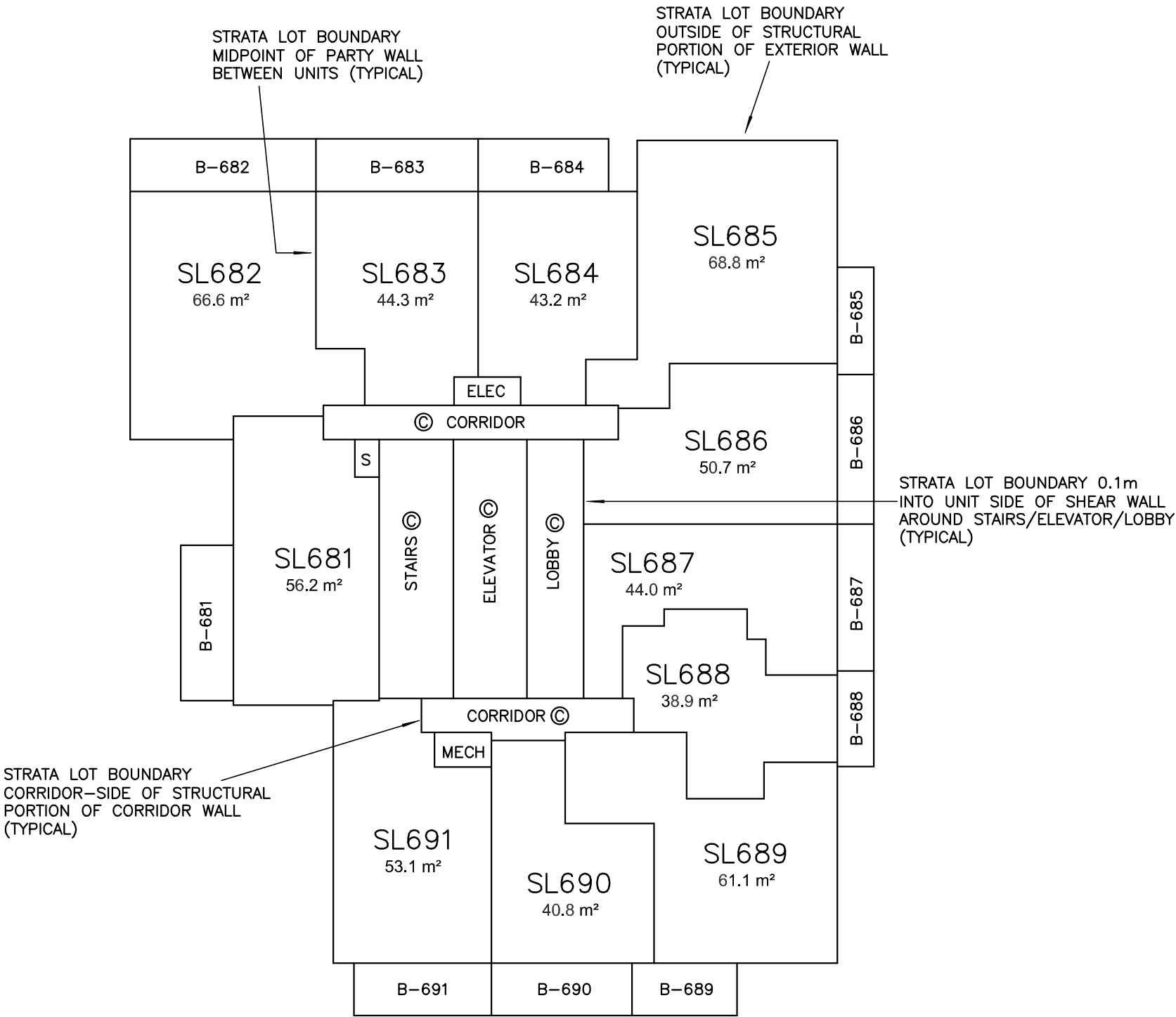
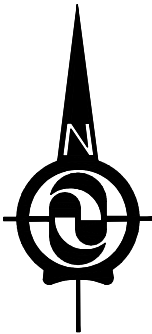


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 66 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N8.DWG

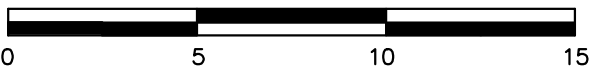
PATIO AND BALCONY AREAS  
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SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
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OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

9th FLOOR (NORTH BUILDING)

SCALE 1:200

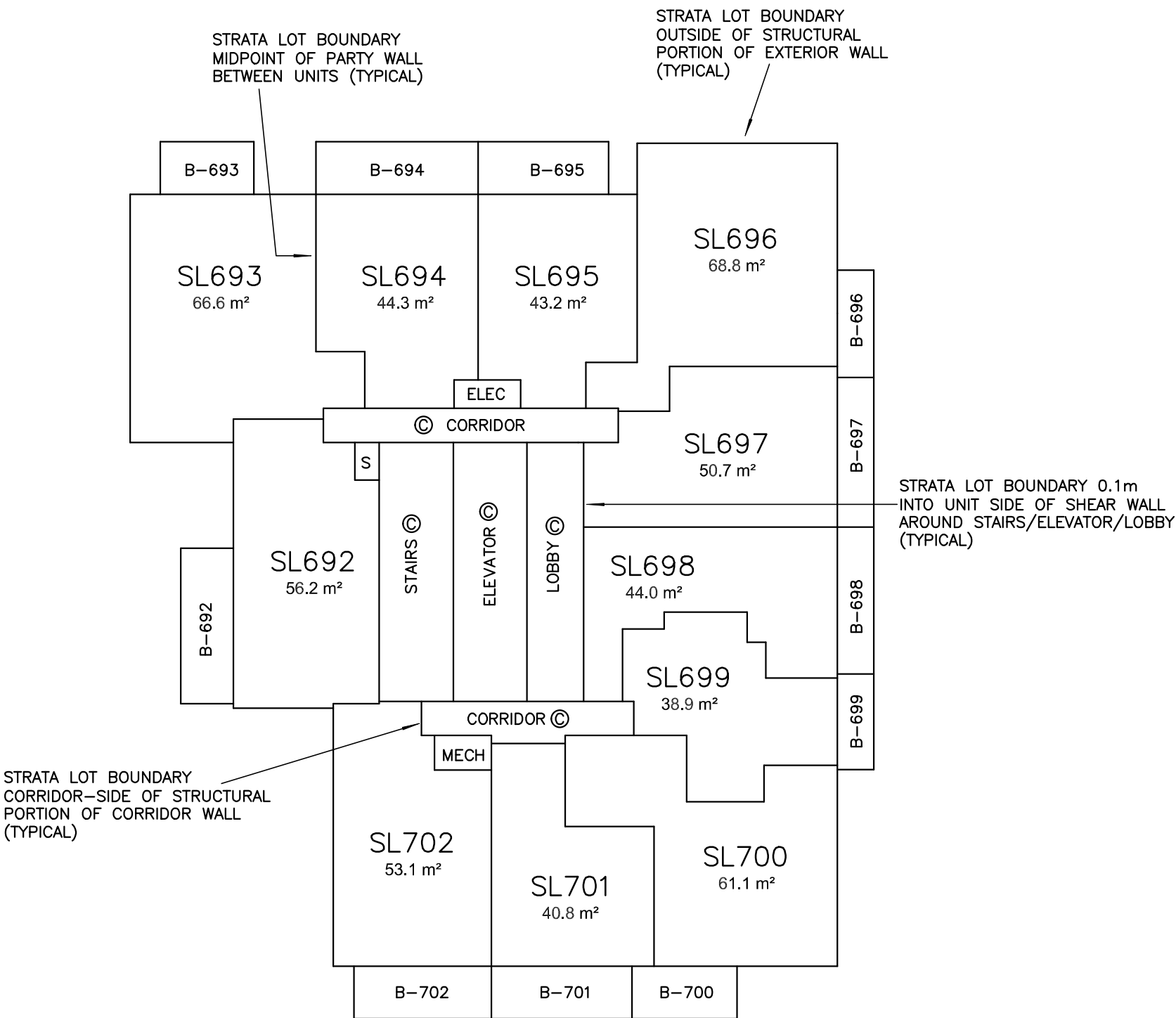
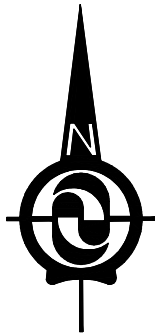


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 67 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_N9.DWG

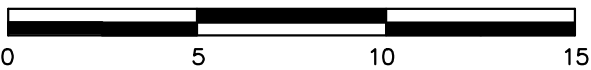
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BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
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–CORRIDOR—SIDE OF STRUCTURAL PORTION  
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AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

10th FLOOR (NORTH BUILDING)

SCALE 1:200

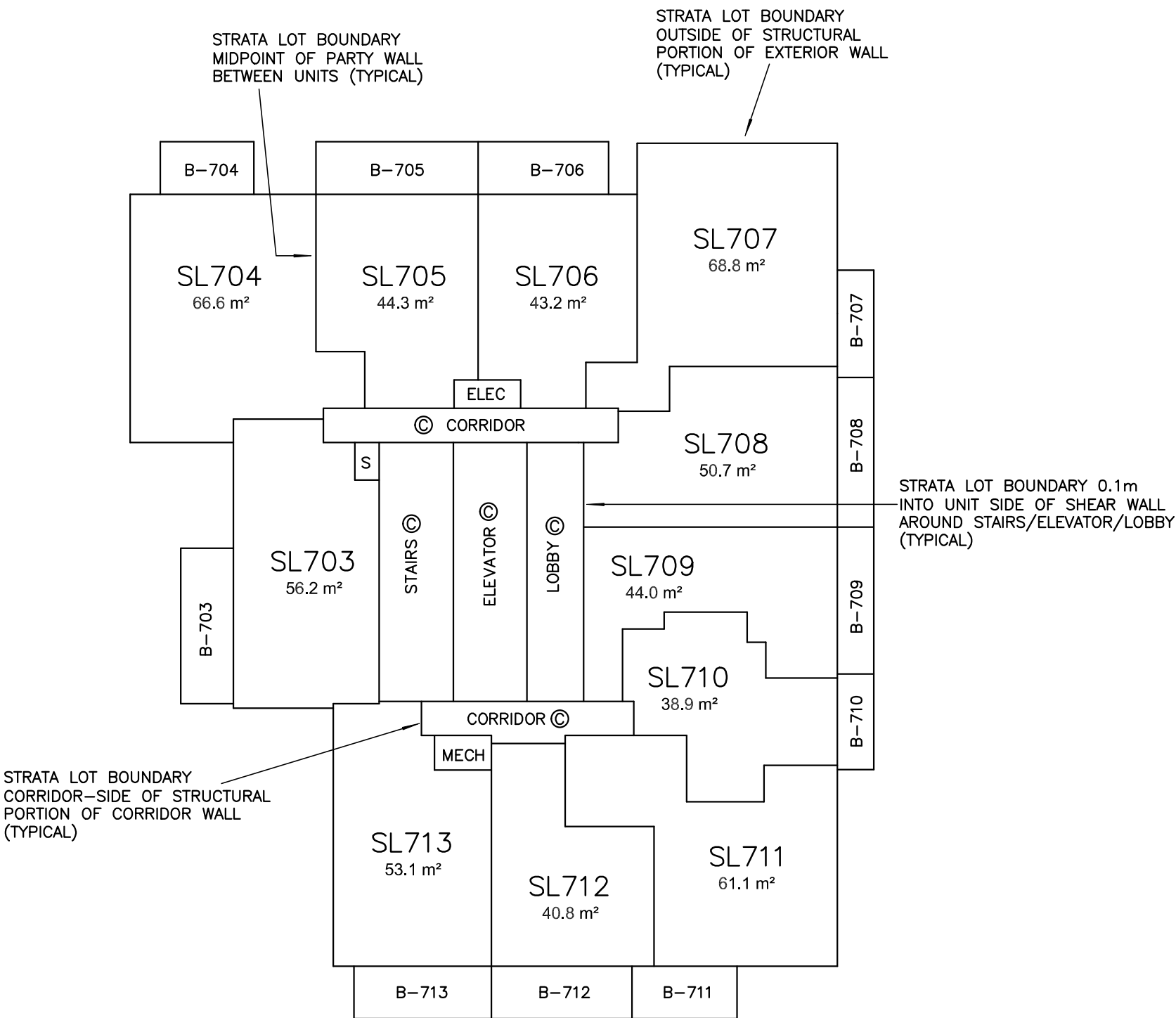
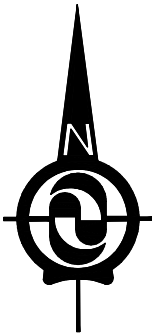


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THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 68 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
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200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
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File: 174882\_N10.DWG

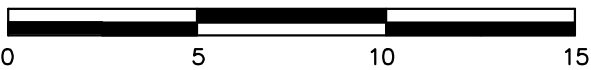
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-CORRIDOR-SIDE OF STRUCTURAL PORTION  
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GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

11th FLOOR (NORTH BUILDING)

SCALE 1:200

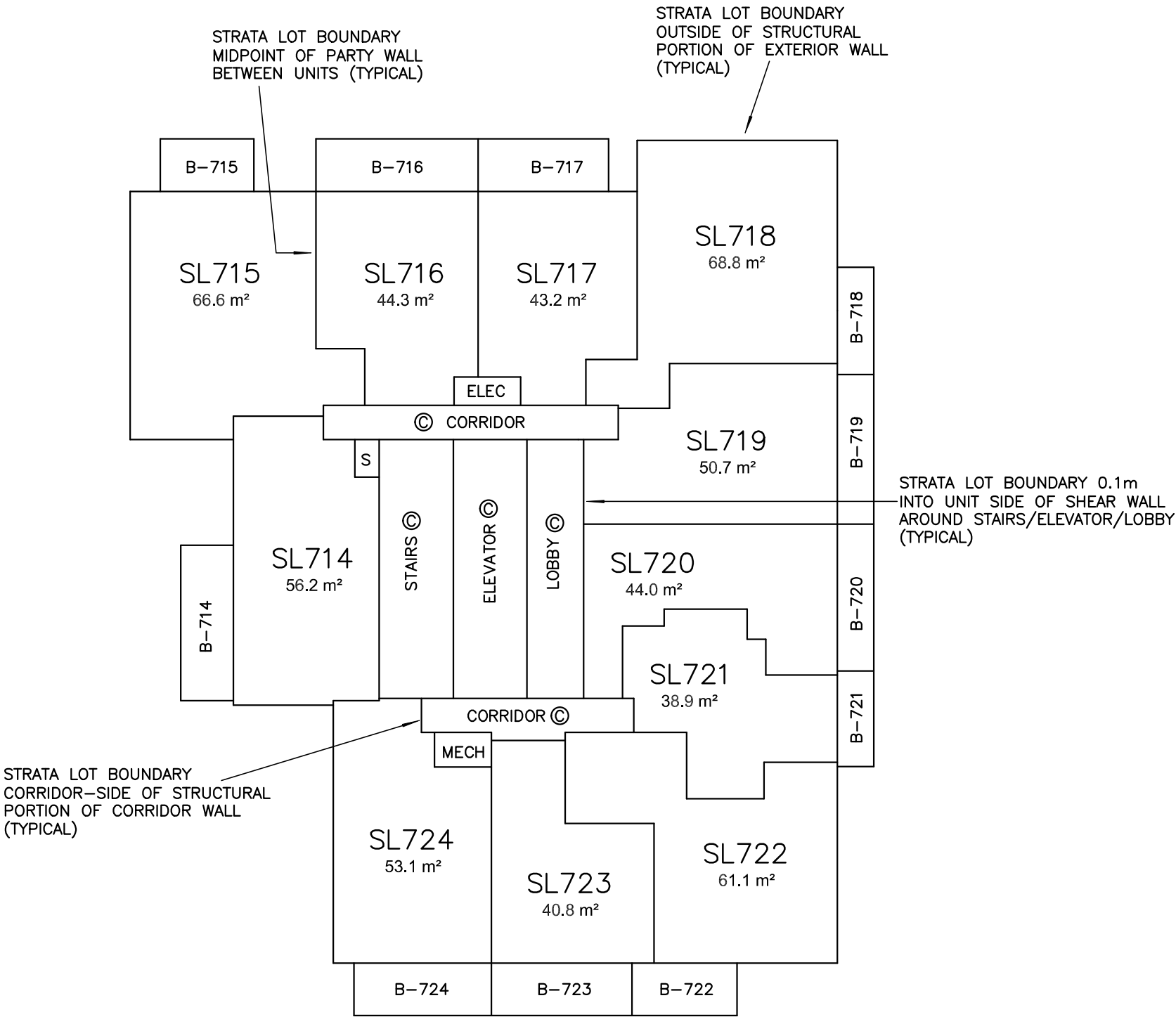
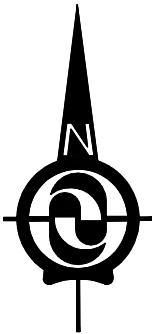


All distances are in metres.

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ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 69 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
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File: 174882\_N11.DWG

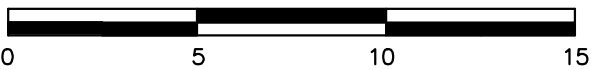
PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

12th FLOOR (NORTH BUILDING)

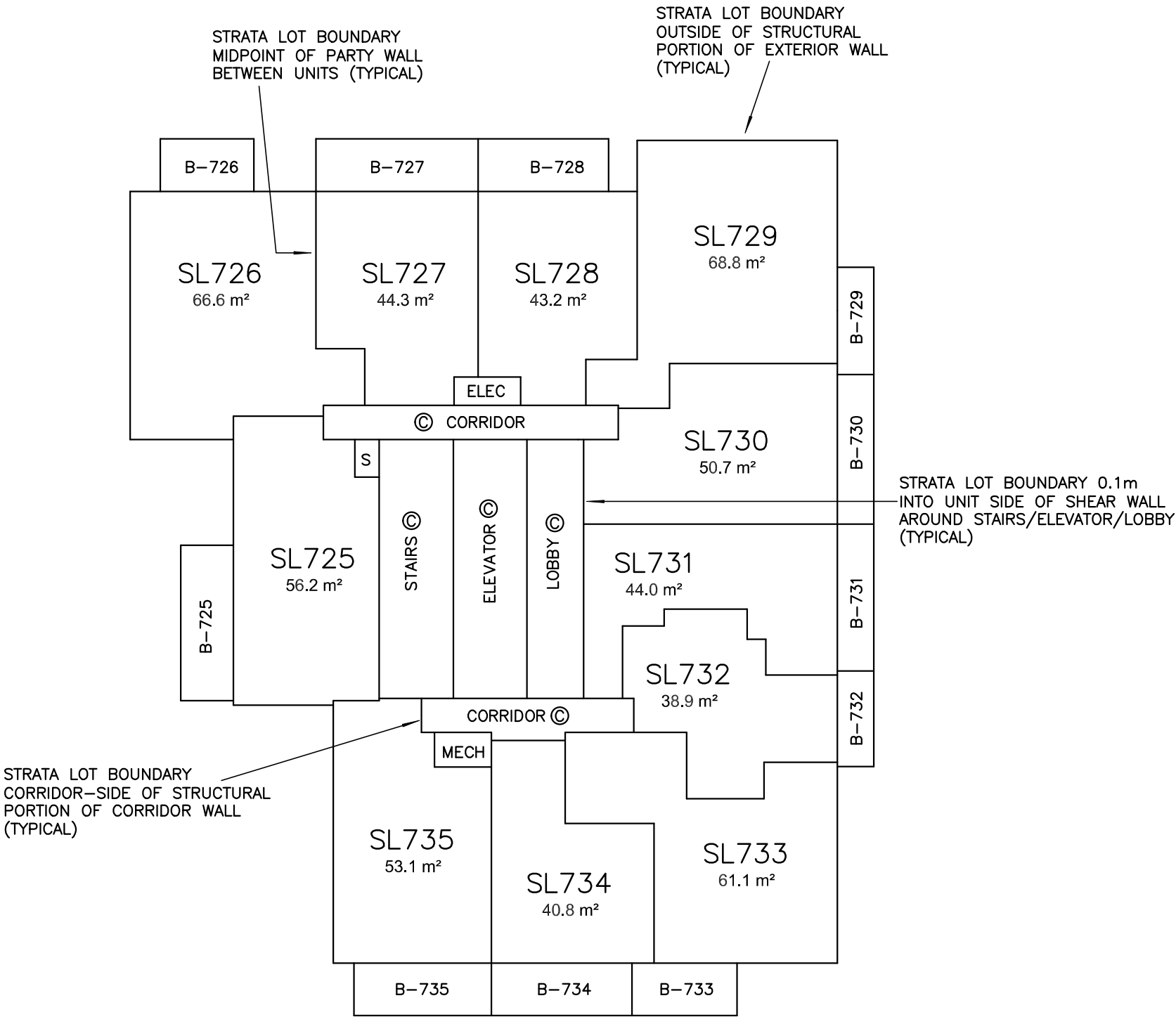
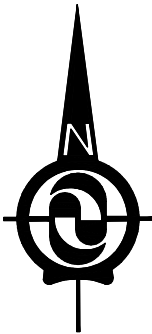
SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)



**H.Y. AND ASSOCIATES  
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V3R 4E7  
(ph) 583-1616  
File: 174882\_N12.DWG

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

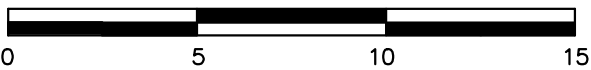
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OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11



13th FLOOR (NORTH BUILDING)

SCALE 1:200

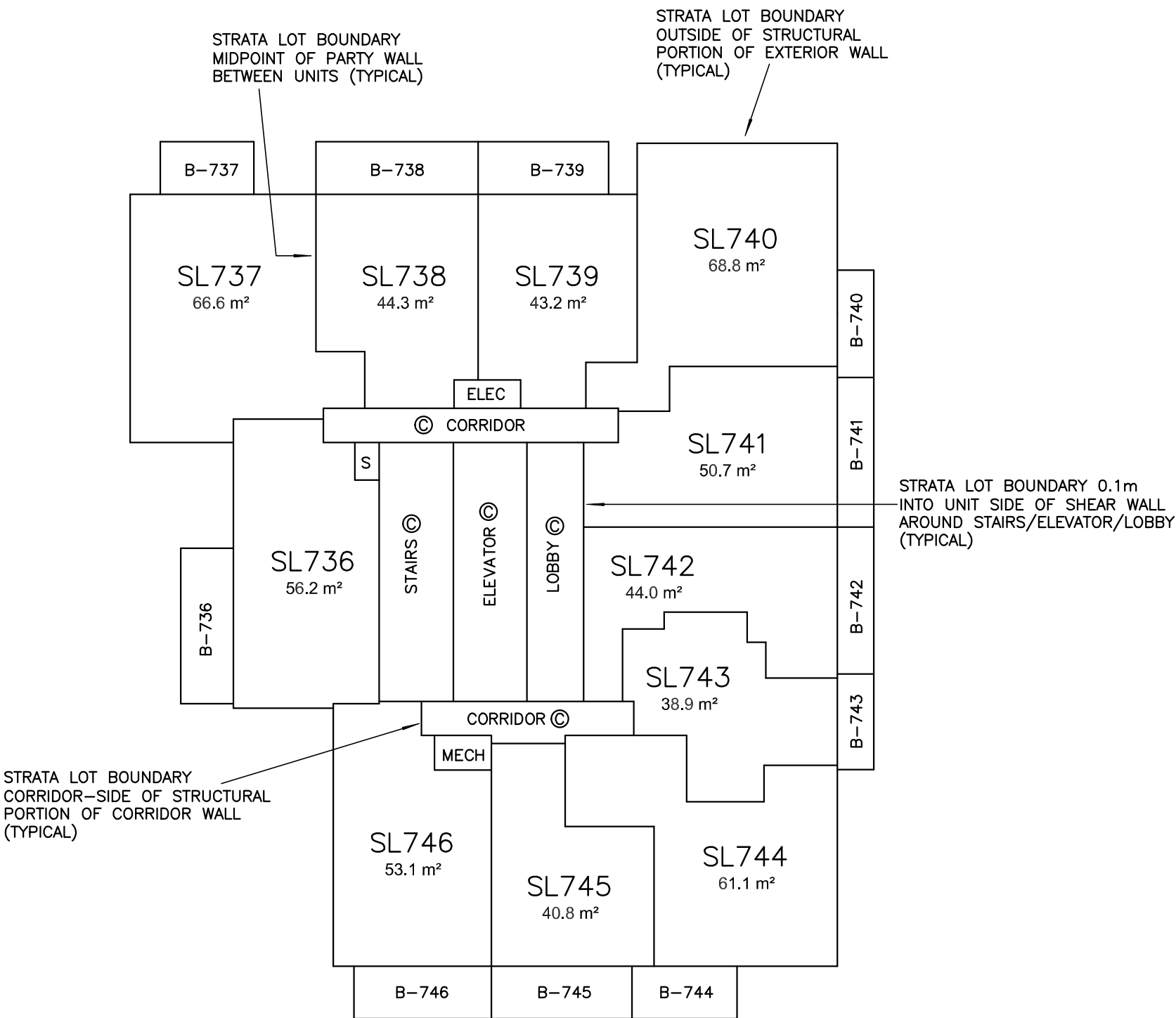
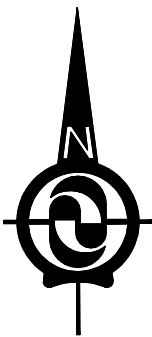


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 71 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
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200, 9128 - 152nd STREET  
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(ph) 583-1616  
File: 174882\_N13.DWG

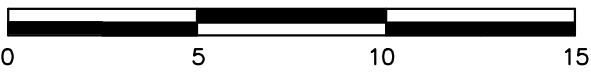
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OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

14th FLOOR (NORTH BUILDING)

SCALE 1:200

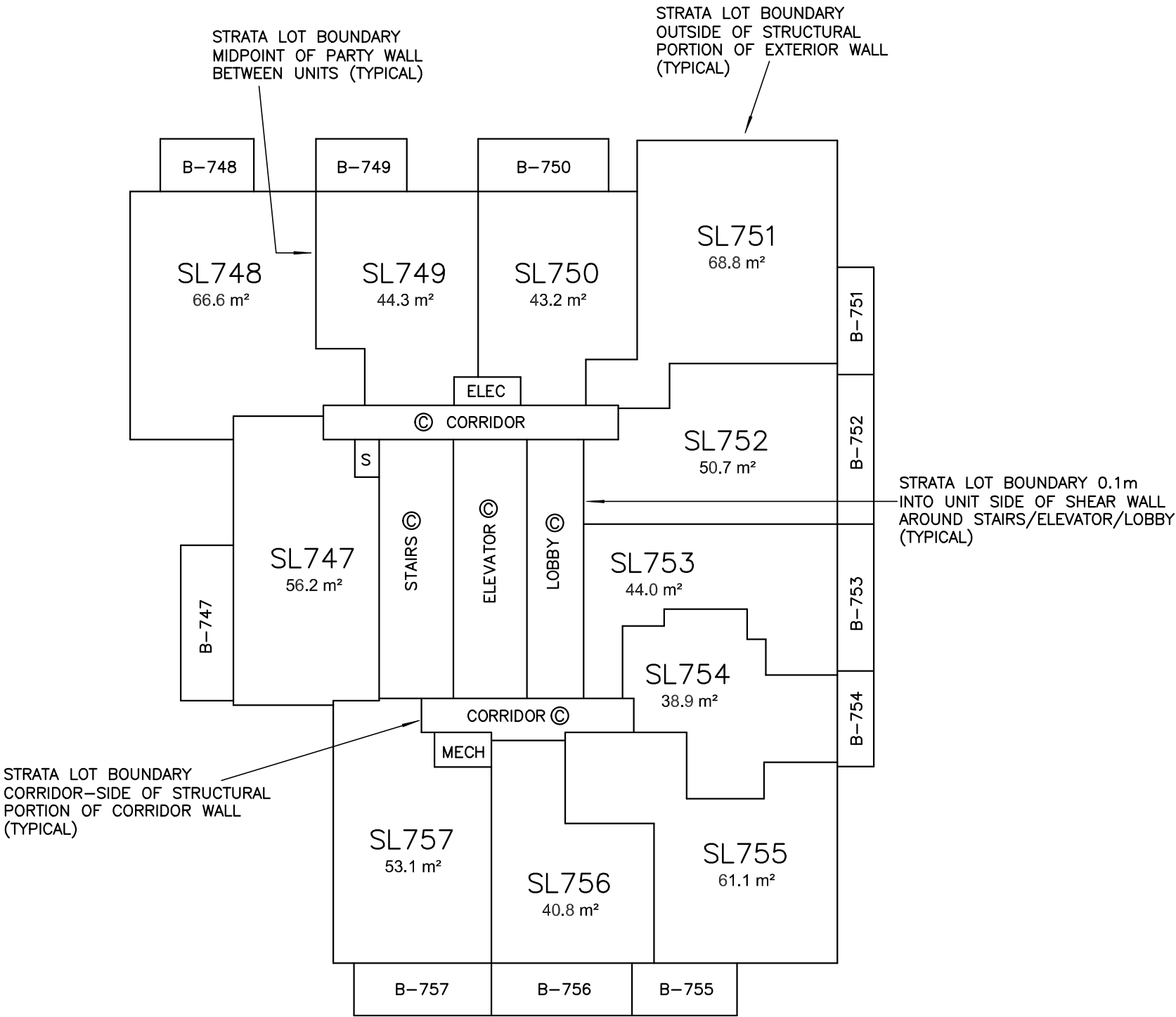
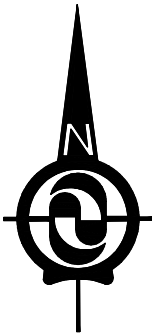


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 72 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
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200, 9128 - 152nd STREET  
SURREY, B.C.  
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File: 174882\_N14.DWG

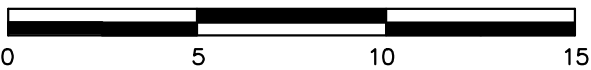
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BUILDING, UNLESS OTHERWISE NOTED.

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-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
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-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

15th FLOOR (NORTH BUILDING)

SCALE 1:200

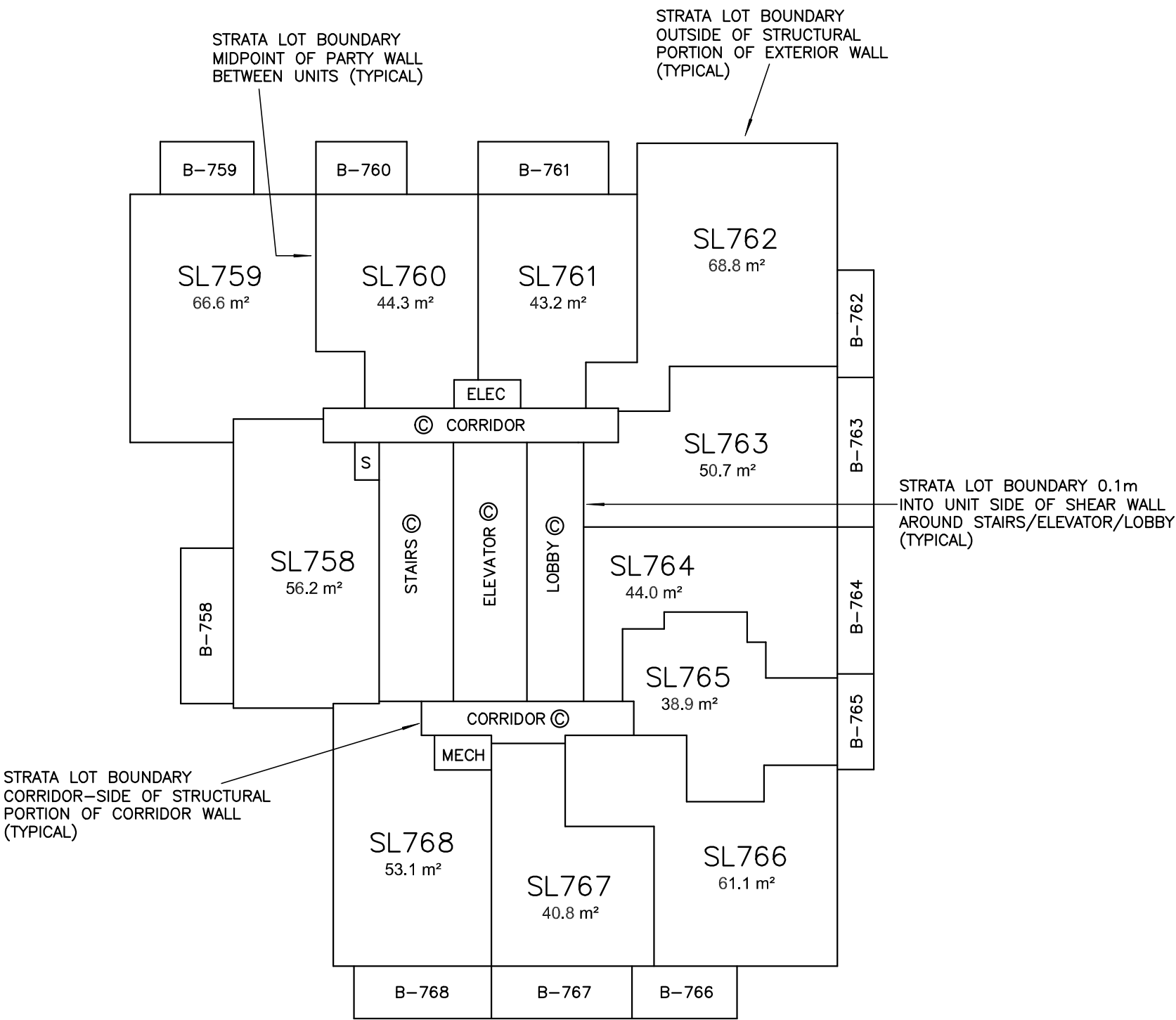
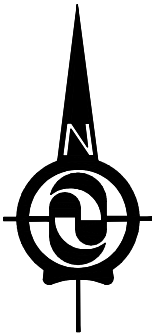


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 73 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N15.DWG

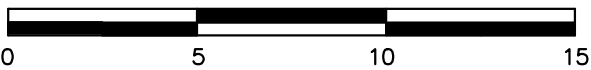
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-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

16th FLOOR (NORTH BUILDING)

SCALE 1:200

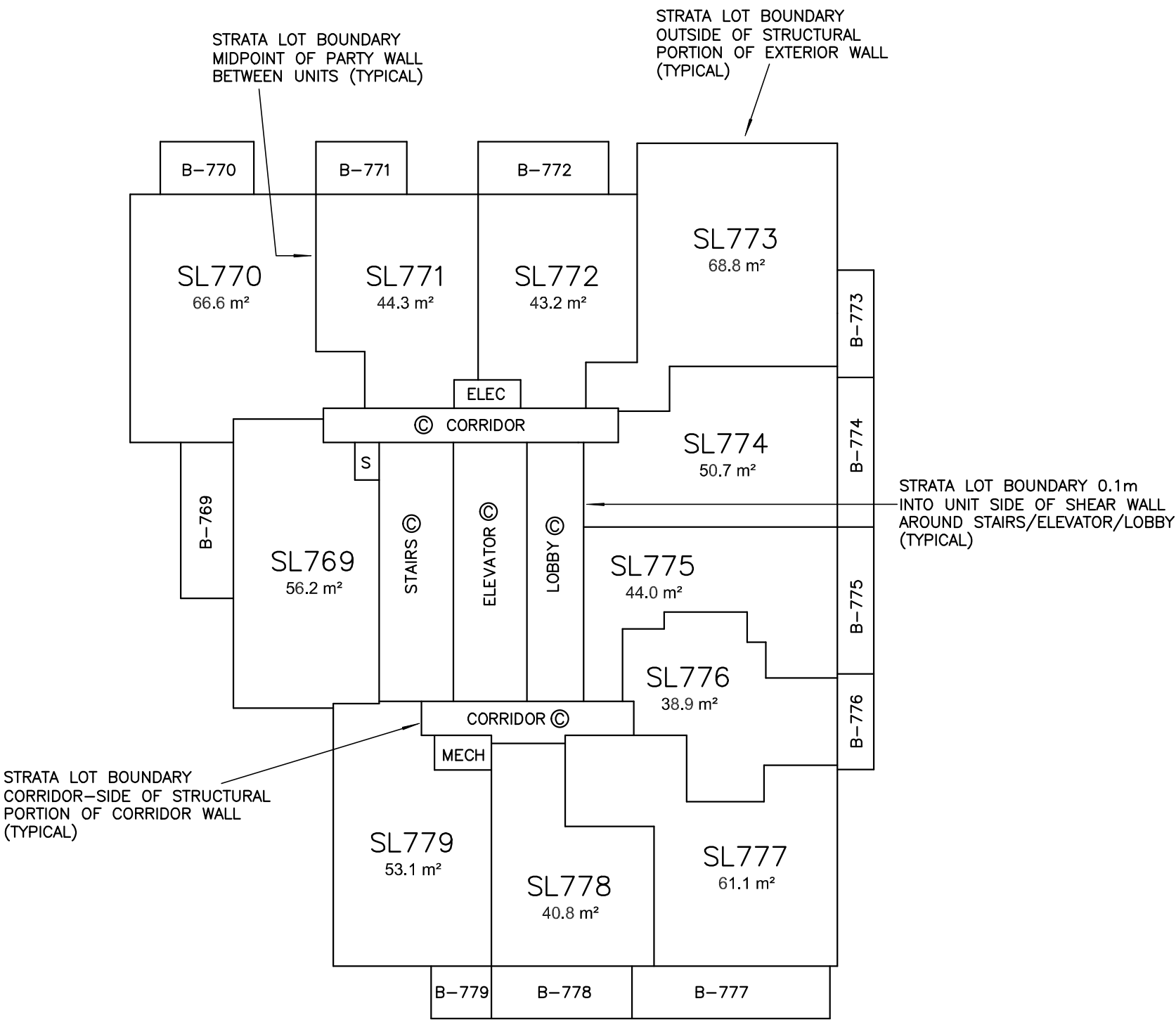
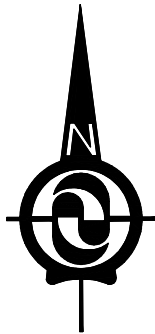


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 74 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
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200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N16.DWG

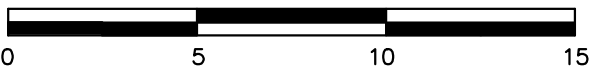
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-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
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-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

17th FLOOR (NORTH BUILDING)

SCALE 1:200

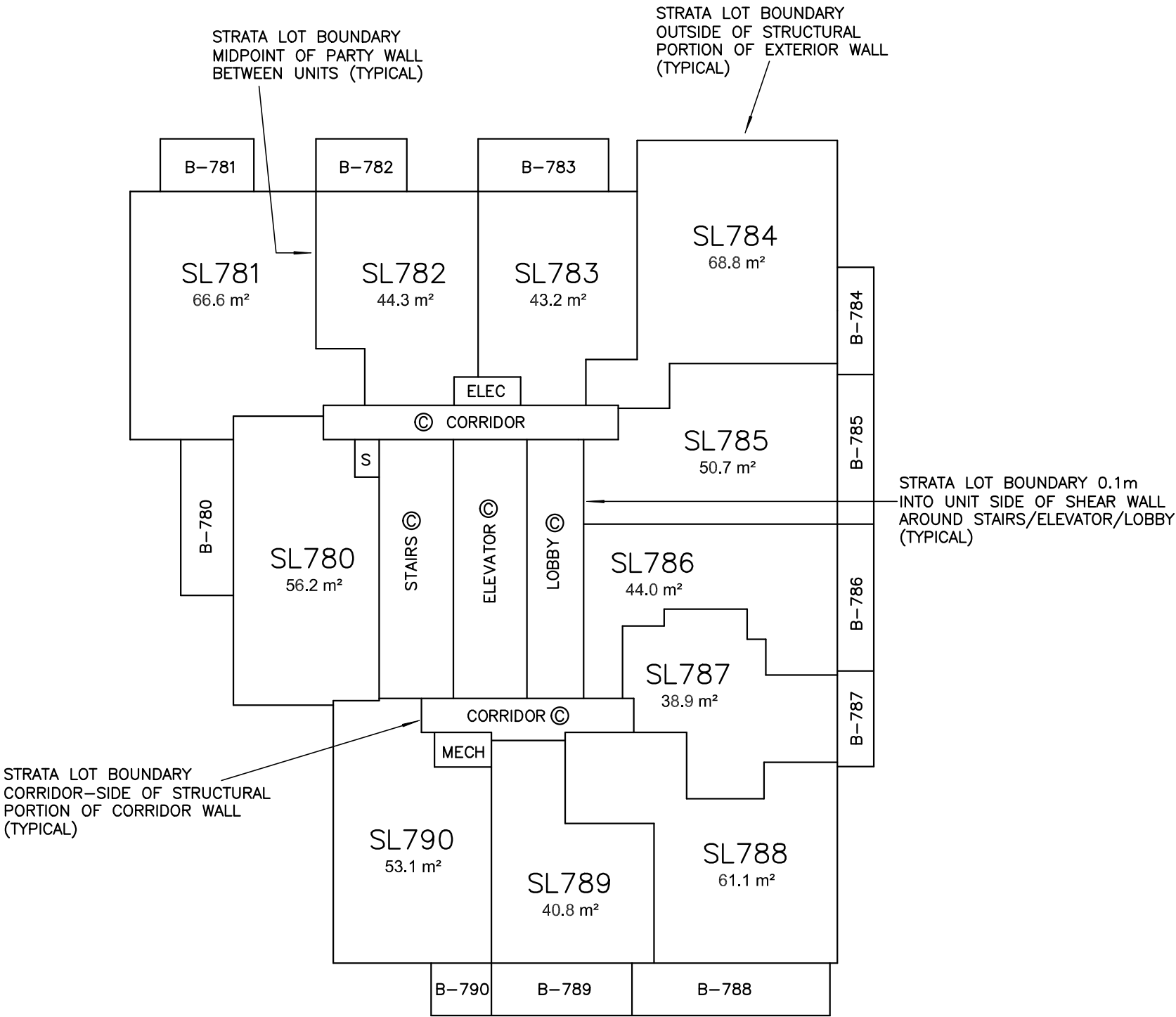
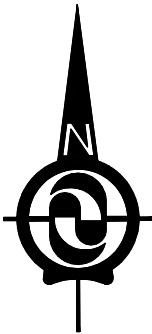


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 75 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N17.DWG

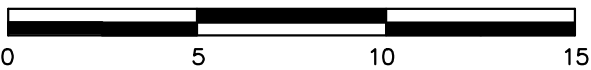
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-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

18th FLOOR (NORTH BUILDING)

SCALE 1:200

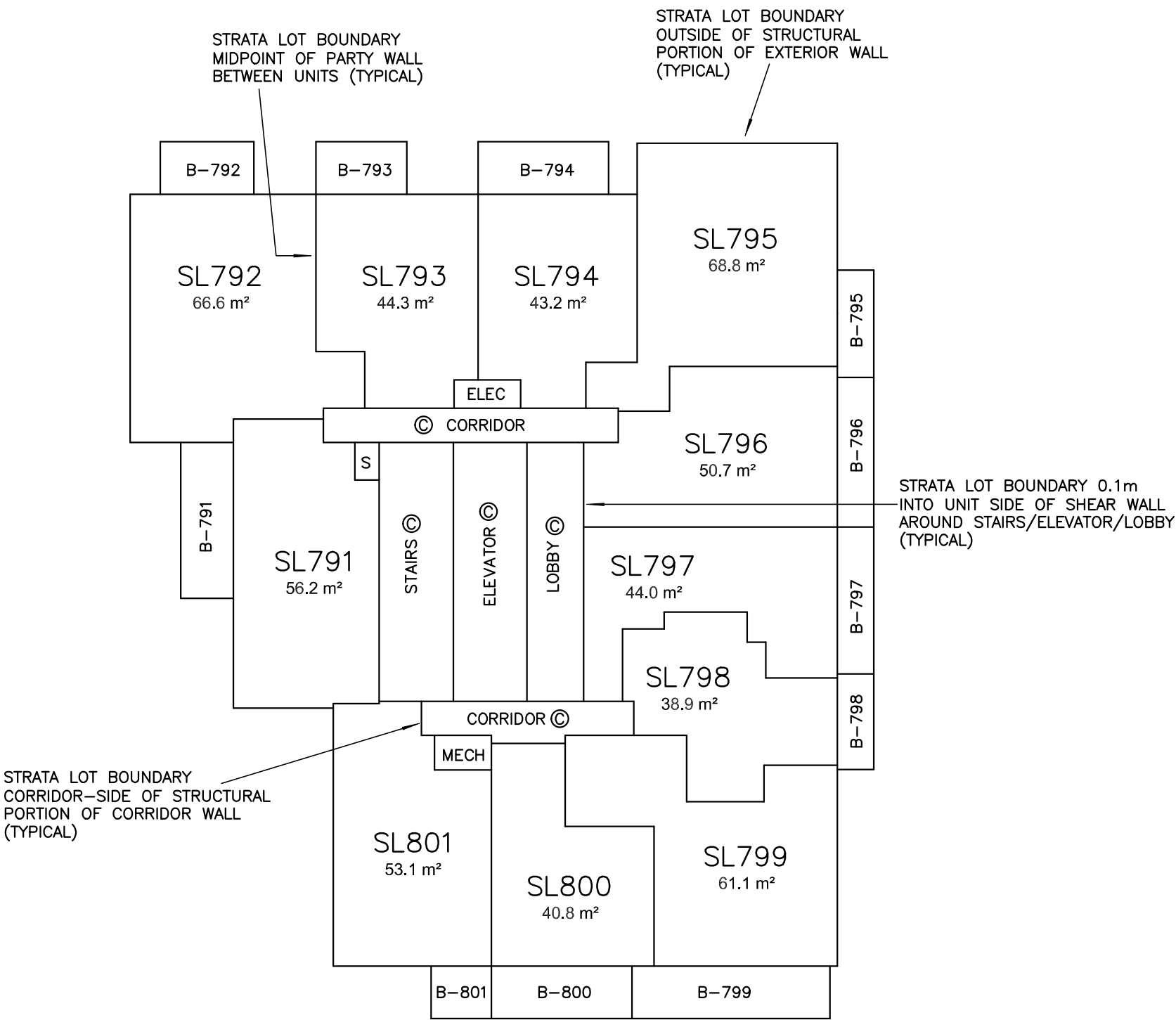
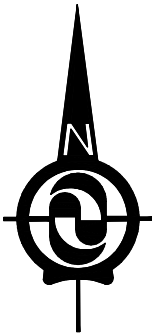


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 76 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
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200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N18.DWG

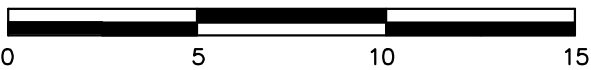
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SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

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-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
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-CORRIDOR-SIDE OF STRUCTURAL PORTION  
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-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

19th FLOOR (NORTH BUILDING)

SCALE 1:200

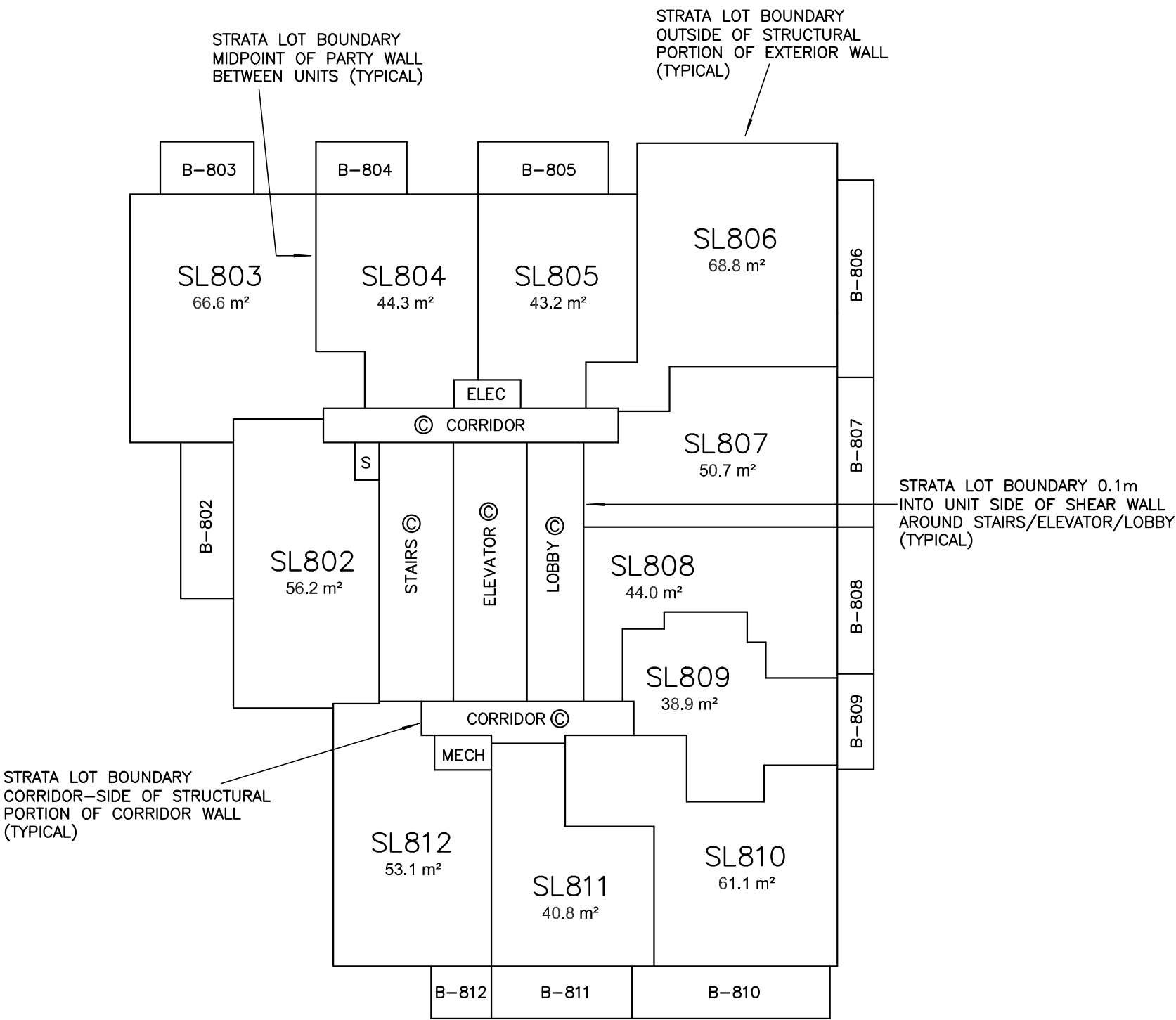
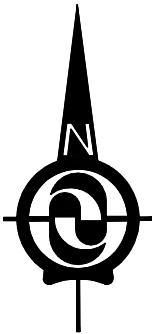


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 77 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
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File: 174882\_N19.DWG

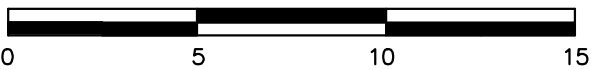
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-CORRIDOR-SIDE OF STRUCTURAL PORTION  
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AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

20th FLOOR (NORTH BUILDING)

SCALE 1:200

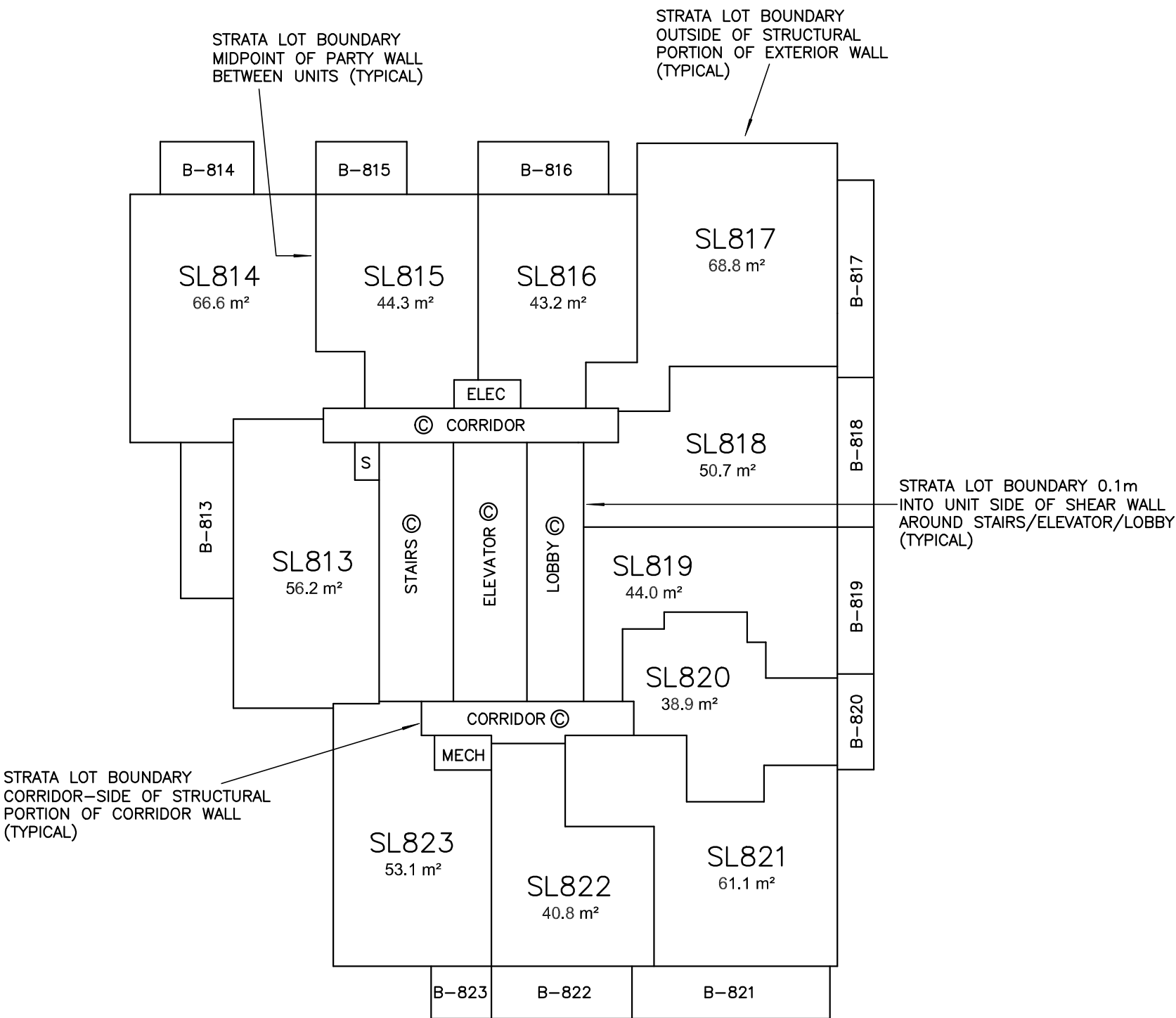
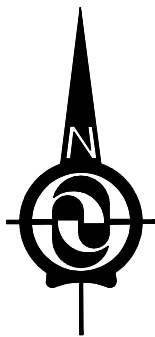


All distances are in metres.

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ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 78 OF 98 SHEETS  
STRATA PLAN EPS0000



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N20.DWG

PATIO AND BALCONY AREAS  
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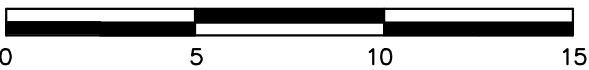
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AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11



21st FLOOR (NORTH BUILDING)

SCALE 1:200

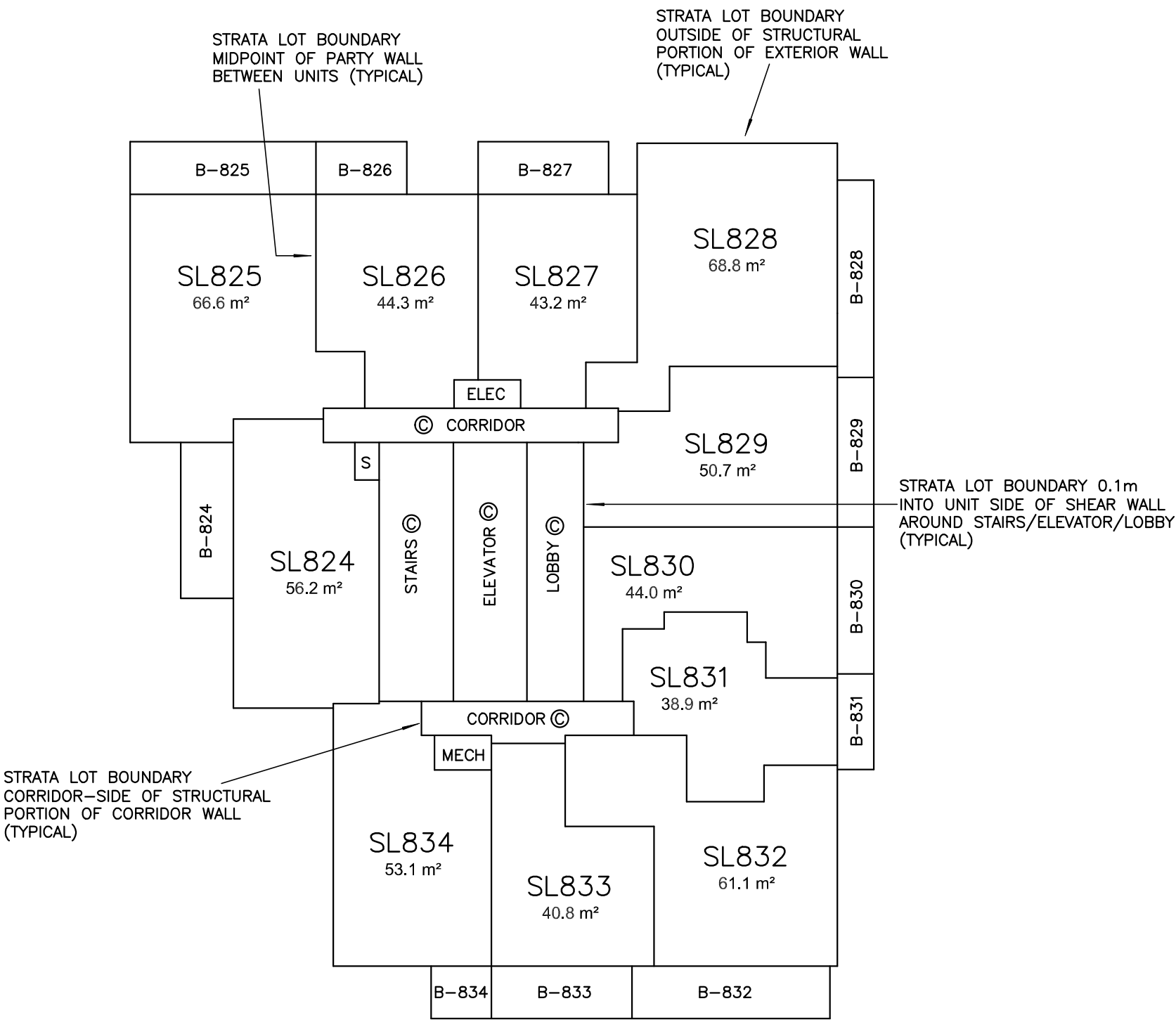
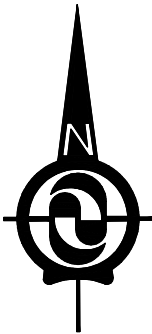


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 79 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
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200, 9128 – 152nd STREET  
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File: 174882\_N21.DWG

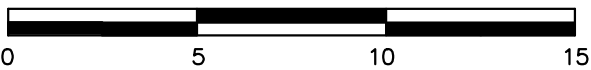
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–CORRIDOR–SIDE OF STRUCTURAL PORTION  
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AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

22nd FLOOR (NORTH BUILDING)

SCALE 1:200

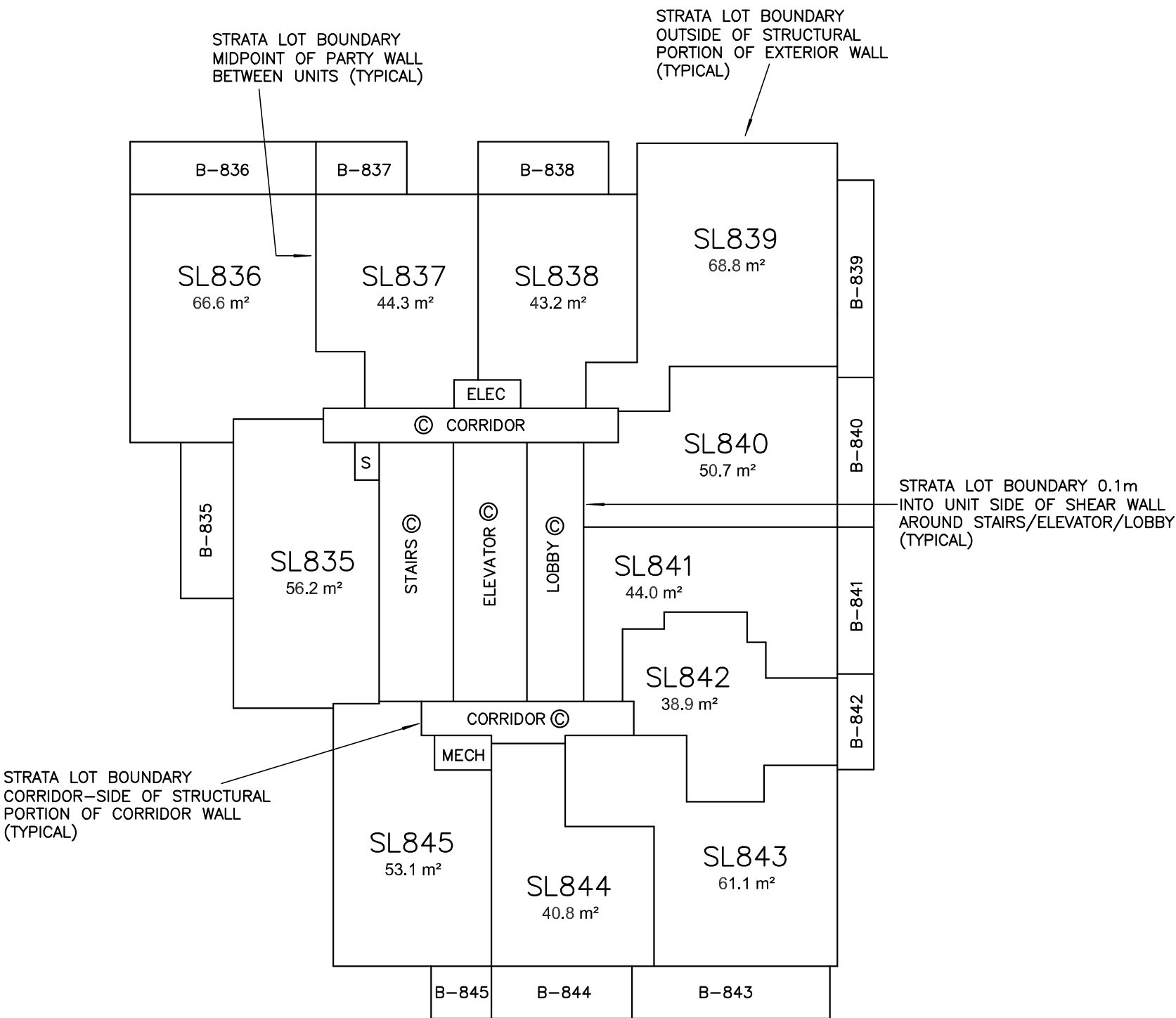
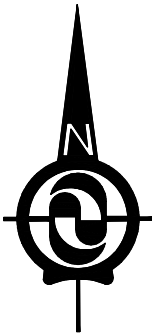


All distances are in metres.

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ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 80 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
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V3R 4E7  
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File: 174882\_N22.DWG

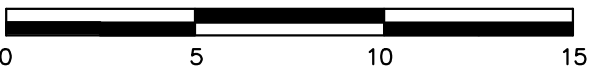
PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
–MIDPOINT OF PARTY WALLS BETWEEN UNITS  
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
–CORRIDOR–SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
–0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

23rd FLOOR (NORTH BUILDING)

SCALE 1:200

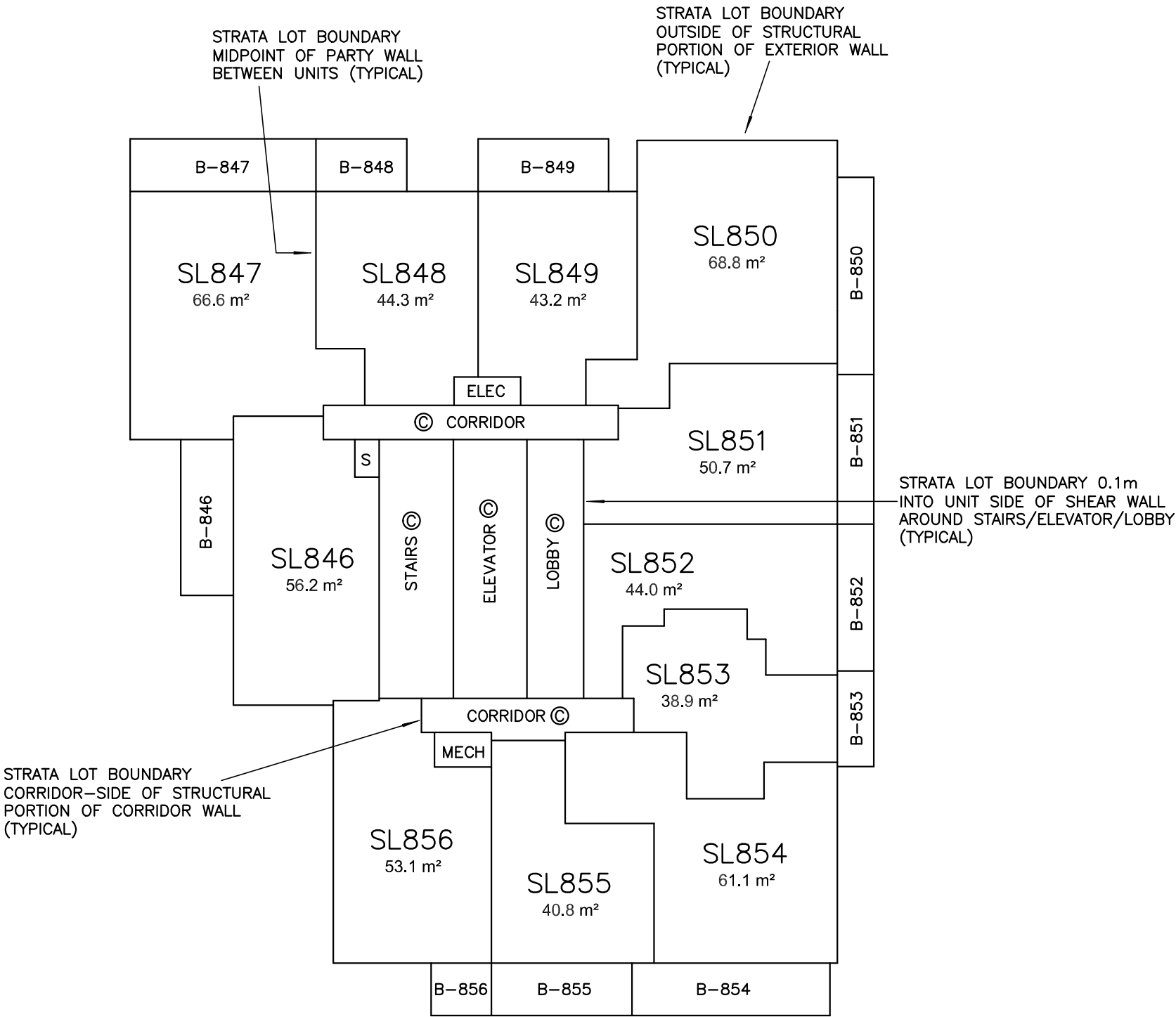
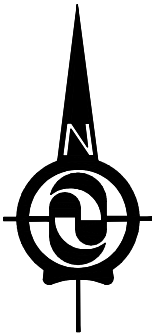


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 81 OF 98 SHEETS  
STRATA PLAN EPS0000



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_N23.DWG

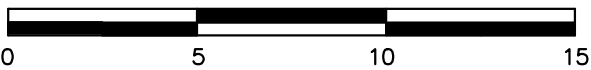
PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
–MIDPOINT OF PARTY WALLS BETWEEN UNITS  
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
–CORRIDOR—SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
–0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

24th FLOOR (NORTH BUILDING)

SCALE 1:200

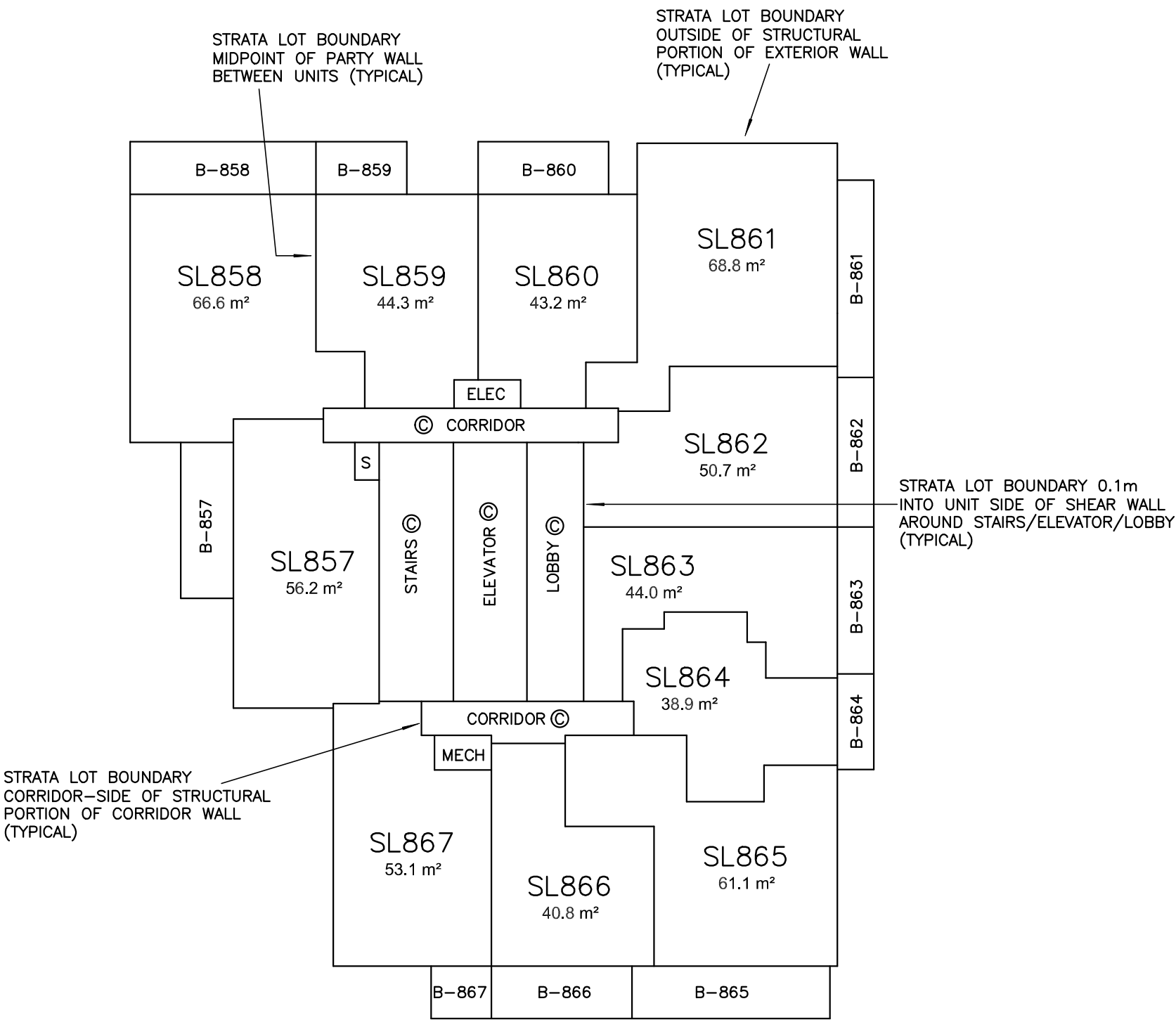
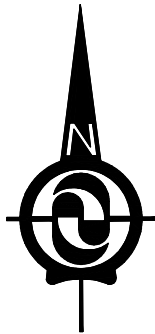


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 82 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N24.DWG

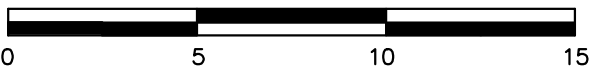
PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

25th FLOOR (NORTH BUILDING)

SCALE 1:200

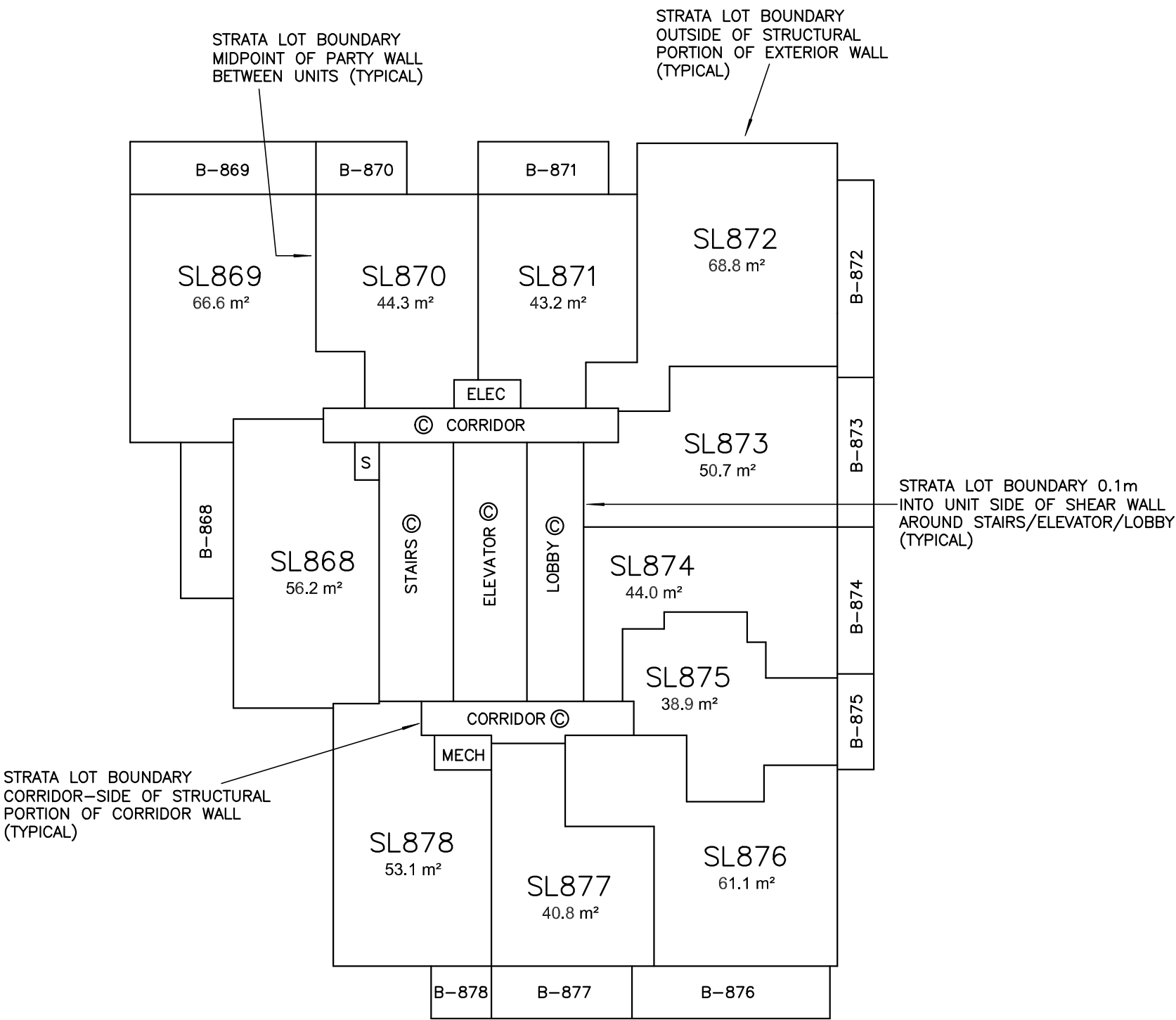
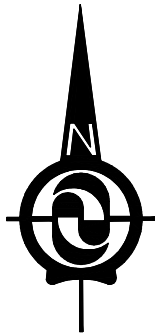


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 83 OF 98 SHEETS  
STRATA PLAN EPS0000



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N25.DWG

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

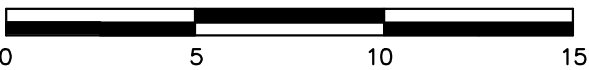
STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

26th FLOOR (NORTH BUILDING)

SCALE 1:200

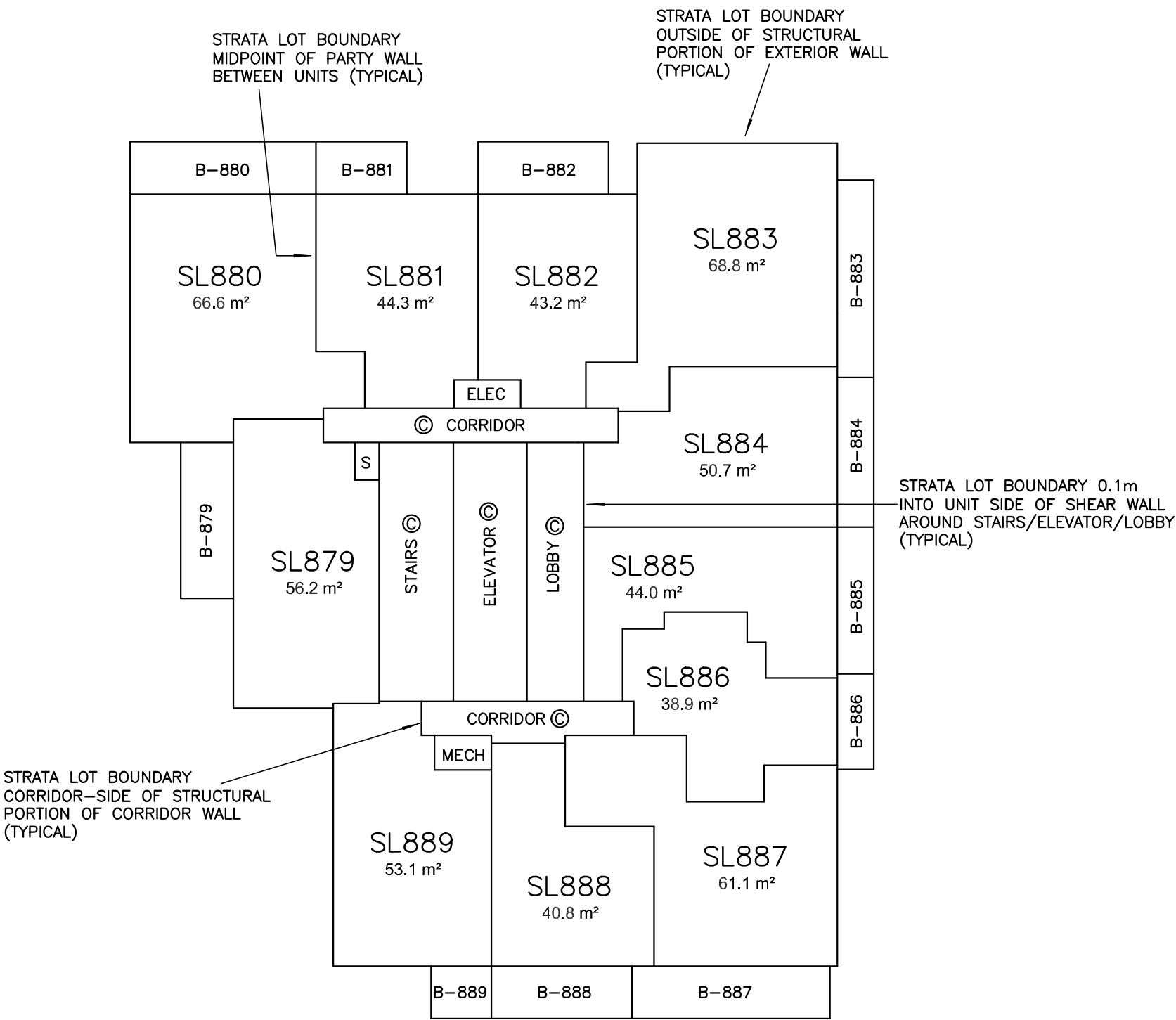
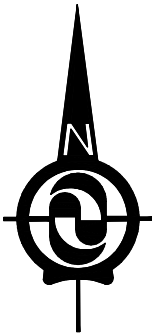


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 84 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_N26.DWG

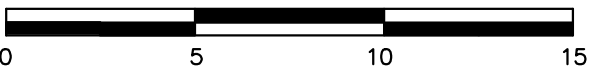
PATIO AND BALCONY AREAS  
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THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
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BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
–MIDPOINT OF PARTY WALLS BETWEEN UNITS  
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
–CORRIDOR–SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
–0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

27th FLOOR (NORTH BUILDING)

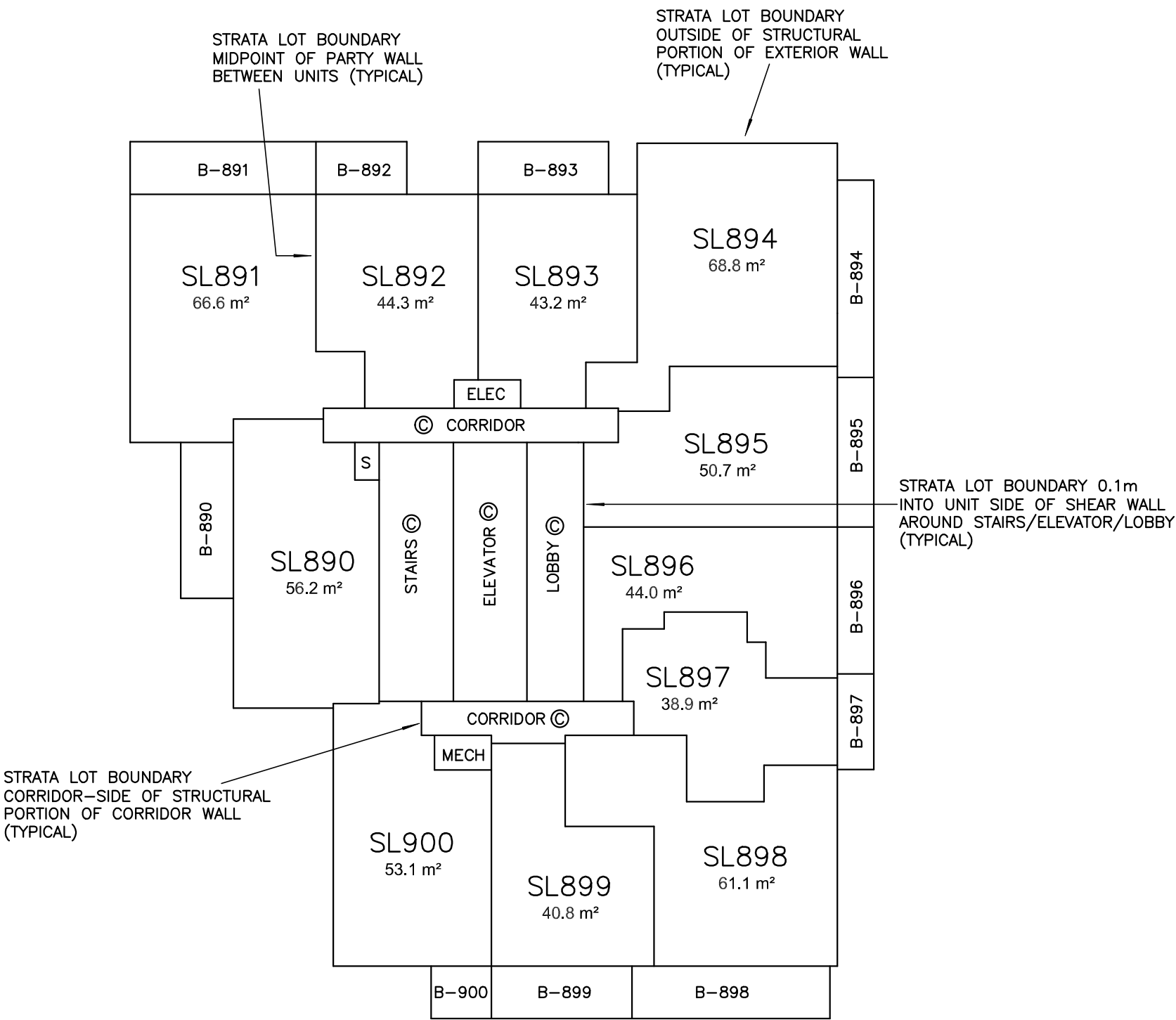
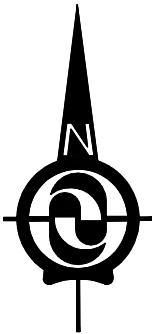
SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_N27.DWG

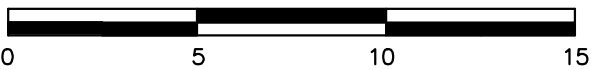
PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
–MIDPOINT OF PARTY WALLS BETWEEN UNITS  
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
–CORRIDOR–SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
–0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

28th FLOOR (NORTH BUILDING)

SCALE 1:200

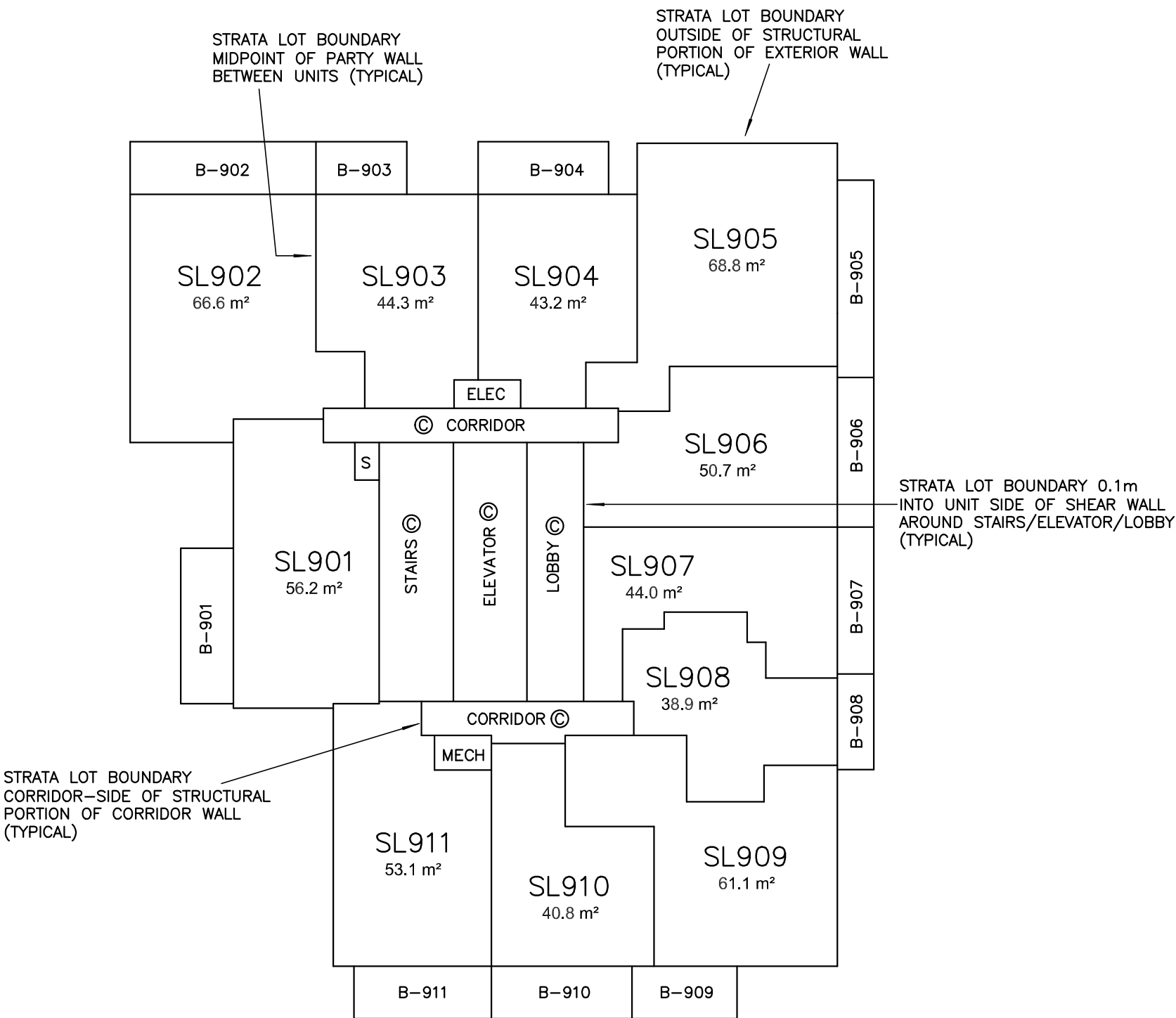
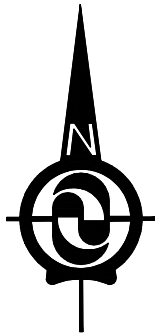


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 86 OF 98 SHEETS  
STRATA PLAN EPS0000



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_N28.DWG

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

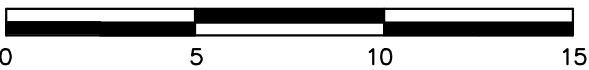
STRATA LOT BOUNDARIES DEFINED AS:  
–MIDPOINT OF PARTY WALLS BETWEEN UNITS  
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
–CORRIDOR–SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
–0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11



29th FLOOR (NORTH BUILDING)

SCALE 1:200

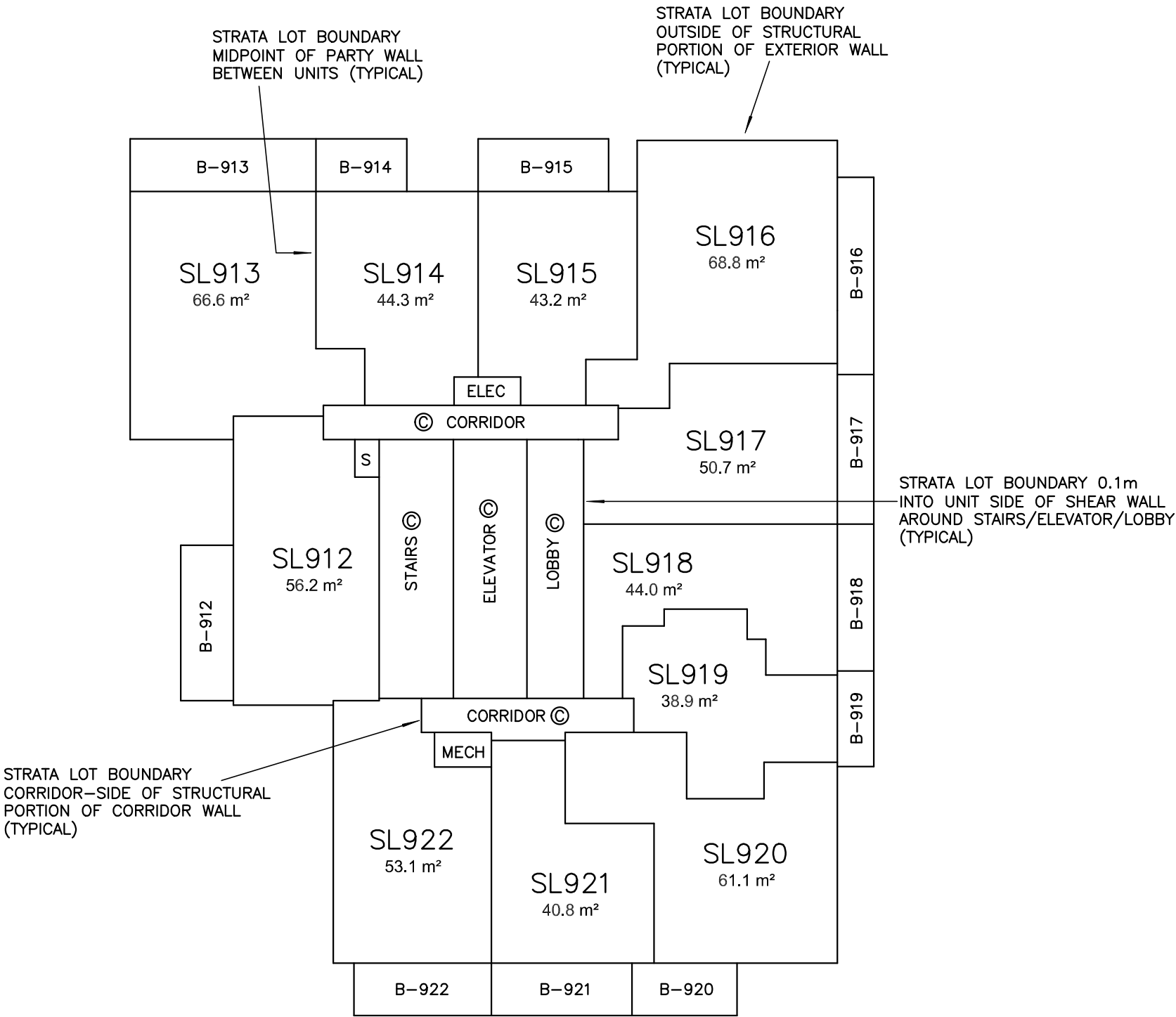
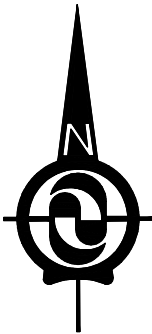


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 87 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_N29.DWG

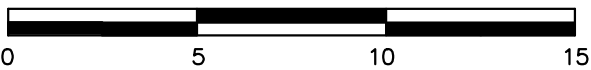
PATIO AND BALCONY AREAS  
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THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
–MIDPOINT OF PARTY WALLS BETWEEN UNITS  
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
–CORRIDOR—SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
–0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

30th FLOOR (NORTH BUILDING)

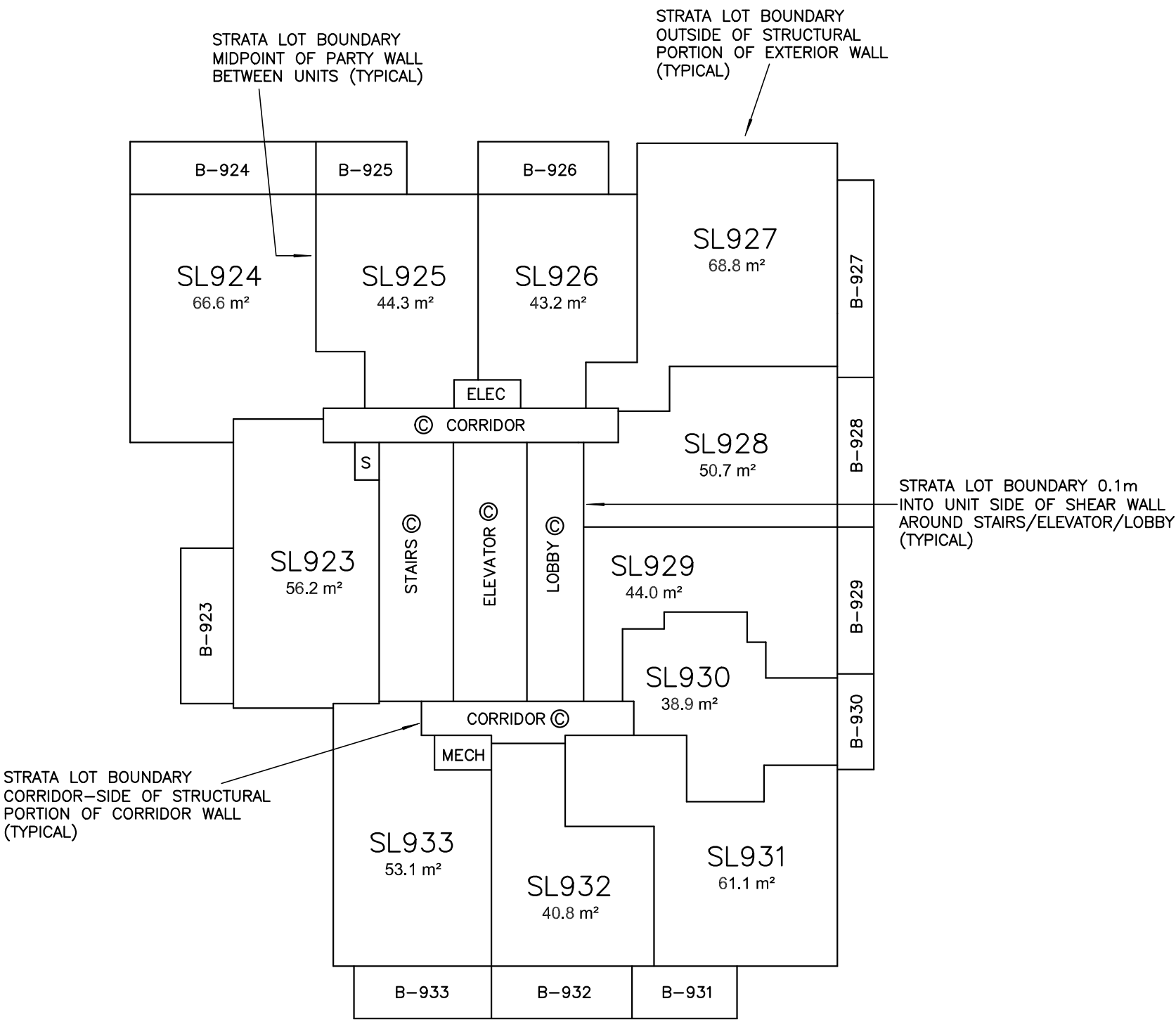
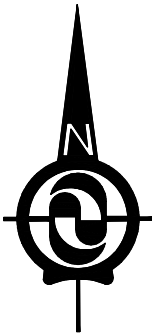
SCALE 1:200



All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_N30.DWG

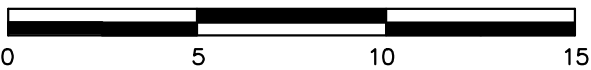
PATIO AND BALCONY AREAS  
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THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
–MIDPOINT OF PARTY WALLS BETWEEN UNITS  
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
–CORRIDOR–SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
–0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

31st FLOOR (NORTH BUILDING)

SCALE 1:200

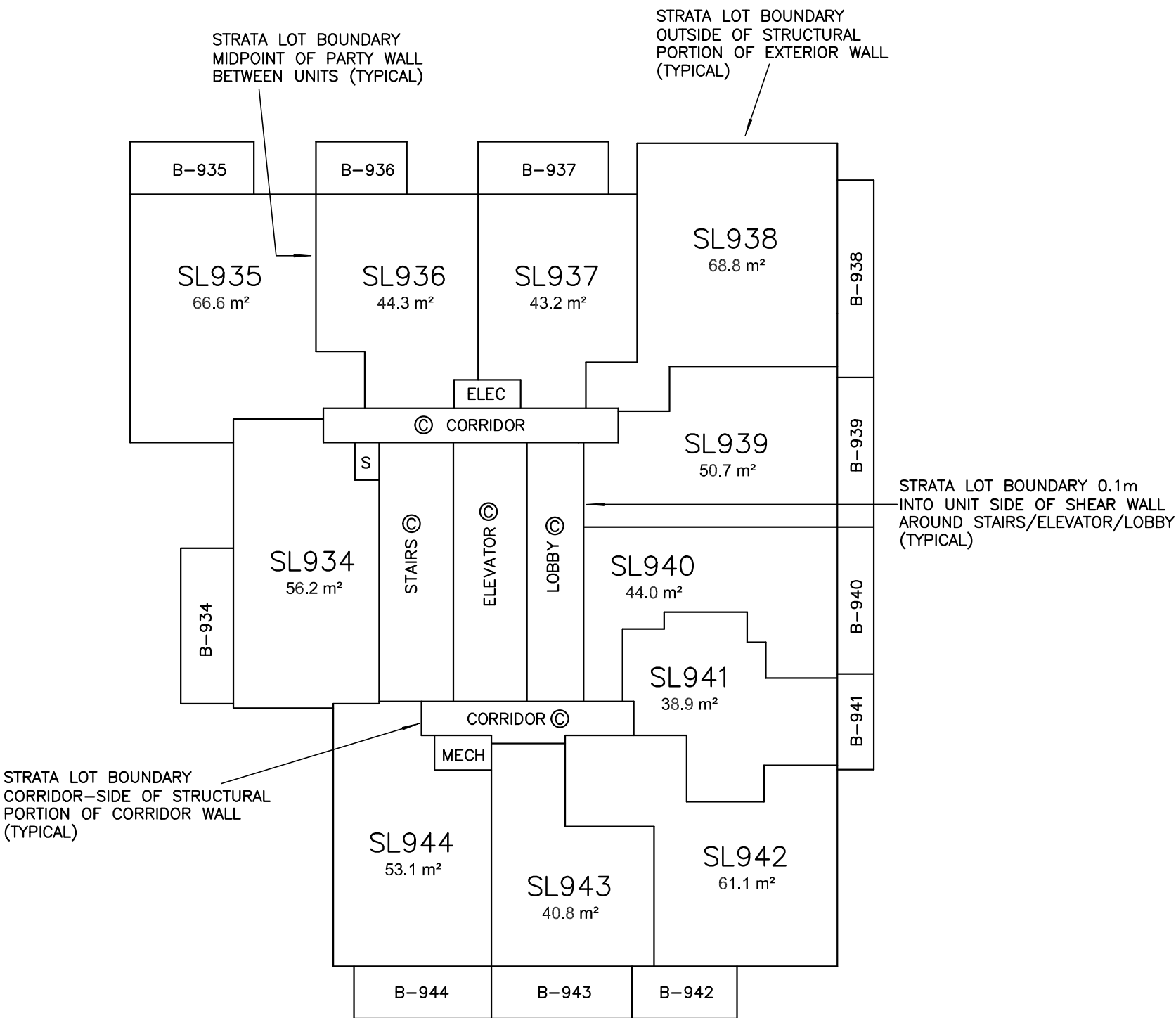
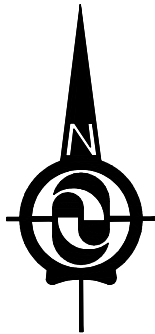


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 89 OF 98 SHEETS  
STRATA PLAN EPS0000



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N31.DWG

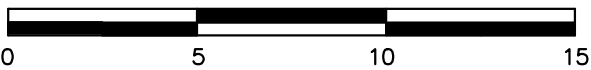
PATIO AND BALCONY AREAS  
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THE CENTRE OF THE FLOOR ABOVE  
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THERE IS NO FLOOR ABOVE,  
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SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

32nd FLOOR (NORTH BUILDING)

SCALE 1:200

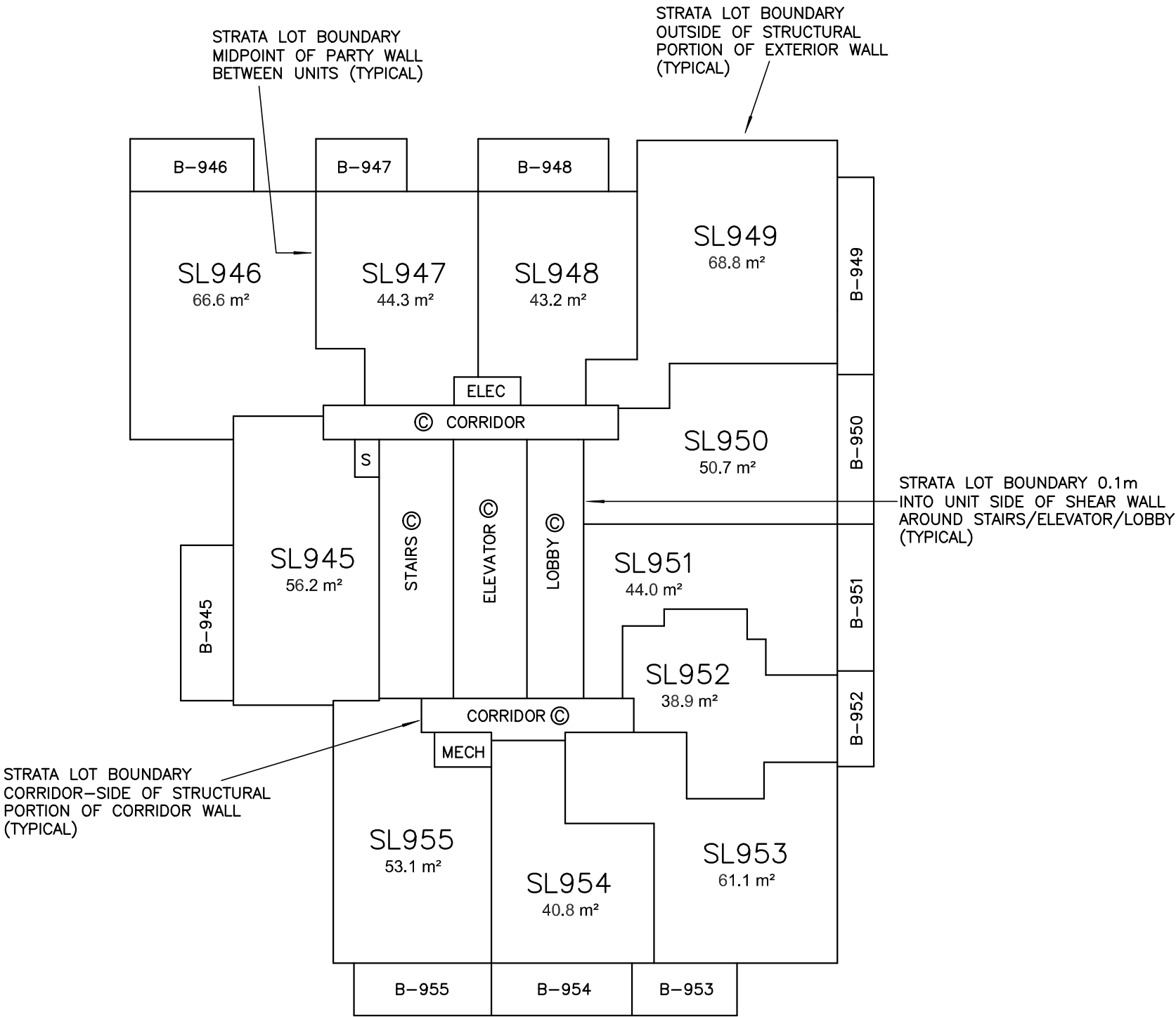
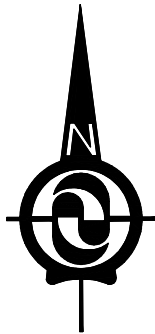


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 90 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N32.DWG

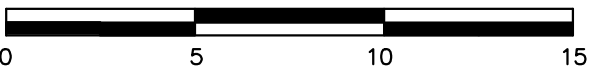
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SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

33rd FLOOR (NORTH BUILDING)

SCALE 1:200

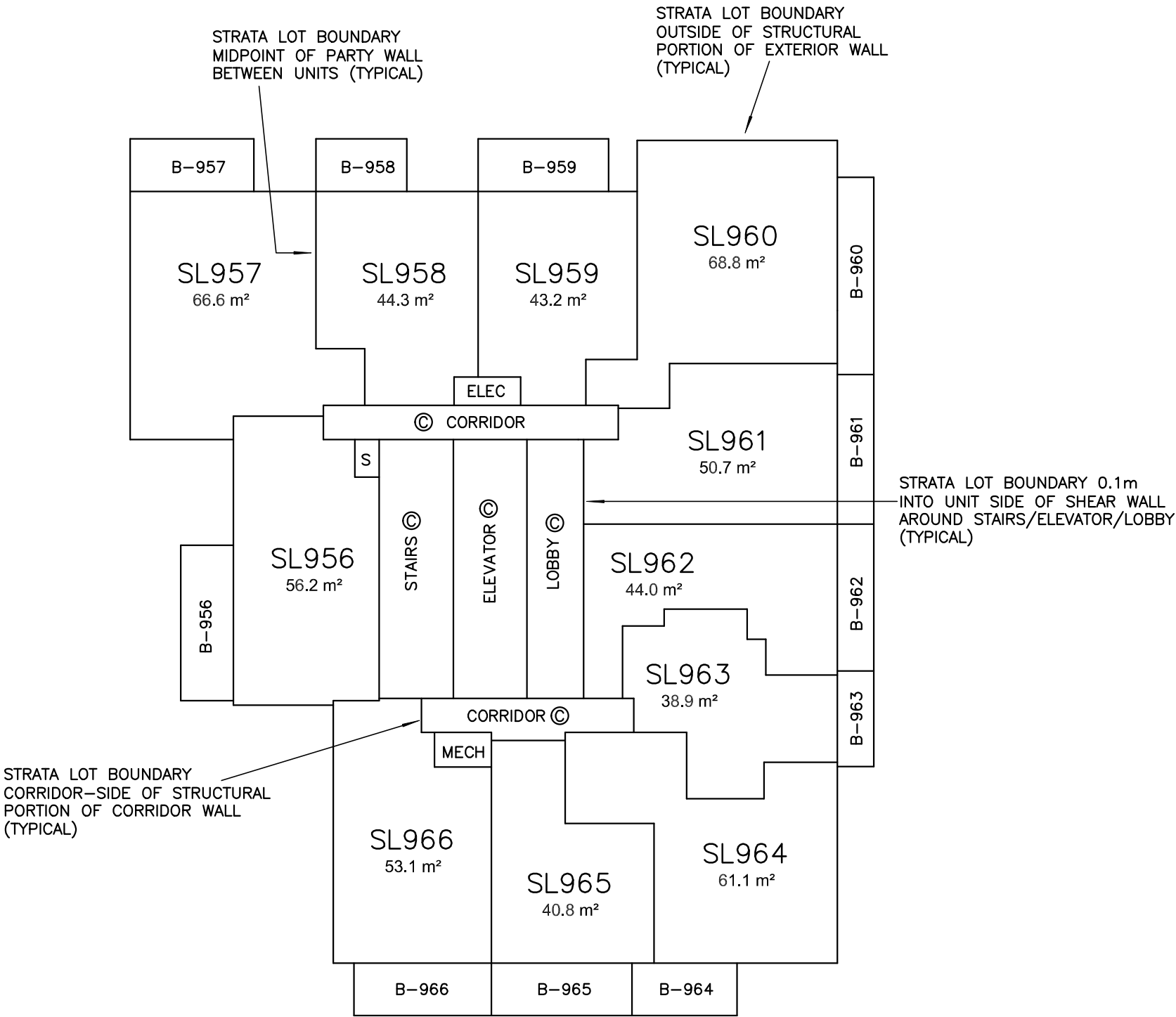
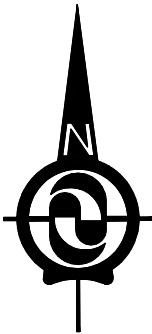


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 91 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_N33.DWG

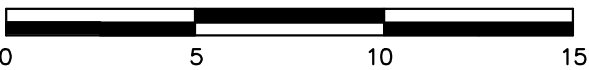
PATIO AND BALCONY AREAS  
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THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
–MIDPOINT OF PARTY WALLS BETWEEN UNITS  
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
–CORRIDOR–SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
–0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

34th FLOOR (NORTH BUILDING)

SCALE 1:200

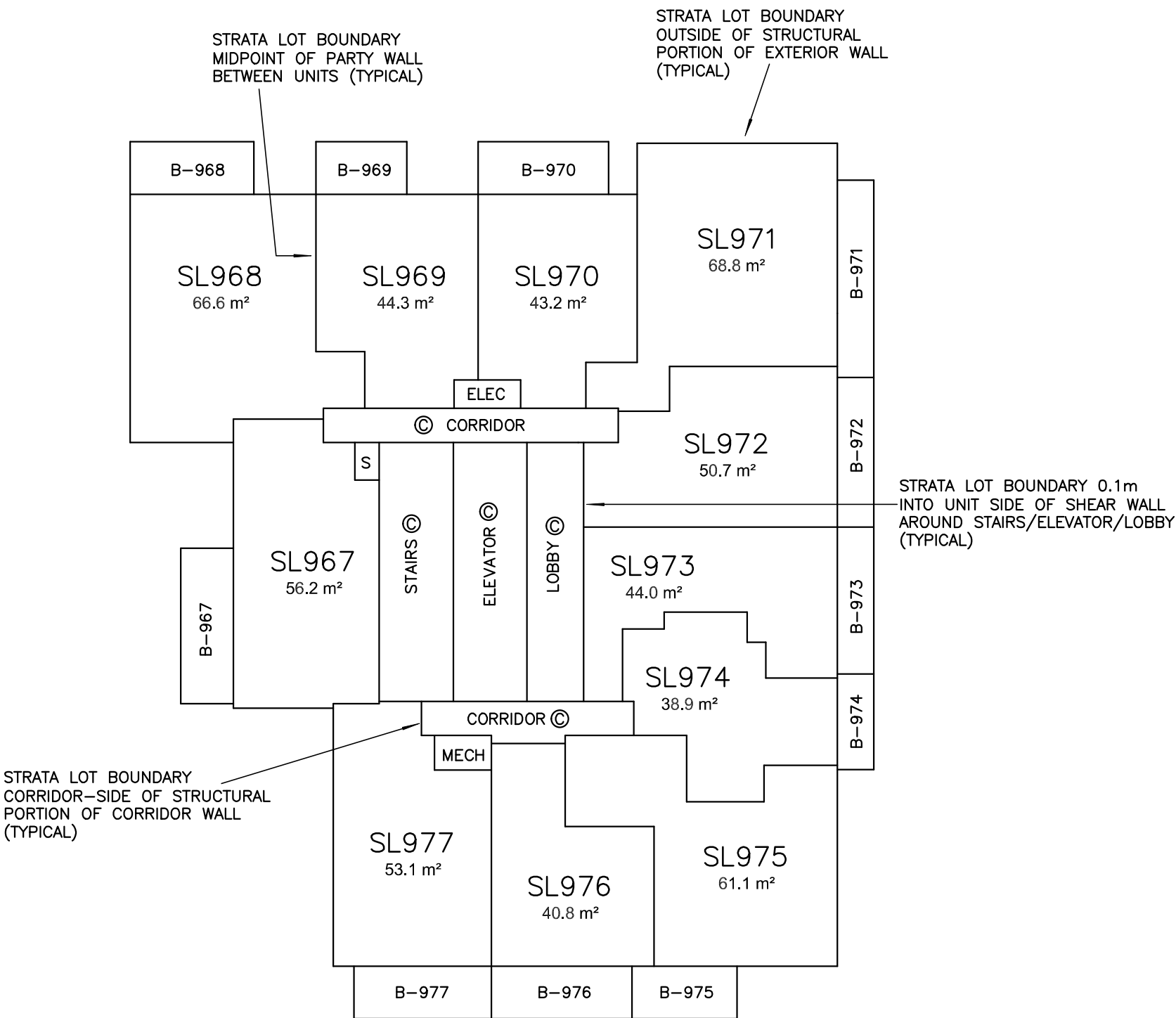
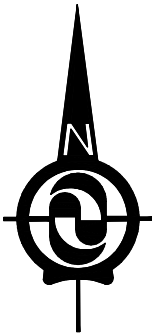


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 92 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_N34.DWG

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

STRATA LOT BOUNDARIES DEFINED AS:  
–MIDPOINT OF PARTY WALLS BETWEEN UNITS  
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
–CORRIDOR–SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
–0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

35th FLOOR (NORTH BUILDING)

SCALE 1:200

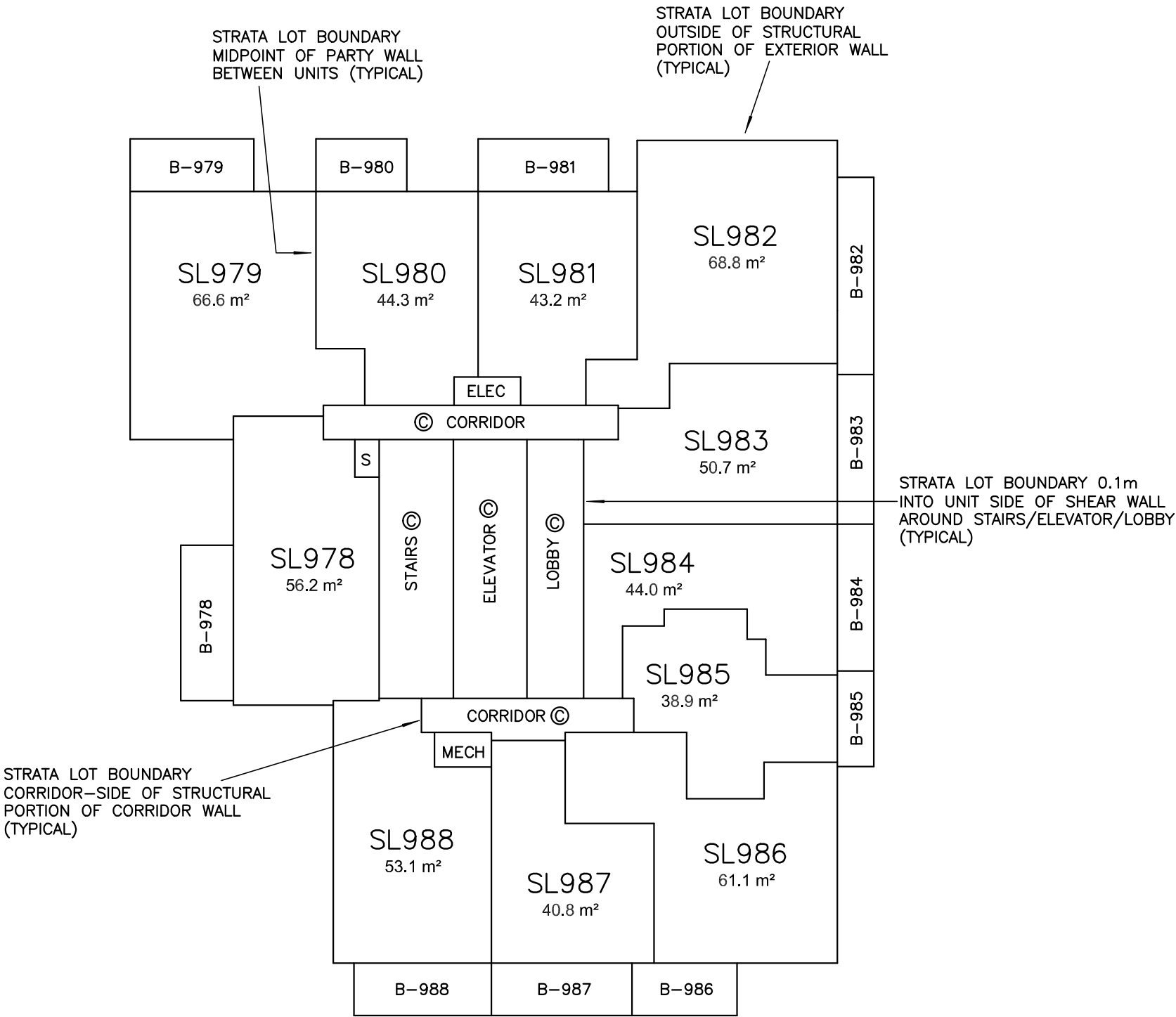
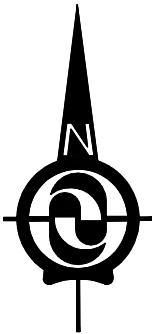


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 93 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_N35.DWG

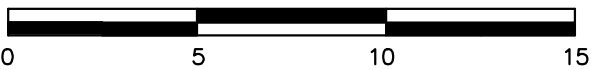
PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
–MIDPOINT OF PARTY WALLS BETWEEN UNITS  
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
–CORRIDOR–SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
–0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

36th FLOOR (NORTH BUILDING)

SCALE 1:200

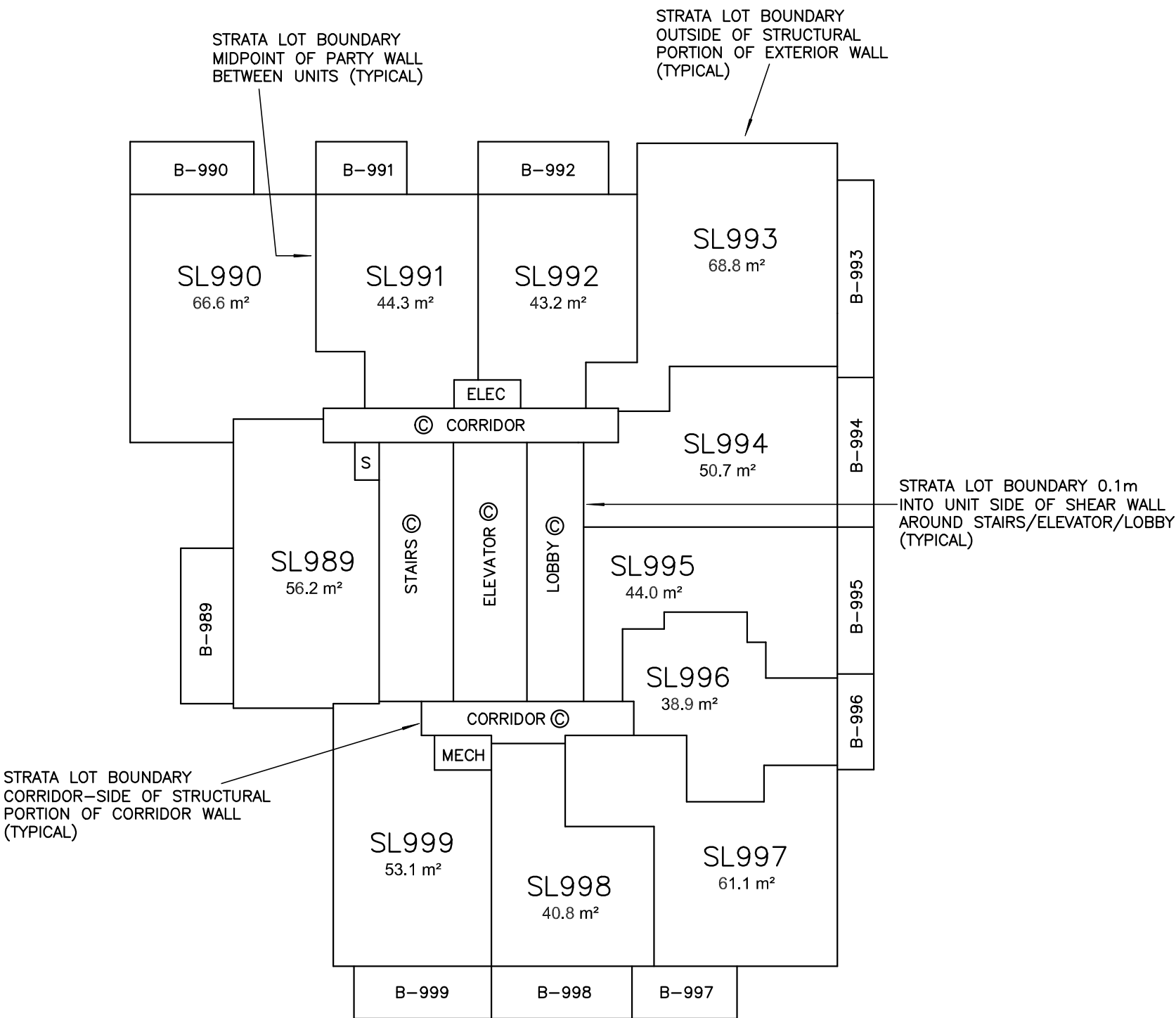
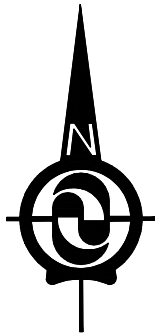


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 94 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N36.DWG

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

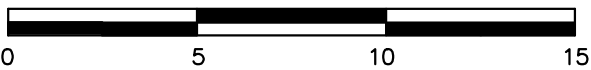
STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11



37th FLOOR (NORTH BUILDING)

SCALE 1:200



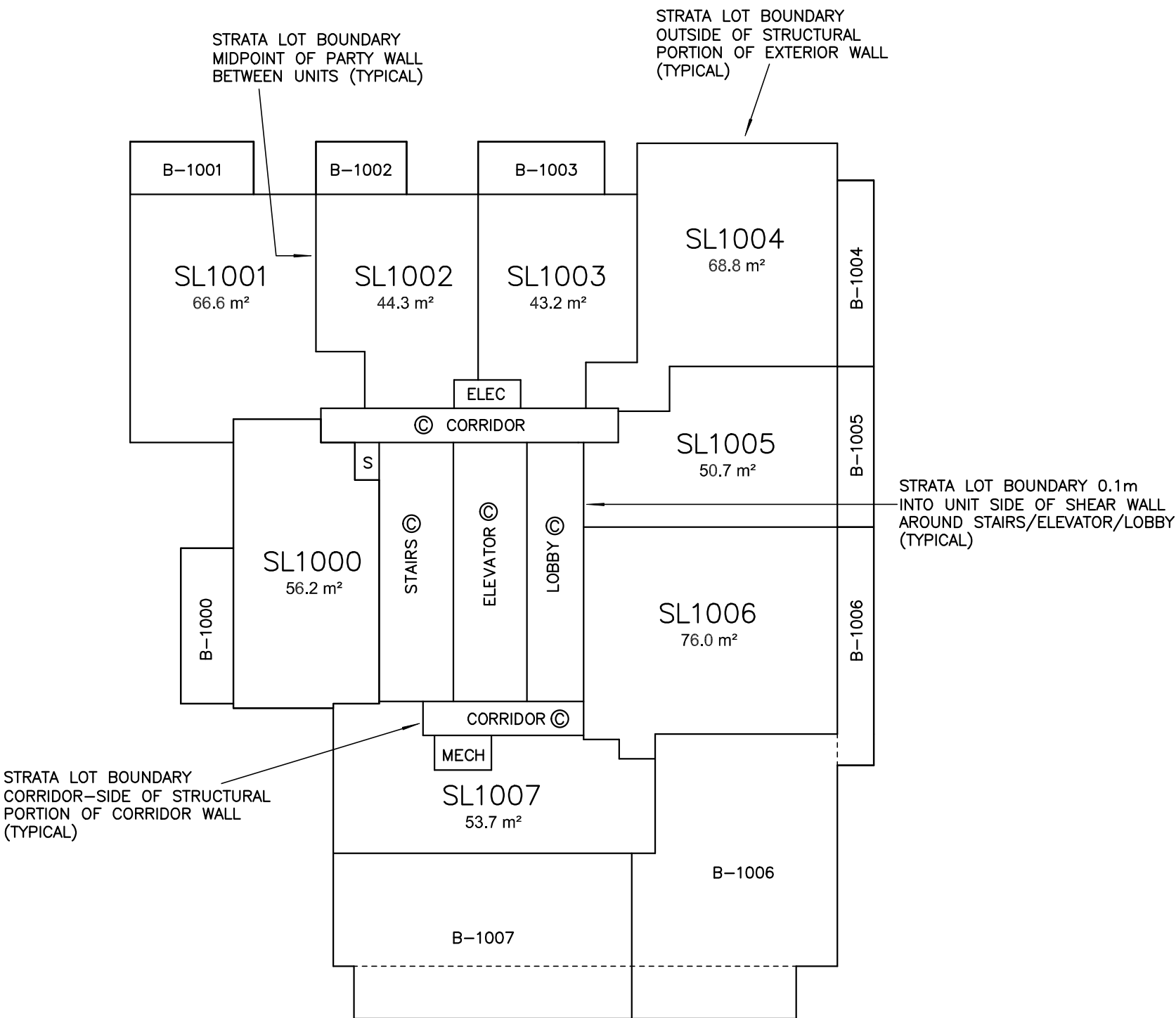
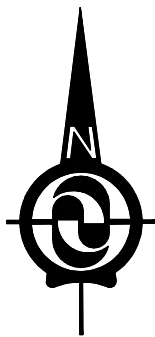
All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

----- PERIMETER OF FLOOR BELOW

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 95 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
File: 174882\_N37.DWG

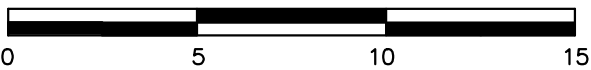
PATIO AND BALCONY AREAS  
ARE DEFINED AS TO HEIGHT BY  
THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
THERE IS NO FLOOR ABOVE,  
BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
-MIDPOINT OF PARTY WALLS BETWEEN UNITS  
-OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
-CORRIDOR-SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
-0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022-02-11

38th FLOOR (NORTH BUILDING)

SCALE 1:200

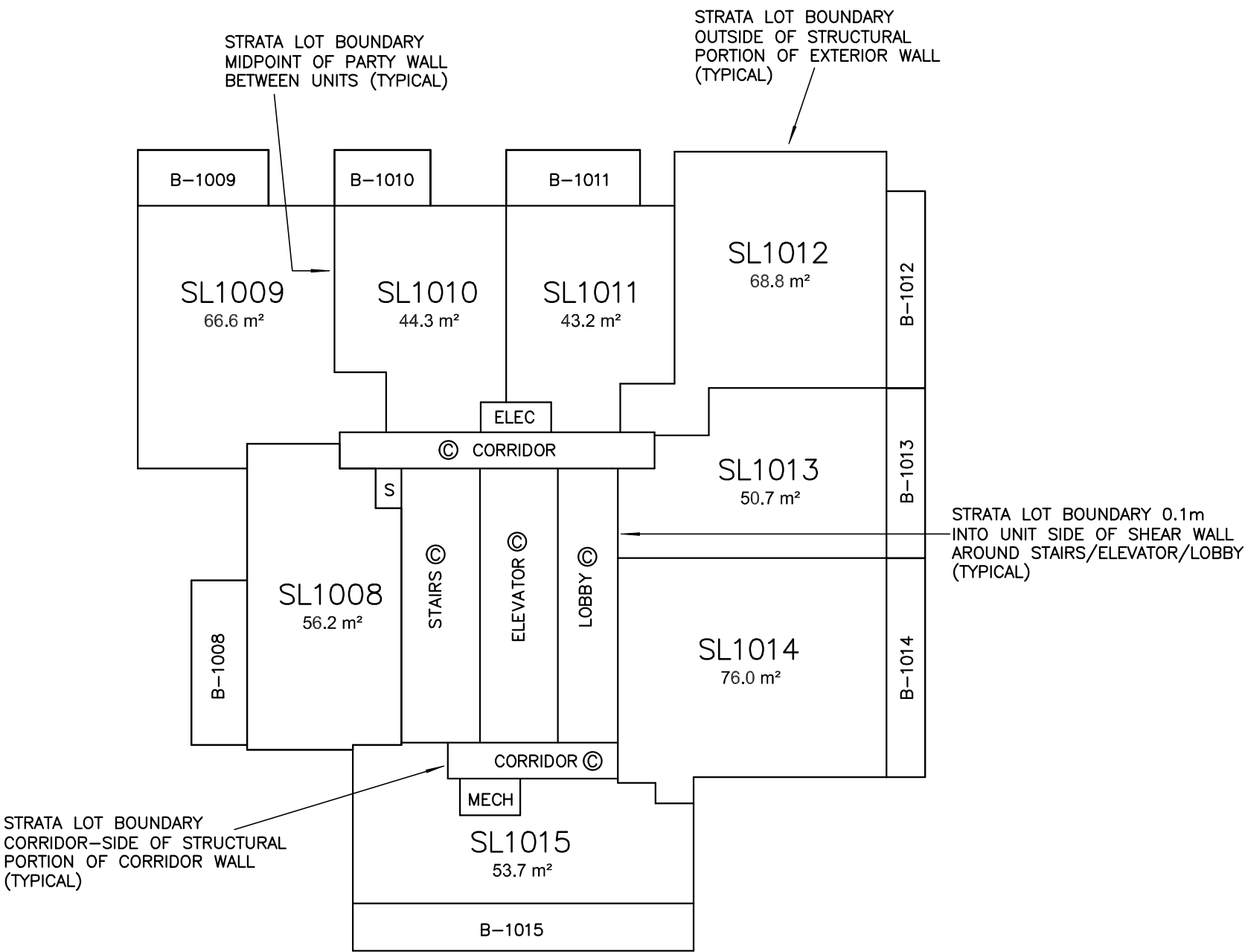
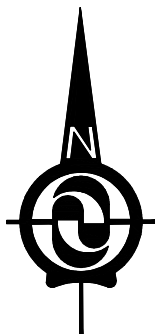


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 96 OF 98 SHEETS  
STRATA PLAN EPS0000



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.

200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_N38.DWG

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

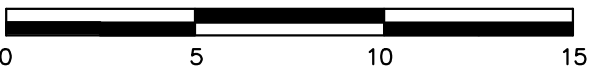
STRATA LOT BOUNDARIES DEFINED AS:

- MIDPOINT OF PARTY WALLS BETWEEN UNITS
- OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)
- CORRIDOR—SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS
- 0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

39th FLOOR (NORTH BUILDING)

SCALE 1:200

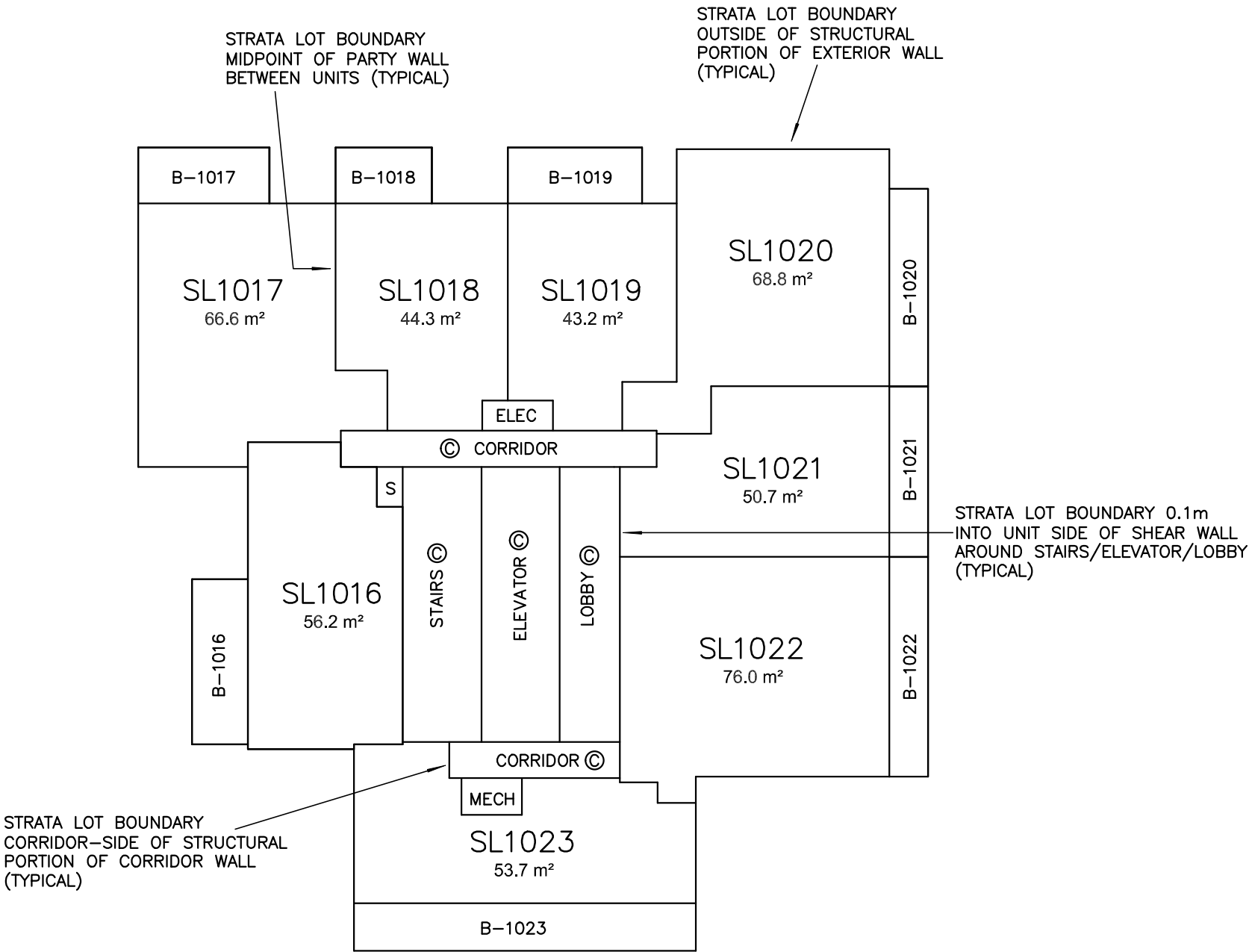
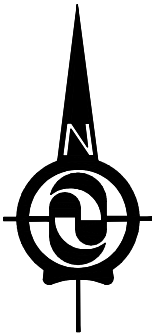


All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:200

ELEC INDICATES ELECTRICAL CLOSET (COMMON PROPERTY)  
MECH INDICATES MECHANICAL CLOSET (COMMON PROPERTY)  
S INDICATES SERVICE DUCT (COMMON PROPERTY)

PHASE 2 SHEET 97 OF 98 SHEETS  
STRATA PLAN EPS0000



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_N39.DWG

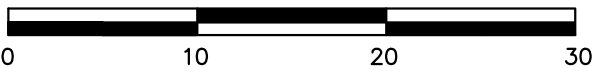
PATIO AND BALCONY AREAS  
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THE CENTRE OF THE FLOOR ABOVE  
OR ITS EXTENSIONS, OR WHERE  
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BY THE AVERAGE HEIGHT OF  
SAME FLOOR WITHIN THE SAME  
BUILDING, UNLESS OTHERWISE NOTED.

STRATA LOT BOUNDARIES DEFINED AS:  
–MIDPOINT OF PARTY WALLS BETWEEN UNITS  
–OUTSIDE OF STRUCTURAL PORTION OF EXTERIOR WALLS  
(CLADDING, AND DECORATIVE FEATURES ARE EXCLUDED)  
–CORRIDOR—SIDE OF STRUCTURAL PORTION  
OF CORRIDOR WALLS  
–0.1m INTO UNIT SIDE OF SHEAR WALL  
AROUND STAIRS/ELEVATOR/LOBBY

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

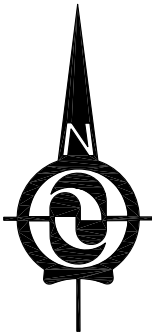
ROOF

SCALE 1:400



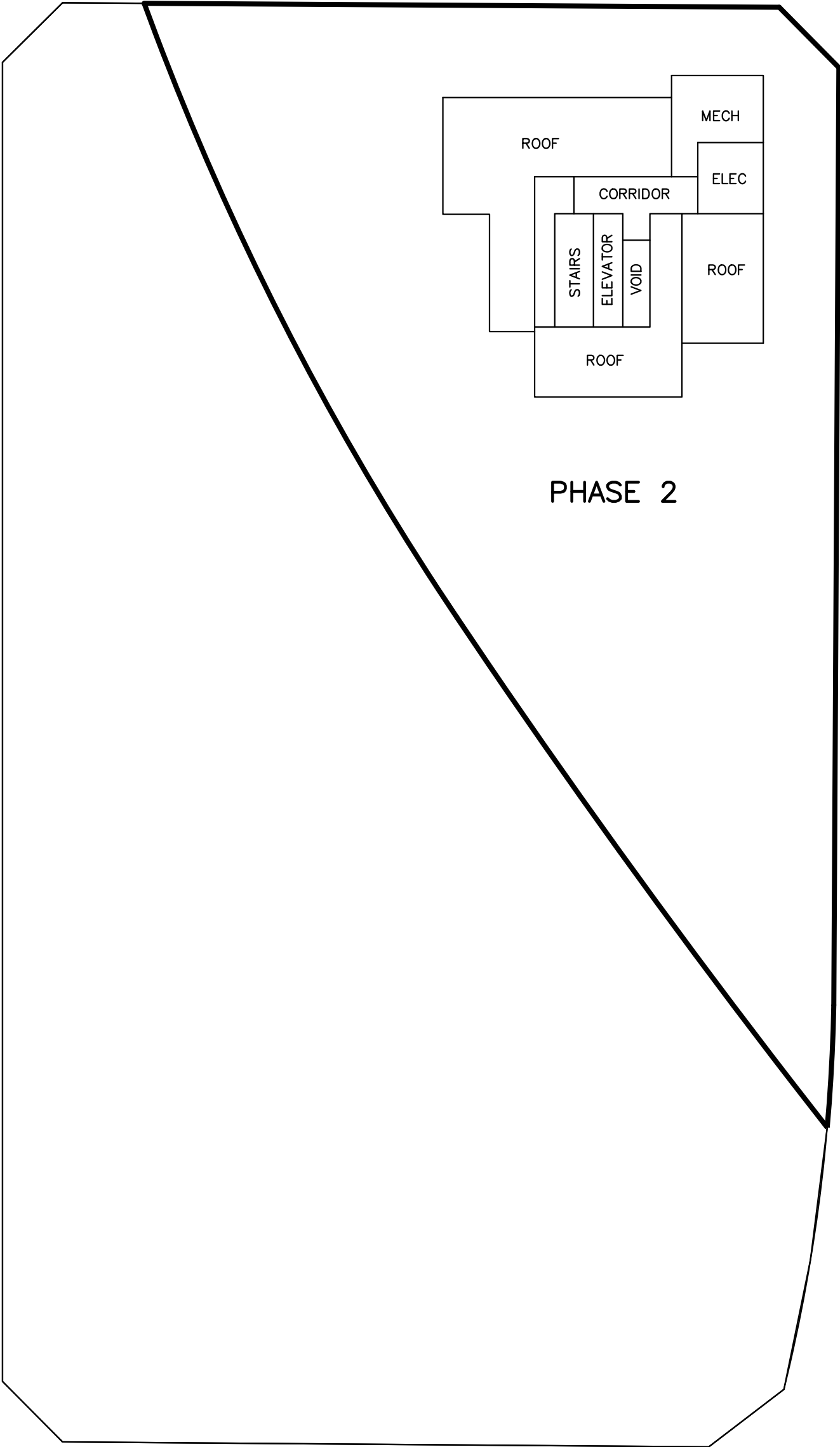
All distances are in metres.

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm IN WIDTH BY 432 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:400



PHASE 2 SHEET 98 OF 98 SHEETS  
STRATA PLAN EPS0000

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



PROPERTY LINE

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

200, 9128 – 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583–1616  
File: 174882\_ROOF.DWG

GU GORDON YU, BCLS #808  
PRELIMINARY: 2022–02–11

**EXHIBIT B-1**

**PRELIMINARY FORM V – SCHEDULE OF UNIT ENTITLEMENT (PHASE 1)**

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

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

\_\_\_\_\_

Part Lot A Section 22 Block 5 North Range 2 West New Westminster District  
Plan EPP111526, Except Air Space Parcel 1 Air Space Plan EPP \_\_\_\_\_

---

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

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

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

**Certificate of British Columbia Land Surveyor**

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

Date:

.....  
Signature

**OR**

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

**OR**

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

.....  
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
1	8	79.2	79	
2	8	57.7	58	
3	8	62.7	63	
4	8	64.9	65	
5	8	65.5	66	
6	8	49.3	49	
7	8	45.8	46	
8	9	51.7	52	
9	9	60.8	61	
10	9	51.1	51	
11	9	79.2	79	
12	9	54.8	55	
13	9	55.8	56	
14	9	88.9	89	
15	9	49.6	50	
16	9	41.4	41	
17	9	39.2	39	
18	9	39.3	39	
19	9	40.4	40	
20	9	67.6	68	
21	9	56.4	56	
22	9	45.7	46	
23	9	41.6	42	
24	9	39.3	39	
25	9	40.3	40	
26	9	51.7	52	
27	9	59.3	59	
28	9	60.9	61	
29	9	75.6	76	
30	9	71.7	72	
31	9	55.5	56	
32	10	39.7	40	
33	10	41.1	41	
34	10	46.2	46	
35	10	41.3	41	
36	10	39.8	40	
37	10	40.0	40	
38	10	78.8	79	
39	10	41.4	41	
40	10	39.2	39	
41	10	39.3	39	

42	10	40.4	40	
43	10	67.6	68	
44	10	56.4	56	
45	10	45.6	46	
46	10	42.2	42	
47	10	39.3	39	
48	10	40.7	41	
49	10	51.1	51	
50	10	41.9	42	
51	10	41.2	41	
52	10	42.5	43	
53	10	42.0	42	
54	10	42.2	42	
55	10	80.7	81	
56	11	39.7	40	
57	11	41.1	41	
58	11	46.2	46	
59	11	42.4	42	
60	11	41.0	41	
61	11	41.3	41	
62	11	81.8	82	
63	11	41.4	41	
64	11	39.2	39	
65	11	39.3	39	
66	11	40.4	40	
67	11	67.6	68	
68	11	56.4	56	
69	11	45.6	46	
70	11	42.2	42	
71	11	39.3	39	
72	11	40.7	41	
73	11	51.1	51	
74	11	41.9	42	
75	11	41.2	41	
76	11	42.5	43	
77	11	42.0	42	
78	11	42.2	42	
79	11	80.7	81	
80	12	39.7	40	
81	12	41.1	41	
82	12	46.2	46	
83	12	42.4	42	
84	12	41.0	41	
85	12	41.3	41	
86	12	81.8	82	



87	12	41.4	41	
88	12	39.2	39	
89	12	39.3	39	
90	12	40.4	40	
91	12	67.6	68	
92	12	56.4	56	
93	12	45.6	46	
94	12	42.2	42	
95	12	39.3	39	
96	12	40.7	41	
97	12	51.1	51	
98	12	41.9	42	
99	12	41.2	41	
100	12	42.5	43	
101	12	42.0	42	
102	12	42.2	42	
103	12	80.7	81	
104	13	39.7	40	
105	13	41.1	41	
106	13	46.2	46	
107	13	42.4	42	
108	13	41.0	41	
109	13	41.3	41	
110	13	81.8	82	
111	13	41.4	41	
112	13	39.2	39	
113	13	39.3	39	
114	13	40.4	40	
115	13	67.6	68	
116	13	56.4	56	
117	13	45.6	46	
118	13	42.2	42	
119	13	39.3	39	
120	13	40.7	41	
121	13	51.1	51	
122	13	41.9	42	
123	13	41.2	41	
124	13	42.5	43	
125	13	42.0	42	
126	13	42.2	42	
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128	14	39.7	40	
129	14	41.1	41	
130	14	46.2	46	
131	14	42.4	42	

132	14	41.0	41	
133	14	41.3	41	
134	14	81.8	82	
135	14	41.4	41	
136	14	39.2	39	
137	14	39.3	39	
138	14	40.4	40	
139	14	67.6	68	
140	14	56.4	56	
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148	14	42.5	43	
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152	15	39.7	40	
153	15	41.1	41	
154	15	46.2	46	
155	15	42.4	42	
156	15	41.0	41	
157	15	41.3	41	
158	15	81.8	82	
159	15	41.4	41	
160	15	39.2	39	
161	15	39.3	39	
162	15	40.4	40	
163	15	67.6	68	
164	15	56.4	56	
165	15	45.6	46	
166	15	42.2	42	
167	15	39.3	39	
168	15	40.7	41	
169	15	51.1	51	
170	15	41.9	42	
171	15	41.2	41	
172	15	42.5	43	
173	15	42.0	42	
174	15	42.2	42	
175	15	80.7	81	
176	16	39.7	40	

177	16	41.1	41	
178	16	46.2	46	
179	16	42.4	42	
180	16	41.0	41	
181	16	41.3	41	
182	16	41.7	42	
183	16	40.1	40	
184	16	41.4	41	
185	16	39.2	39	
186	16	39.3	39	
187	16	40.4	40	
188	16	67.6	68	
189	16	56.4	56	
190	16	45.6	46	
191	16	42.2	42	
192	16	39.3	39	
193	16	40.7	41	
194	16	51.1	51	
195	16	41.9	42	
196	16	41.2	41	
197	16	42.5	43	
198	16	42.0	42	
199	16	42.2	42	
200	16	80.7	81	
201	17	39.7	40	
202	17	41.1	41	
203	17	46.2	46	
204	17	42.4	42	
205	17	41.0	41	
206	17	41.3	41	
207	17	41.7	42	
208	17	40.1	40	
209	17	41.4	41	
210	17	39.2	39	
211	17	39.3	39	
212	17	40.4	40	
213	17	67.6	68	
214	17	56.4	56	
215	17	45.6	46	
216	17	42.2	42	
217	17	39.3	39	
218	17	40.7	41	
219	17	51.1	51	
220	17	41.9	42	
221	17	41.2	41	

222	17	42.5	43	
223	17	42.0	42	
224	17	42.2	42	
225	17	80.7	81	
226	18	39.7	40	
227	18	76.2	76	
228	18	63.9	64	
229	18	64.1	64	
230	18	51.5	52	
231	18	73.4	73	
232	18	45.6	46	
233	18	42.2	42	
234	18	39.3	39	
235	18	40.7	41	
236	18	51.1	51	
237	18	41.9	42	
238	18	41.2	41	
239	18	42.5	43	
240	18	42.0	42	
241	18	42.2	42	
242	18	80.7	81	
243	19	39.7	40	
244	19	41.2	41	
245	19	63.0	63	
246	19	43.2	43	
247	19	56.3	56	
248	19	59.5	60	
249	19	45.6	46	
250	19	42.2	42	
251	19	39.3	39	
252	19	40.7	41	
253	19	51.1	51	
254	19	41.9	42	
255	19	41.2	41	
256	19	42.5	43	
257	19	42.0	42	
258	19	42.2	42	
259	19	80.7	81	
260	20	40.0	40	
261	20	40.0	40	
262	20	70.2	70	
263	20	68.5	69	
264	20	46.8	47	
265	20	57.9	58	
266	20	39.4	39	

267	20	69.2	69	
268	20	39.8	40	
269	20	40.2	40	
270	20	79.6	80	
271	21	40.0	40	
272	21	40.0	40	
273	21	68.3	68	
274	21	68.9	69	
275	21	47.2	47	
276	21	59.2	59	
277	21	62.9	63	
278	21	69.1	69	
279	21	39.9	40	
280	21	42.4	42	
281	21	80.3	80	
282	22	40.0	40	
283	22	40.0	40	
284	22	68.3	68	
285	22	68.9	69	
286	22	47.2	47	
287	22	59.2	59	
288	22	62.9	63	
289	22	69.1	69	
290	22	39.9	40	
291	22	42.4	42	
292	22	80.3	80	
293	23	40.0	40	
294	23	40.0	40	
295	23	68.3	68	
296	23	68.9	69	
297	23	47.2	47	
298	23	59.2	59	
299	23	62.9	63	
300	23	69.1	69	
301	23	39.9	40	
302	23	42.4	42	
303	23	80.3	80	
304	24	40.0	40	
305	24	40.0	40	
306	24	68.3	68	
307	24	68.9	69	
308	24	47.2	47	
309	24	59.2	59	
310	24	62.9	63	
311	24	69.1	69	

312	24	39.9	40	
313	24	42.4	42	
314	24	80.3	80	
315	25	40.0	40	
316	25	40.0	40	
317	25	68.3	68	
318	25	68.9	69	
319	25	47.2	47	
320	25	59.2	59	
321	25	62.9	63	
322	25	69.1	69	
323	25	39.9	40	
324	25	42.4	42	
325	25	80.3	80	
326	26	40.0	40	
327	26	40.0	40	
328	26	68.3	68	
329	26	68.9	69	
330	26	47.2	47	
331	26	59.2	59	
332	26	62.9	63	
333	26	69.1	69	
334	26	39.9	40	
335	26	42.4	42	
336	26	80.3	80	
337	27	40.0	40	
338	27	40.0	40	
339	27	68.3	68	
340	27	68.9	69	
341	27	47.2	47	
342	27	59.2	59	
343	27	62.9	63	
344	27	69.1	69	
345	27	39.9	40	
346	27	42.4	42	
347	27	80.3	80	
348	28	40.0	40	
349	28	40.0	40	
350	28	68.3	68	
351	28	68.9	69	
352	28	47.2	47	
353	28	59.2	59	
354	28	62.9	63	
355	28	69.1	69	
356	28	39.9	40	

357	28	42.4	42	
358	28	80.3	80	
359	29	40.0	40	
360	29	40.0	40	
361	29	68.3	68	
362	29	68.9	69	
363	29	47.2	47	
364	29	59.2	59	
365	29	62.9	63	
366	29	69.1	69	
367	29	39.9	40	
368	29	42.4	42	
369	29	80.3	80	
370	30	40.0	40	
371	30	40.0	40	
372	30	68.3	68	
373	30	68.9	69	
374	30	47.2	47	
375	30	59.2	59	
376	30	62.9	63	
377	30	69.1	69	
378	30	39.9	40	
379	30	42.4	42	
380	30	80.3	80	
381	31	40.0	40	
382	31	40.0	40	
383	31	68.3	68	
384	31	68.9	69	
385	31	47.2	47	
386	31	59.2	59	
387	31	62.9	63	
388	31	69.1	69	
389	31	39.9	40	
390	31	42.4	42	
391	31	80.3	80	
392	32	40.0	40	
393	32	40.0	40	
394	32	68.3	68	
395	32	68.9	69	
396	32	47.2	47	
397	32	59.2	59	
398	32	62.9	63	
399	32	69.1	69	
400	32	39.9	40	
401	32	42.4	42	

402	32	80.3	80	
403	33	40.0	40	
404	33	40.0	40	
405	33	68.3	68	
406	33	68.9	69	
407	33	47.2	47	
408	33	59.2	59	
409	33	62.9	63	
410	33	69.1	69	
411	33	39.9	40	
412	33	42.4	42	
413	33	80.3	80	
414	34	40.0	40	
415	34	40.0	40	
416	34	68.3	68	
417	34	68.9	69	
418	34	47.2	47	
419	34	59.2	59	
420	34	62.9	63	
421	34	69.1	69	
422	34	39.9	40	
423	34	42.4	42	
424	34	80.3	80	
425	35	40.0	40	
426	35	40.0	40	
427	35	68.3	68	
428	35	68.9	69	
429	35	47.2	47	
430	35	59.2	59	
431	35	62.9	63	
432	35	69.1	69	
433	35	39.9	40	
434	35	42.4	42	
435	35	80.3	80	
436	36	40.0	40	
437	36	40.0	40	
438	36	68.3	68	
439	36	68.9	69	
440	36	47.2	47	
441	36	59.2	59	
442	36	62.9	63	
443	36	69.1	69	
444	36	39.9	40	
445	36	42.4	42	
446	36	80.3	80	



447	37	40.0	40	
448	37	40.0	40	
449	37	68.3	68	
450	37	68.9	69	
451	37	47.2	47	
452	37	59.2	59	
453	37	62.9	63	
454	37	69.1	69	
455	37	39.9	40	
456	37	42.4	42	
457	37	80.3	80	
458	38	40.0	40	
459	38	40.0	40	
460	38	68.3	68	
461	38	68.9	69	
462	38	47.2	47	
463	38	59.2	59	
464	38	62.9	63	
465	38	69.1	69	
466	38	39.9	40	
467	38	42.4	42	
468	38	80.3	80	
469	39	40.0	40	
470	39	40.0	40	
471	39	68.3	68	
472	39	68.9	69	
473	39	47.2	47	
474	39	59.2	59	
475	39	62.9	63	
476	39	69.1	69	
477	39	39.9	40	
478	39	42.4	42	
479	39	80.3	80	
480	40	40.0	40	
481	40	40.0	40	
482	40	68.3	68	
483	40	68.9	69	
484	40	47.2	47	
485	40	59.2	59	
486	40	62.9	63	
487	40	69.1	69	
488	40	39.9	40	
489	40	42.4	42	
490	40	80.3	80	
491	41	40.0	40	

492	41	40.0	40	
493	41	68.3	68	
494	41	68.9	69	
495	41	47.2	47	
496	41	59.2	59	
497	41	62.9	63	
498	41	69.1	69	
499	41	39.9	40	
500	41	42.4	42	
501	41	80.3	80	
502	42	40.0	40	
503	42	40.0	40	
504	42	68.3	68	
505	42	68.9	69	
506	42	47.2	47	
507	42	59.2	59	
508	42	62.9	63	
509	42	69.1	69	
510	42	39.9	40	
511	42	42.4	42	
512	42	80.3	80	
513	43	40.0	40	
514	43	40.0	40	
515	43	68.3	68	
516	43	68.9	69	
517	43	47.2	47	
518	43	59.2	59	
519	43	62.9	63	
520	43	69.1	69	
521	43	39.9	40	
522	43	42.4	42	
523	43	80.3	80	
524	44	40.0	40	
525	44	40.0	40	
526	44	68.3	68	
527	44	68.9	69	
528	44	47.2	47	
529	44	59.2	59	
530	44	62.9	63	
531	44	69.1	69	
532	44	39.9	40	
533	44	42.4	42	
534	44	80.3	80	
535	45	40.0	40	
536	45	40.0	40	

537	45	68.3	68	
538	45	68.9	69	
539	45	47.2	47	
540	45	59.2	59	
541	45	62.9	63	
542	45	69.1	69	
543	45	39.9	40	
544	45	42.4	42	
545	45	80.3	80	
546	46	40.0	40	
547	46	40.0	40	
548	46	68.3	68	
549	46	68.9	69	
550	46	47.2	47	
551	46	59.2	59	
552	46	62.9	63	
553	46	69.1	69	
554	46	39.9	40	
555	46	42.4	42	
556	46	80.3	80	
557	47	40.0	40	
558	47	40.0	40	
559	47	68.3	68	
560	47	68.9	69	
561	47	47.2	47	
562	47	59.2	59	
563	47	62.9	63	
564	47	69.1	69	
565	47	39.9	40	
566	47	42.4	42	
567	47	80.3	80	
568	48	40.0	40	
569	48	40.0	40	
570	48	68.3	68	
571	48	68.9	69	
572	48	47.2	47	
573	48	59.2	59	
574	48	62.9	63	
575	48	69.1	69	
576	48	39.9	40	
577	48	42.4	42	
578	48	80.3	80	
579	49	40.0	40	
580	49	40.0	40	
581	49	68.3	68	

582	49	68.9	69	
583	49	47.2	47	
584	49	59.2	59	
585	49	62.9	63	
586	49	69.1	69	
587	49	39.9	40	
588	49	42.4	42	
589	49	80.3	80	
590	50	77.8	78	
591	50	108.1	108	
592	50	62.8	63	
593	50	69.3	69	
594	50	39.7	40	
595	50	42.4	42	
596	50	81.1	81	
597	51	77.8	78	
598	51	108.1	108	
599	51	62.8	63	
600	51	69.3	69	
601	51	39.7	40	
602	51	42.4	42	
603	51	81.1	81	
604	52	77.8	78	
605	52	108.1	108	
606	52	62.8	63	
607	52	69.3	69	
608	52	39.7	40	
609	52	42.4	42	
610	52	81.1	81	
Total number of lots in Phase 1: <b>610</b>			Total unit entitlement in Phase 1: <b>32367</b>	

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

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

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

.....  
Signature of Owner Developer

**EXHIBIT B-2**

**PRELIMINARY FORM V – SCHEDULE OF UNIT ENTITLEMENT (PHASE 2)**

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

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

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

Lot A Section 22 Block 5 North Range 2 West New Westminster District  
Plan EPP111526, Except Air Space Parcel 1 Air Space Plan EPP \_\_\_\_\_,  
and Phase 1 Strata Plan EPS \_\_\_\_\_

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

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

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

**Certificate of British Columbia Land Surveyor**

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

Date:

.....  
Signature

**OR**

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

**OR**

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

.....  
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m <sup>2</sup>	Unit Entitlement	%* of Total Unit Entitlement**
611	59	52.1	52	
612	59	46.4	46	
613	59	52.1	52	
614	59	47.4	47	
615	59	50.9	51	
616	59	46.3	46	
617	59	46.3	46	
618	60	40.9	41	
619	60	53.3	53	
620	60	95.3	95	
621	60	56.6	57	
622	60	62.2	62	
623	60	38.8	39	
624	60	60.5	61	
625	60	52.5	53	
626	60	44.0	44	
627	60	44.0	44	
628	60	45.2	45	
629	60	40.0	40	
630	61	53.1	53	
631	61	44.3	44	
632	61	43.2	43	
633	61	68.8	69	
634	61	50.7	51	
635	61	44.4	44	
636	61	39.1	39	
637	62	56.2	56	
638	62	66.6	67	
639	62	44.3	44	
640	62	43.2	43	
641	62	68.8	69	
642	62	50.7	51	
643	62	44.0	44	
644	62	38.9	39	
645	62	61.1	61	
646	62	40.8	41	
647	62	53.1	53	
648	63	56.2	56	
649	63	66.6	67	
650	63	44.3	44	
651	63	43.2	43	

652	63	68.8	69	
653	63	50.7	51	
654	63	44.0	44	
655	63	38.9	39	
656	63	61.1	61	
657	63	40.8	41	
658	63	53.1	53	
659	64	56.2	56	
660	64	66.6	67	
661	64	44.3	44	
662	64	43.2	43	
663	64	68.8	69	
664	64	50.7	51	
665	64	44.0	44	
666	64	38.9	39	
667	64	61.1	61	
668	64	40.8	41	
669	64	53.1	53	
670	65	56.2	56	
671	65	66.6	67	
672	65	44.3	44	
673	65	43.2	43	
674	65	68.8	69	
675	65	50.7	51	
676	65	44.0	44	
677	65	38.9	39	
678	65	61.1	61	
679	65	40.8	41	
680	65	53.1	53	
681	66	56.2	56	
682	66	66.6	67	
683	66	44.3	44	
684	66	43.2	43	
685	66	68.8	69	
686	66	50.7	51	
687	66	44.0	44	
688	66	38.9	39	
689	66	61.1	61	
690	66	40.8	41	
691	66	53.1	53	
692	67	56.2	56	
693	67	66.6	67	
694	67	44.3	44	
695	67	43.2	43	
696	67	68.8	69	



697	67	50.7	51	
698	67	44.0	44	
699	67	38.9	39	
700	67	61.1	61	
701	67	40.8	41	
702	67	53.1	53	
703	68	56.2	56	
704	68	66.6	67	
705	68	44.3	44	
706	68	43.2	43	
707	68	68.8	69	
708	68	50.7	51	
709	68	44.0	44	
710	68	38.9	39	
711	68	61.1	61	
712	68	40.8	41	
713	68	53.1	53	
714	69	56.2	56	
715	69	66.6	67	
716	69	44.3	44	
717	69	43.2	43	
718	69	68.8	69	
719	69	50.7	51	
720	69	44.0	44	
721	69	38.9	39	
722	69	61.1	61	
723	69	40.8	41	
724	69	53.1	53	
725	70	56.2	56	
726	70	66.6	67	
727	70	44.3	44	
728	70	43.2	43	
729	70	68.8	69	
730	70	50.7	51	
731	70	44.0	44	
732	70	38.9	39	
733	70	61.1	61	
734	70	40.8	41	
735	70	53.1	53	
736	71	56.2	56	
737	71	66.6	67	
738	71	44.3	44	
739	71	43.2	43	
740	71	68.8	69	
741	71	50.7	51	

742	71	44.0	44	
743	71	38.9	39	
744	71	61.1	61	
745	71	40.8	41	
746	71	53.1	53	
747	72	56.2	56	
748	72	66.6	67	
749	72	44.3	44	
750	72	43.2	43	
751	72	68.8	69	
752	72	50.7	51	
753	72	44.0	44	
754	72	38.9	39	
755	72	61.1	61	
756	72	40.8	41	
757	72	53.1	53	
758	73	56.2	56	
759	73	66.6	67	
760	73	44.3	44	
761	73	43.2	43	
762	73	68.8	69	
763	73	50.7	51	
764	73	44.0	44	
765	73	38.9	39	
766	73	61.1	61	
767	73	40.8	41	
768	73	53.1	53	
769	74	56.2	56	
770	74	66.6	67	
771	74	44.3	44	
772	74	43.2	43	
773	74	68.8	69	
774	74	50.7	51	
775	74	44.0	44	
776	74	38.9	39	
777	74	61.1	61	
778	74	40.8	41	
779	74	53.1	53	
780	75	56.2	56	
781	75	66.6	67	
782	75	44.3	44	
783	75	43.2	43	
784	75	68.8	69	
785	75	50.7	51	
786	75	44.0	44	

787	75	38.9	39	
788	75	61.1	61	
789	75	40.8	41	
790	75	53.1	53	
791	76	56.2	56	
792	76	66.6	67	
793	76	44.3	44	
794	76	43.2	43	
795	76	68.8	69	
796	76	50.7	51	
797	76	44.0	44	
798	76	38.9	39	
799	76	61.1	61	
800	76	40.8	41	
801	76	53.1	53	
802	77	56.2	56	
803	77	66.6	67	
804	77	44.3	44	
805	77	43.2	43	
806	77	68.8	69	
807	77	50.7	51	
808	77	44.0	44	
809	77	38.9	39	
810	77	61.1	61	
811	77	40.8	41	
812	77	53.1	53	
813	78	56.2	56	
814	78	66.6	67	
815	78	44.3	44	
816	78	43.2	43	
817	78	68.8	69	
818	78	50.7	51	
819	78	44.0	44	
820	78	38.9	39	
821	78	61.1	61	
822	78	40.8	41	
823	78	53.1	53	
824	79	56.2	56	
825	79	66.6	67	
826	79	44.3	44	
827	79	43.2	43	
828	79	68.8	69	
829	79	50.7	51	
830	79	44.0	44	
831	79	38.9	39	

832	79	61.1	61	
833	79	40.8	41	
834	79	53.1	53	
835	80	56.2	56	
836	80	66.6	67	
837	80	44.3	44	
838	80	43.2	43	
839	80	68.8	69	
840	80	50.7	51	
841	80	44.0	44	
842	80	38.9	39	
843	80	61.1	61	
844	80	40.8	41	
845	80	53.1	53	
846	81	56.2	56	
847	81	66.6	67	
848	81	44.3	44	
849	81	43.2	43	
850	81	68.8	69	
851	81	50.7	51	
852	81	44.0	44	
853	81	38.9	39	
854	81	61.1	61	
855	81	40.8	41	
856	81	53.1	53	
857	82	56.2	56	
858	82	66.6	67	
859	82	44.3	44	
860	82	43.2	43	
861	82	68.8	69	
862	82	50.7	51	
863	82	44.0	44	
864	82	38.9	39	
865	82	61.1	61	
866	82	40.8	41	
867	82	53.1	53	
868	83	56.2	56	
869	83	66.6	67	
870	83	44.3	44	
871	83	43.2	43	
872	83	68.8	69	
873	83	50.7	51	
874	83	44.0	44	
875	83	38.9	39	
876	83	61.1	61	

877	83	40.8	41	
878	83	53.1	53	
879	84	56.2	56	
880	84	66.6	67	
881	84	44.3	44	
882	84	43.2	43	
883	84	68.8	69	
884	84	50.7	51	
885	84	44.0	44	
886	84	38.9	39	
887	84	61.1	61	
888	84	40.8	41	
889	84	53.1	53	
890	85	56.2	56	
891	85	66.6	67	
892	85	44.3	44	
893	85	43.2	43	
894	85	68.8	69	
895	85	50.7	51	
896	85	44.0	44	
897	85	38.9	39	
898	85	61.1	61	
899	85	40.8	41	
900	85	53.1	53	
901	86	56.2	56	
902	86	66.6	67	
903	86	44.3	44	
904	86	43.2	43	
905	86	68.8	69	
906	86	50.7	51	
907	86	44.0	44	
908	86	38.9	39	
909	86	61.1	61	
910	86	40.8	41	
911	86	53.1	53	
912	87	56.2	56	
913	87	66.6	67	
914	87	44.3	44	
915	87	43.2	43	
916	87	68.8	69	
917	87	50.7	51	
918	87	44.0	44	
919	87	38.9	39	
920	87	61.1	61	
921	87	40.8	41	

922	87	53.1	53	
923	88	56.2	56	
924	88	66.6	67	
925	88	44.3	44	
926	88	43.2	43	
927	88	68.8	69	
928	88	50.7	51	
929	88	44.0	44	
930	88	38.9	39	
931	88	61.1	61	
932	88	40.8	41	
933	88	53.1	53	
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935	89	66.6	67	
936	89	44.3	44	
937	89	43.2	43	
938	89	68.8	69	
939	89	50.7	51	
940	89	44.0	44	
941	89	38.9	39	
942	89	61.1	61	
943	89	40.8	41	
944	89	53.1	53	
945	90	56.2	56	
946	90	66.6	67	
947	90	44.3	44	
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949	90	68.8	69	
950	90	50.7	51	
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952	90	38.9	39	
953	90	61.1	61	
954	90	40.8	41	
955	90	53.1	53	
956	91	56.2	56	
957	91	66.6	67	
958	91	44.3	44	
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963	91	38.9	39	
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965	91	40.8	41	
966	91	53.1	53	

967	92	56.2	56	
968	92	66.6	67	
969	92	44.3	44	
970	92	43.2	43	
971	92	68.8	69	
972	92	50.7	51	
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979	93	66.6	67	
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981	93	43.2	43	
982	93	68.8	69	
983	93	50.7	51	
984	93	44.0	44	
985	93	38.9	39	
986	93	61.1	61	
987	93	40.8	41	
988	93	53.1	53	
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990	94	66.6	67	
991	94	44.3	44	
992	94	43.2	43	
993	94	68.8	69	
994	94	50.7	51	
995	94	44.0	44	
996	94	38.9	39	
997	94	61.1	61	
998	94	40.8	41	
999	94	53.1	53	
1000	95	56.2	56	
1001	95	66.6	67	
1002	95	44.3	44	
1003	95	43.2	43	
1004	95	68.8	69	
1005	95	50.7	51	
1006	95	76.0	76	
1007	95	53.7	54	
1008	96	56.2	56	
1009	96	66.6	67	
1010	96	44.3	44	
1011	96	43.2	43	

1012	96	68.8	69	
1013	96	50.7	51	
1014	96	76.0	76	
1015	96	53.7	54	
1016	97	56.2	56	
1017	97	66.6	67	
1018	97	44.3	44	
1019	97	43.2	43	
1020	97	68.8	69	
1021	97	50.7	51	
1022	97	76.0	76	
1023	97	53.7	54	
Total number of lots in Phase 2: <b>413</b>			Total unit entitlement in Phase 2: <b>21441</b>	
Aggregate number of lots in Phases 1 and 2: <b>1023</b>			Aggregate unit entitlement in Phases 1 and 2: <b>53808</b>	

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

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

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

.....  
Signature of Owner Developer



**EXHIBIT C**

**FORM Y – OWNER DEVELOPERS' NOTICE OF DIFFERENT BYLAWS**

*Strata Property Act*  
**Form Y**  
**OWNER DEVELOPERS' NOTICE OF DIFFERENT BYLAWS**  
*(Section 245(d), Regulation section 14.6(2))*

Re: Strata Plan \_\_\_\_\_, being a strata plan of:

PID: 031-746-667

Lot A Section 22 Block 5 North Range 2 West New Westminster District, Plan  
EPP111526

The following or attached bylaws differ from the Standard Bylaws to the *Strata Property Act*, as permitted by section 120 of the Act:

**The *Strata Property Act* Schedule of Standard Bylaws is hereby replaced in its entirety by new Bylaws as follows:**

**BYLAWS**

**PART I - Funds, Budget and Annual General Meeting**

**1.1 Payment and collection of fees**

- (1) The strata corporation shall establish its own operating fund and contingency reserve fund for common expenses, including expenses relating to the limited common property designated for the exclusive use of all of the strata lots.
- (2) The strata corporation will prepare an annual budget of expenses for approval at annual general meetings. The strata fees payable by the owners will include the fees owing to the strata corporation.
- (3) Upon receipt each month of strata fees from the owners, the strata corporation will deposit into separate accounts that portion of such fees which is applicable to the strata corporation operating fund and the strata corporation contingency reserve fund.
- (4) Only authorized signatories for the strata corporation will be entitled to withdraw funds from the operating fund and the contingency reserve fund.
- (5) Special levies approved by the owners at a special meeting or annual general meeting of the strata corporation will be payable by the owners into the operating fund or the contingency reserve of the strata corporation, as requested by the strata corporation.
- (6) The strata corporation may register a lien against an owner's strata lot if fees have not been paid to the strata corporation as part of such owner's strata fees or if an approved special levy has not been paid by such owner.

## **PART II - Duties of Owners of all Strata Lots, Tenants, Occupants and Visitors**

### **2.1 Payment of strata fees.**

- (1) An owner must pay strata fees to the strata corporation on or before the first day of the month to which the strata fees relate. The strata fees will be made up of the fees owing to the strata corporation.
- (2) If an owner is late in paying his or her strata fees, the owner must pay to the strata corporation interest on the late payment in the amount of 10% per annum compounded annually.

### **2.2 Repair and maintenance of property by owner.**

- (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

### **2.3 Use of property.**

- (1) An owner, tenant, occupant, employee or visitor must not use a strata lot, the common property or common assets in a way that
  - (a) causes a nuisance, disturbance or hazard to another person,
  - (b) causes unreasonable or repetitive noise,
  - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
  - (d) is illegal, or
  - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.
- (2) An owner, tenant, occupant, employee or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under the Act.
- (3) When the purpose for which a residential strata lot is intended to be used is shown expressly or by necessary implication on or by the registered strata plan, an owner shall not use his strata lot for any other purpose, or permit it to be so used.
- (4) An owner of a residential strata lot who has or installs hard floor surfaces such as hardwood floors or tile in his or her strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including without limitation, ensuring that no less than 60% of such hard floor surfaces, excepting only kitchens, bathrooms

and entry areas, are covered with area rugs or carpet and avoiding walking on such flooring with hard shoes.

#### **2.4 Inform Strata Corporation.**

- (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.
- (2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

#### **2.5 Obtain approval before altering a strata lot.**

- (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:
  - (a) the structure of a building;
  - (b) the exterior of a building;
  - (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
  - (d) doors, windows or skylights on the exterior of a building, or that front on the common property (ie. including, for example, adding security devices to the entrance door to a strata lot);
  - (e) fences, railings or similar structures that enclose a patio, balcony or yard;
  - (f) common property located within the boundaries of a strata lot;
  - (g) parts of the strata lot which the strata corporation must insure under the Strata Property Act including, without limitation, fixtures installed by the owner developer as part of the original construction of a strata lot (e.g. the original wall to wall carpeting).
- (2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.
- (3) An owner must not do, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to do, any act, nor alter, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to alter, his strata lot, in any manner, which in the opinion of the strata council will alter the exterior appearance of the building.

#### **2.6 Obtain approval before altering common property.**

- (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.

- (2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration and to provide, at the request of the strata corporation, evidence of appropriate insurance coverage relating to the alteration.

## **2.7 Permit entry to strata lot.**

- (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
  - (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
  - (b) at a reasonable time, on 48 hours' written notice,
  - (c) to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under the Act, and
  - (d) to ensure compliance with the Act and the bylaws.
- (2) The notice referred to in subsection (1)(b) must include the date and approximate time of entry, and the reason for entry.
- (3) In exercising its rights under this bylaw, the strata corporation will not unreasonably interfere with the lawful use and enjoyment of any occupant of a residential strata lot.

## **2.8 Compliance with bylaws.**

- (1) An owner, tenant, occupant, employee or visitor must comply strictly with these bylaws and with any rules adopted by the strata corporation applicable to such owner from time to time.

## **2.9 Pets.**

- (1) An owner or occupant of a residential strata lot shall not be allowed to have any caged or non-caged animal unless such animal is a dog, cat, fish or bird and at no time shall an owner have more than two non-caged animals, being a combination of two cats or two dogs or one cat and one dog, in his strata lot, either permanently or temporarily, and the owner or occupant shall register such pet(s) with the strata council by providing to the strata council a written notice, signed by the owner setting out the name, breed and colour of the pet, the strata lot number of the strata lot in which the pet is kept, the name and telephone number of the owner of the pet and the licence number of the pet (when the pet is required to be licensed), and shall only keep a pet in his strata lot in compliance with these bylaws.
- (2) An owner, tenant, occupant, employee or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.
- (3) No owner or occupant of a strata lot shall permit his pet to urinate or defecate on the common property or on any limited common property, and if any pet does

urinate or defecate on the common property or on any limited common property, the owner or occupant shall immediately and completely remove all of his pet's waste from the common property or limited common property, as the case may be, and dispose of it in a waste container or by some other sanitary means and if, in the reasonable opinion of the strata corporation, any special cleaning is required as a result of the pet urinating or defecating, the owner or occupant shall pay all costs of such special cleaning.

- (4) An owner of a strata lot whose guest, employee or invitee brings an animal or pet onto the common property or any limited common property shall be responsible to ensure that the guest or invitee complies with all requirements of these bylaws as they relate to pets and shall perform all of the duties and obligations with respect to that animal as set out in these bylaws as if the animal were one kept by the owner or occupant in his strata lot.
- (5) The strata corporation may require removal by an owner or occupier of any residential strata lot of any pet or other animal kept by the owner or occupier in a strata lot if such pet or animal, in the opinion of the strata council, constitutes a nuisance to any owner or occupier of a strata lot, or causes danger or damage to any owner or occupier of a strata lot or to any property of the strata corporation or an owner or occupier of a strata lot.

## **2.10 Claims on Insurance Policies.**

- (1) An owner, tenant or occupant must not do, or omit to do, whether deliberately or accidentally, any act which would result in a claim being made on the insurance policy of the strata corporation.

## **PART III - Powers and Duties of Strata Corporation and Council**

### **3.1 Repair and maintenance of property by Strata Corporation.**

- (1) The strata corporation must repair and maintain all of the following:
  - (a) common assets of the strata corporation;
  - (b) common property that has not been designated as limited common property;
  - (c) limited common property but the duty to repair and maintain it is restricted to:
    - (i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
    - (ii) the following, no matter how often the repair or maintenance ordinarily occurs:
      - the structure of a building;
      - the exterior of a building;

- chimneys, stairs, balconies and other things attached to the exterior of a building;
  - doors, windows and skylights on the exterior of a building or that front on the common property;
  - fences, railings and similar structures that enclose patios, balconies and yards;
- (d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to:
- (i) the structure of a building,
  - (ii) the exterior of a building,
  - (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
  - (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
  - (v) fences, railings and similar structures that enclose patios, balconies and yards.

### **3.2 Council size.**

- (1) The council must have at least 3 and not more than 7 members.

### **3.3 Council members' terms.**

- (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- (2) A person whose term as council member is ending is eligible for re-election.

### **3.4 Removing council member.**

- (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.
- (3) No person may stand for council or continue to be on council with respect to a strata lot if the strata corporation is entitled to register a lien against that strata lot under the Act.

### **3.5 Replacing council member.**

- (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

### **3.6 Officers.**

- (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president and a vice president, and may elect a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
  - (a) while the president is absent or is unwilling or unable to act, or
  - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a replacement officer from among themselves for the remainder of the term.

### **3.7 Calling council meetings.**

- (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
  - (a) all council members consent in advance of the meeting, or
  - (b) the meeting is required to deal with an emergency situation, and all council members either
    - (i) consent in advance of the meeting, or



- (ii) are unavailable to provide consent after reasonable attempts to contact them.

### **3.8 Requisition of council hearing.**

- (1) By application in writing, stating the reason for the request, an owner or tenant may request a hearing at a council meeting.
- (2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within one month of the request.
- (3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of the hearing.

### **3.9 Quorum of council.**

- (1) A quorum of the council is
  - (a) 1, if the council consists of one member,
  - (b) 2, if the council consists of 2, 3 or 4 members,
  - (c) 3, if the council consists of 5 or 6 members, and
  - (d) 4, if the council consists of 7 members.
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

### **3.10 Council meetings.**

- (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may not attend council meetings as observers unless council, in its sole discretion, agrees to permit members to attend.
- (4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:
  - (a) bylaw contravention hearings;
  - (b) rental restriction bylaw exemption hearings;
  - (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

**3.11 Voting at council meetings.**

- (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.
- (2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

**3.12 Council to inform owners of minutes.**

- (1) The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

**3.13 Delegation of council's powers and duties.**

- (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.
- (2) The council may delegate its spending powers or duties, but only by a resolution that
  - (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
  - (b) delegates the general authority to make expenditures in accordance with subsection (3).
- (3) A delegation of a general authority to make expenditures must
  - (a) set a maximum amount that may be spent, and
  - (b) indicate the purposes for which, or the conditions under which, the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case,
  - (a) whether a person has contravened a bylaw or rule,
  - (b) whether a person should be fined, and the amount of the fine, or
  - (c) whether a person should be denied access to a recreational facility.

**3.14 Spending restrictions.**

- (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.
- (2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or

replacement is immediately required to ensure safety or prevent significant loss or damage.

**3.15 Limitation on liability of council member.**

- (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

**3.16 Consents.**

- (1) Any consent, approval or permission given under these bylaws by the strata council shall be revocable at any time upon reasonable notice.
- (2) Notwithstanding any provision of the Act, the strata corporation may proceed under the *Small Claims Act* (British Columbia) against an owner or other person to collect money owing to the strata corporation, including money owing as a fine, without requiring authorization by a resolution passed by a 3/4 vote.

**PART IV - Enforcement of Bylaws and Rules**

**4.1 Maximum fine.**

- (1) The strata corporation with respect to any bylaw or rule, may fine an owner or tenant a maximum of
  - (a) \$200 for each contravention of a bylaw, and
  - (b) \$50 for each contravention of a rule.
- (2) Each owner is responsible for payment, without invoice, of any money (other than strata fees, but including special levies) owing to the strata corporation, as the case may be, as provided for in the Act or these bylaws and if the owner fails to pay any money so owing
- (3) Within 15 days after the date such money becomes due, the owner will, after having been given written notice of the default and been provided with a reasonable opportunity to answer the complaint (including a hearing if requested), be assessed and pay a fine of \$10.00, and if such default continues for a further 15 days, an additional fine of \$25.00 will be levied against and paid by the owner and for each additional month such default continues, an additional fine of \$25.00 will be levied against and paid by the owner.
- (4) Additional assessments, fines authorized by these bylaws, banking charges, filing costs, legal expenses, interest charges and any other expenses incurred by the strata corporation to enforce these bylaws, as they may be amended from time to time, or any rule or regulation which may be established from time to time by the strata council pursuant to the Act or these bylaws, shall become part of the assessment of the owner responsible and shall become due and payable on the first day of the month next following, except that any amount owing in respect of a

fine or the cost of remedying the contravention of a bylaw will be calculated as a separate component of such assessment and the strata corporation may not register a lien against such separate component.

**4.2 Continuing contravention.**

- (1) If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

**PART V - Annual and Special General Meetings**

**5.1 Person to chair meeting.**

- (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

**5.2 Participation by other than eligible voters.**

- (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

**5.3 Voting.**

- (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.

- (5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president may break the tie by casting a second, deciding vote.
- (6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.
- (7) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.
- (8) An owner who is otherwise an eligible voter may not exercise his or her vote for a strata lot, except on matters requiring an unanimous vote, if the strata corporation is entitled to register a lien against that strata lot.

#### **5.4 Order of business.**

- (1) The order of business at annual and special general meetings is as follows:
  - (a) certify proxies and corporate representatives and issue voting cards;
  - (b) determine that there is a quorum;
  - (c) elect a person to chair the meeting, if necessary;
  - (d) present to the meeting proof of notice of meeting or waiver of notice;
  - (e) approve the agenda;
  - (f) approve minutes from the last annual or special general meeting;
  - (g) deal with unfinished business;
  - (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
  - (i) ratify any new rules made by the strata corporation;
  - (j) report on insurance coverage, if the meeting is an annual general meeting;
  - (k) approve the budget for the coming year, if the meeting is an annual general meeting;
  - (l) deal with new business, including any matters about which notice has been given;
  - (m) elect a council, if the meeting is an annual general meeting;
  - (n) terminate the meeting.

#### **5.5 Electronic Attendance at Meetings.**

- (1) Attendance by persons at an annual or special general meeting may be by telephone or other electronic method if such method permits all persons participating in the meeting to communicate with each other during the meeting.

## **PART VI - Common Expenses**

### **6.1 Strata fees.**

- (1) The strata lot owners' contributions to the common expenses of the Strata Corporation shall be levied in accordance with this bylaw.

### **6.2 Apportionment of common expenses.**

- (1) Common expenses shall be apportioned between the strata lots and to individual strata lots in the following manner:
  - (a) common expenses, shall be for the account of the strata corporation and shall be allocated to all strata lots and shall be borne by the owners in proportion to the unit entitlement of their strata lot or as otherwise set out in the current budget of the strata corporation; and
  - (b) common expenses attributable to any one strata lot shall be allocated to such strata lot.

### **6.3 Expenses attributable to limited common property.**

- (1) Where the strata plan includes limited common property, expenses attributable to the limited common property which would not have been expended if the area had not been designated as limited common property shall be borne equally by the owners of the strata lots entitled to use the limited common property.

## **PART VII - Bylaws Applicable to Residential Strata Lots**

### **7.1 Use of property.**

- (1) An owner of a residential strata lot shall not:
  - (a) use, or permit any occupant of his strata lot to use, his strata lot for any purpose which involves undue traffic or noise in or about the strata lot or common property between the hours of 10:30 p.m. and 7:00 a.m. or that encourages loitering by persons in or about the strata lot or common property;
  - (b) make, cause or produce or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to make, cause or produce, undue noise, smell, vibration or glare in or about any strata lot or common property or to do anything which will interfere unreasonably with any other owner or occupant;
  - (c) use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to use, any musical instrument, amplifier, sound reproduction equipment or other device within or about any strata lot or, the common property or any limited common property such that it causes a disturbance or interferes with the comfort of any other owner or occupant;

- (d) obstruct or use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to obstruct or use, the sidewalks, walkways, passages and driveways of the common property for any purpose other than ingress or egress from the strata lots or parking areas within the common property of the strata plan;
- (e) leave, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to leave, on the common property or any limited common property, any shopping cart or any other item designated from time to time by the strata council;
- (f) use, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to use, a barbecue, hibachi or other like cooking device on a balcony, deck or patio unless such barbecue, hibachi or cooking device is powered by propane or electricity and such propane or electricity powered barbecues, hibachis and other light cooking devices shall not be used except in accordance with rules and regulations made by the strata corporation from time to time;
- (g) shake, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to shake, any mops or dusters of any kind, nor throw, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to throw, any refuse, out of the windows or doors or from the balcony of a strata lot;
- (h) do, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to do, anything that will increase the risk of fire or the rate of insurance on the building or any part thereof;
- (i) permit a condition to exist within his strata lot which will result in the waste or excessive consumption of the building's domestic water supply or heated water;
- (j) allow his strata lot to become unsanitary or a source of odour;
- (k) feed, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to feed, pigeons, gulls or other birds, squirrels, rodents or other animals from the strata lot or anywhere on or in close proximity to the common property or any limited common property, but this shall not apply to a pet permitted to be kept in his strata lot pursuant to these bylaws and the rules and regulations made hereunder, which pet shall be fed only in his strata lot;
- (l) install, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to install, any window coverings, visible from the exterior of his strata lot which are different in size or colour from those of the original building specifications;
- (m) hang or display, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to hang or display, any laundry, washing, clothing, bedding or other articles from windows,

balconies or other parts of the building so that they are visible from the outside of the building;

- (n) use or install, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant use or install, in or about the strata lot any shades, awnings, window or balcony guards or screens, ventilators, supplementary heating or air conditioning devices, except those installations approved in writing by the strata council;
- (o) erect on or fasten to, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to erect on or fasten to, the strata lot, the common property or any limited common property any television or radio antenna, satellite dish or similar structure or appurtenance thereto;
- (p) place, or permit any occupant of his strata lot or any guest, employee, agent or invitee of the owner or occupant to place, any signs, billboards, notices or other advertising matter of any kind on, or visible from, the exterior of a strata lot;
- (q) place, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to place any indoor-outdoor carpeting on any deck, patio or balcony, or place any items on any deck, patio or the balcony except free-standing, self-contained planter boxes, summer furniture and accessories (subject to bylaw 7.2) nor install, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to install, any a hanging plants or baskets or other hanging items within three feet of a balcony railing line; and
- (r) give, or permit any occupant of his strata lot to give, any keys, combinations, security cards or other means of access to the building, the parking garage or common areas to any person other than an employee, contractor, occupant or guest of the strata lot permitted by these bylaws.

## **7.2 Use of limited common property.**

- (1) Owners of residential strata lots which do not have enclosed balconies shall not place planters or other such items or equipment within any part of the limited common property designated on the strata plan exclusively for the use of such owner unless, in the opinion of the strata council, such planters, items or equipment are in keeping with the balance of the development in terms of design, quality, proportion and colour. Any such planters, items or equipment will be maintained in good and tidy condition on an ongoing basis and the responsibility for such maintenance will be solely for the account of the owner of the strata lot entitled to the use of the limited common property on which they are placed.

## **7.3 Garbage disposal.**

- (1) An owner of a residential strata lot shall remove ordinary household compostable materials, refuse, recyclables and garbage from his strata lot and deposit it in the containers provided by the strata corporation for that purpose; all garbage shall be bagged and tied before so depositing and the owner shall remove any materials



other than ordinary household compostable material, refuse, recyclables and garbage from the strata plan property at his expense.

#### **7.4 Bicycles, storage and parking.**

- (1) Bicycles are not permitted in elevators, hallways or any other common areas. No bicycles are to be kept on the balconies or patios; instead, they shall be stored within the bicycle rooms located in the underground parking facility or such other area as may be prescribed by the strata council. All bicycles must enter or exit the building by way of the vehicle entry to the parking garage only.
- (2) Any owner, tenant, occupant of a strata lot or guest, employee, agent or invitee of any owner or occupant, that leaves any item anywhere on or in the common property or on any limited common property does so at his own risk, subject to any claim that may properly be made under any insurance policy maintained by the strata corporation by anyone that is an insured under that policy.
- (3) An owner, tenant or occupant of a residential strata lot must use parking stalls only for the parking of licensed and insured motor vehicles, trailers, motorcycles or bicycles, and not for the parking of any other type of vehicle or the storage of any other item, unless otherwise approved in writing by the strata council.
- (4) An owner of a residential strata lot shall not:
  - (a) use, or permit any occupant of his strata lot to use, any parking space in the building or on the common property or on any limited common property, except the parking space which has been specifically assigned to his strata lot, a parking space leased by the owner or, when specifically agreed with another owner, the parking space assigned to the strata lot of that other owner;
  - (b) carry out, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to carry out, any oil changes, major repairs or adjustments to motor vehicles or other mechanical equipment on common property or on any limited common property, except in the case of emergency;
  - (c) rent or lease the parking space assigned by the strata corporation to his strata lot to or otherwise permit that parking space to be regularly used by anyone that is not a resident of the building;
  - (d) park, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to park any vehicle, in a manner which will reduce the width of the garage roadway or ramp or any roadway on the common property or on any limited common property; and
  - (e) use, or permit any occupant of his strata lot or a guest, employee, agent or invitee of the owner or occupant to use, any part of the common property (other than established storage rooms or lockers) for storage, without the written consent of the strata council.

- (5) An owner, tenant or occupant of a residential strata lot must promptly and at its own expense clean up any oil or other substance which spills or leaks onto the common property as a result of any activity prohibited by bylaw 7.4(4)(b).

#### **7.5 Move in/move out:**

- (1) The strata corporation may regulate the times and manner in which any moves into or out of residential strata lots may be made and require that such moves be co-ordinated with the manager of the building at least 7 days in advance of such moves, or such lesser period as the strata council may, in its sole discretion, permit, provided that if an owner carries out, or permits any tenant or occupant, or any guest, employee, agent or invitee of the owner or his tenant or an occupant of the strata lot, to carry out, any move into or out of his strata lot otherwise than in accordance with such prior arrangements made with the manager of the building, the owner will be subject to a fine of \$100.00, such fine to be paid on or before the due date of the next monthly assessment payable by such owner.
- (2) An owner of a residential strata lot must notify the strata corporation in advance of the date and time that the owner or an occupant of his or her strata lot will be moving into or out of the strata lot.

#### **7.6 Rentals.**

- (1) Before a tenant may move into any strata lot, the owner shall deliver or cause to be delivered to the strata corporation a "Form K - Notice of Tenant's Responsibilities" in the form set out in the Act, signed by the tenant.
- (2) An owner shall advise the strata council in writing of the time and date that any tenant intends to move in or out of the strata lot, at least seven (7) days in advance and shall make arrangements with the manager of the building to co-ordinate any such move in accordance with bylaw 7.5.

#### **7.7 Selling of strata lots.**

- (1) An owner of a residential strata lot, when selling his strata lot, will not permit "For Sale" signs to be placed on or about the common property except on the signage board located adjacent to the entrance to the building which is designated for such purpose.
- (2) An owner of a residential strata lot, when selling his strata lot, will not hold or permit to be held, any public open house except in the matter prescribed by the strata council. One open house for agents will be allowed per listing. Unless the strata council otherwise prescribes, all showings must be by appointment only.

### **PART VIII - Voluntary Dispute Resolution**

#### **8.1 Voluntary dispute resolution.**

- (1) A dispute among owners, tenant, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
  - (a) all the parties to the dispute consent, and

- (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
  - (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
  - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

#### **PART IX - Marketing Activities by Owner Developer Display Lot**

##### **9.1 Marketing activities.**

- (1) During the time that the owner developer of the strata corporation is a first owner of any units, it shall have the right to maintain any unit or units, whether owned or leased by it, as a display unit or units, and to carry on sales functions, including, without limitation, placing and displaying of signs, the advertising and holding of special promotions and open houses and other marketing events, it considers necessary in order to enable it to sell the units.
- (2) An owner developer may use any strata lots that the owner developer owns or rents as display lots for the sale of other strata lots in the strata plan.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

**105 UNIVERSITY VIEW HOMES LTD.**

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

**EXHIBIT D**

**PARKING & STORAGE LEASE**

## **PARKING & STORAGE LEASE**

THIS AGREEMENT made as of \_\_\_\_\_, 20\_\_\_\_,

BETWEEN:

\_\_\_\_\_  
(the "**Owner**")

AND:

\_\_\_\_\_  
(the "**Tenant**")

WITNESSES THAT WHEREAS:

A. The Owner is the beneficial owner of certain lands and premises located in Burnaby, British Columbia, and legally described as follows:

PID: 031-746-667

Lot A Section 22 Block 5 North Range 2 West New Westminster District, Plan EPP111526

(the "**Lands**");

B. 105 University View Homes Ltd. is the registered owner of the Lands and holds the Lands as nominee, agent and bare trustee for and on behalf of the Owner;

C. The Owner has agreed to lease to the Tenant all the parking stalls (the "**Parking Stalls**") and storage lockers (the "**Storage Lockers**") in the underground parking facility located on the Lands (the "**Parking Facility**") and generally shown outlined in heavy black line on the parking area plan (the "**Parking Area Plan**"), a reduced copy of which is attached hereto as Schedule A, all on the terms and conditions set out in this Lease and with the right of the Tenant to grant partial assignments of this Lease pertaining to particular Parking Stalls and Storage Lockers;

D. Upon completion of the development of the Lands the Owner proposes to subdivide the Lands by means of a strata plan (the "**Strata Plan**") pursuant Air Space Parcel Plan pursuant to the Land Title Act (British Columbia) to create a separate parcel for a daycare (the "**Daycare Component**") and pursuant to the Strata Property Act (British Columbia) to create a strata development (the "**Development**"). The Daycare Component and the Development are collectively referred to as the "**Project**";

E. The Strata Plan will designate the parking area and storage area shown on the Parking Area Plan as common property of the strata corporation (the "**Strata Corporation**") formed upon the deposit for registration of the Strata Plan in the appropriate Land Title Office and/or as limited common property of the owners of certain strata lots within the Development; and

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

**NOW THEREFORE**, in consideration of the premises and the sum of \$10.00 of lawful money of Canada now paid by the Tenant to the Owner, the receipt and sufficiency of which are hereby acknowledged by the Owner, and in consideration of the mutual promises and agreements set forth in this Lease, the parties agree each with the other as follows:

## **ARTICLE 1**

### **GRANT AND TERM**

- 1.1 Grant.** The Owner hereby leases to the Tenant for the Term (defined below) the Parking Stalls on the terms and conditions set out in this Lease.
- 1.2 Term.** The term (the "**Term**") of this Lease will commence on the earlier of: (a) the day immediately preceding the date of deposit in the Land Title Office of the Strata Plan; and (b) \_\_\_\_\_, and will terminate on the earlier of: (i) the date that the Strata Corporation is dissolved; and (ii) 99 years after the commencement of the Term.
- 1.3 Rent.** The parties to this Lease acknowledge that, subject to section 1.5, the sum of \$10.00 now paid by the Tenant to the Owner will be the only payment required to be paid to the Owner by (i) the Tenant, or (ii) any assignee of a partial assignment under this Lease, as the case may be, for the use and enjoyment of a Parking Stall and/or Storage Locker.
- 1.4 Licence.** The Owner agrees that the Tenant may at all times, in common with the Owner and all other persons now or hereafter having the express or implied permission of the Owner or having a similar right, enter upon and pass over any part of the Lands designated as roadways, drive aisles, ramps, stairways, elevators or walkways for the purpose of obtaining access to or egress from the Parking Facility or a particular Parking Stall and/or Storage Locker, provided that the operation of vehicles will be restricted to roadways, drive aisles, ramps and access by foot will be restricted to pedestrian walkways, stairs and elevators. The Owner will at all times provide the Tenant, in its capacity as the tenant of the Parking Facility, with means of access to any security devices as necessary to enable the Tenant and subsequent assignees to use and enjoy the Parking Facility.
- 1.5 Acknowledgement.** The Owner and the Tenant acknowledge and agree that, notwithstanding any other provision of this Lease:
- (a) the Owner may enter into agreements with the purchasers of strata lots within the Development and the purchaser of the Daycare Component whereby the Owner will agree to provide one or more Parking Stalls and/or Storage Lockers to such purchasers in exchange for the payment of certain amounts agreed to by the Owner and such purchasers, and that such amounts will be paid to, and be the absolute property of, the Owner; and
  - (b) the Tenant will as and when directed to do so by the Owner, grant partial assignments of this Lease, in respect of such Parking Stalls and Storage Lockers

as may be designated by the Owner, to the purchasers of strata lots within the Development and the purchaser of the Daycare Component in exchange for the payment of certain amounts agreed to by the Owner and such purchasers, and that such amounts will be paid to, and be the absolute property of, the Owner.

## **ARTICLE 2**

### **SUBDIVISION BY STRATA PLAN**

- 2.1 Strata Plan.** This Lease and the covenants and obligations of the Owner under this Lease run with and bind the Lands and, upon the subdivision of the Lands by the Strata Plan, such covenants and obligations will continue to run with and bind each subdivided parcel forming part of the Project which contains the Parking Facility. The covenants and obligations of the Owner under this Lease will be assumed by the Strata Corporation, as the representative of the owners of strata lots within the Development, at a time and on terms and conditions determined by the Owner, at which time the Owner will be absolutely released from the covenants or obligations so assumed by the Strata Corporation but, for clarity, the Owner will remain entitled to its rights under section 1.5.
- 2.2 Common Property.** This Lease is intended to apply only to a portion of the common property which will be created upon the deposit for registration of the Strata Plan and not at any time to burden the title to any individual strata lot.

## **ARTICLE 3**

### **MAINTENANCE AND ENCUMBRANCES**

- 3.1 Maintenance.** The Owner and the Tenant acknowledge and agree that, until the deposit for registration of the Strata Plan, the Owner will be solely responsible for the control, management and administration of the Parking Facility, but after the deposit for registration of the Strata Plan, pursuant to section 2.1, the Strata Corporation will, subject always to the Owner's rights under section 1.5 of this Lease, assume full responsibility for the control, management and administration of the Parking Facility as common property and/or limited common property in accordance with the provisions of the Strata Property Act (British Columbia) and may pass bylaws or make rules and regulations with respect to the Parking Facility as long as such bylaws, rules or regulations do not materially interfere with the rights of the Tenant or any subsequent assignee under this Lease (including the right of the Tenant to partially assign this Lease as it relates to particular Parking Stalls and/or Storage Lockers). The Owner is responsible for all maintenance and repair obligations associated with the Parking Stalls and Storage Lockers, which includes, without limitation, garage doors, the opening-closing equipment, entry doors, exterior paneling and related products and equipment. Notwithstanding the foregoing, the cost of repairing any damage to a Parking Stall or Storage Locker due to the intentional conduct of an owner, tenant, occupant or visitor, will be the responsibility of such owner that has been granted the use of such Parking Stall or Storage Locker, as the case may be.

- 3.2 Alterations.** The Tenant and its successors and assigns are not entitled to alter, or to perform any repairs of any sort whatsoever to the Parking Facility, the Parking Stalls or Storage Lockers. Any such alterations or repairs are the sole responsibility of the Owner prior to the registration of the Strata Plan, and thereafter the sole responsibility of the Strata Corporation, it being acknowledged and agreed that the Strata Corporation, not the Owner, will be responsible for alterations or repairs in respect of the Parking Facility immediately upon the deposit for registration of the Strata Plan.
- 3.3 No Right to Encumber.** The Tenant and its successors and assigns may not mortgage, charge, pledge or otherwise grant their interest in any Parking Stalls or Storage Lockers as security to any person.

#### **ARTICLE 4** **ASSIGNMENT**

- 4.1 Partial Assignments.** The Tenant may partially assign this Lease and its rights under this Lease pertaining to particular Parking Stalls and/or Storage Lockers to purchasers of strata lots within the Development and the purchaser of the Daycare Component. Subject always to section 1.5, any such assignment will be for such consideration as the Tenant may in its sole discretion determine, which consideration may be retained by the Tenant for its own benefit. Any partial assignment by the Tenant, or by any subsequent assignee, of this Lease and its rights under this Lease pertaining to a particular Parking Stall or Storage Locker:
- (a) will be absolute, and the assignee and its guests, lessees, successors and permitted assigns will be entitled to the use and enjoyment of the Parking Stall so assigned for the balance of the Term;
  - (b) will, if made to a member, or to a person who is entitled to become a member, of the Strata Corporation, or owner of the Daycare Component:
    - (i) be an assignment of rights to which such assignee or subtenant will only be entitled for so long as such assignee or subtenant owns a strata lot within the Development, or the Daycare Component; and
    - (ii) may only be assigned or sublet to an owner or purchaser of a strata lot within the Development, or to the Strata Corporation, or to the owner of the Daycare Component, or back to the Tenant; and
  - (c) will not be effective until written notice of such assignment (together with a copy of such assignment if available) is delivered by the assignee to the Strata Corporation with a copy to the Tenant, subject to section 4.2 of this Lease.



**4.2 Automatic Assignment.** If the holder of an interest in a Parking Stall and/or Storage Locker sells all of his or her interest in a strata lot within the Development, or Daycare Component to which such Parking Stall and/or Storage Locker is at such time appurtenant as shown on the register maintained under section 4.7 without concurrently executing an assignment of such Parking Stall and/or Storage Locker to another owner or purchaser of a strata lot within the Development, or Daycare Component, then the interest of such holder in such Parking Stall and/or Storage Locker will be deemed to have been automatically assigned to and assumed by the purchaser of such strata lot without execution of a partial assignment of this Lease with respect to such Parking Stall and/or Storage Locker or delivery of notice of such partial assignment to the Strata Corporation or the Tenant.

**4.3 Exchanges and Transfers.**

- (a) The holder of an interest (in this subsection 4.3(a), the **"First Owner"**) in a Parking Stall (the **"First Stall"**) and/or Storage Locker (the **"First Locker"**) may exchange his or her interest in the First Stall and/or First Locker with the holder of an interest (in this subsection 4.3(a), the **"Second Owner"**) in a different Parking Stall (the **"Second Stall"**) and/or Storage Locker (the **"Second Locker"**) for such consideration as the First Owner and the Second Owner may agree. Such an exchange will be accomplished by the First Owner partially assigning this Lease to the Second Owner in respect of the First Stall and/or First Locker, and the Second Owner partially assigning this Lease to the First Owner in respect of the Second Stall and/or Second Locker. The First Owner and the Second Owner will each execute a partial assignment of this Lease substantially in the form attached hereto as Schedule B. The exchange will be on the terms set out in subsections 4.1(a) to 4.1(c) and will not be effective until written notice of each assignment (together with a copy of each assignment) is delivered to the Strata Corporation, with a copy to the Tenant. For greater certainty, section 4.2 will not apply to exchanges under this subsection 4.3(a).
- (b) The holder of an interest (in this subsection 4.3(b), the **"First Owner"**) in a Parking Stall and/or Storage Locker may transfer his or her interest in such Parking Stall and/or Storage Locker to another owner or purchaser of a strata lot within the Development, or Daycare Component (in this subsection 4.3(b), the **"Second Owner"**) for such consideration as the First Owner may in his or her discretion determine. Such transfer will be accomplished by the First Owner partially assigning this Lease to the Second Owner by executing a partial assignment substantially in the form attached hereto as Schedule B. The assignment will be on the terms set out in subsections 4.1(a) to 4.1(c) and will not be effective until written notice of the assignment (together with a copy of the assignment) is delivered to the Strata Corporation, with a copy to the Tenant. For greater certainty, section 4.2 will not apply to transfers under this subsection 4.3(b).
- (c) Notwithstanding sections 4.3(a) and 4.3(b) herein, some of the Parking Stalls have been designated as accessible parking stalls (the **"Accessible Stalls"**). The Tenant will determine which owner or purchaser of a strata lot, if any, will be partially assigned an Accessible Stall as per section 1.5 and section 4.1 herein. For greater certainty, a purchaser or owner of a strata lot will not be entitled to the exclusive use of an Accessible Stall unless expressly specified in the contract of

purchase and sale or related contract addendum entered into by the purchaser and the Owner. The Accessible Stalls may be allocated to an owner or purchaser who does not qualify for the use of limited mobility parking permits ("**Parking Permit**") pursuant to the requirements of the Social Planning and Research Council of B.C. ("**SPARC BC**"). For greater certainty, an owner or purchaser who generally qualifies for the use of a Parking Permit will only be assigned an Accessible Stall if it is allocated to such owner's or purchaser's strata lot under an assignment of this Lease pursuant to section 1.5 and section 4.1 herein.

- (d) The Tenant or the Strata Corporation reserves the right to reallocate Accessible Stalls from one owner or purchaser of a strata lot to another, with no compensation payable to either party, by providing 30 days written notice to the owner or purchaser of a strata lot to which an Accessible Stall has been assigned, informing them of such reallocation and providing them with a new Parking Stall (the "**Accessible Parking Notice**") if:
  - (i) the owner receiving the Accessible Parking Notice does not qualify for and has not been issued a valid Parking Permit; and
  - (ii) the owner requesting to be assigned an Accessible Stall (the "**New Stall Owner**"):
    - (A) has been issued a valid Parking Permit; and
    - (B) does not currently have Accessible Stall assigned to their strata lot.

At the end of the notice period under the Accessible Parking Notice the owner who received the Accessible Parking Notice and the New Stall Owner will execute an assignment of the partial interest in the Lease, which documentation is to be provided by the Tenant or Strata Corporation.

- 4.4 Consents.** The consent of the Strata Corporation will not be required for any partial assignment of this Lease. The Strata Corporation will not interfere with or attempt to interrupt or terminate the rights of an assignee under any such assignment or of a tenant under any such rental arrangement except as expressly agreed by such assignee or tenant, as the case may be.
- 4.5 Form of Partial Assignments.** Subject to section 4.2, all partial assignments of this Lease will be substantially in the form attached hereto as Schedule B. No such partial assignment will be registrable by an assignee in any Land Title Office.
- 4.6 Release of Assignors.** Upon the partial assignment (including an automatic assignment pursuant to section 4.2) of this Lease pertaining to a particular Parking Stall or Storage Locker, the Tenant and any subsequent assignor of an interest in such Parking Stall or Storage Locker will be automatically and absolutely released from any obligations or liabilities under this Lease pertaining to such Parking Stall or Storage Locker.
- 4.7 Register of Partial Assignments.** The Owner and, after the registration of the Strata Plan, the Strata Corporation, will maintain a register of all Parking Stalls and Storage Lockers and will record on such register each partial assignment of this Lease, indicating:

- (a) the number of the Parking Stalls and Storage Lockers assigned;
- (b) the date of assignment;
- (c) the name and address of the assignee; and
- (d) either the legal description of the Daycare Component, or the number of the strata lot within the Development, as the case may be, owned by the assignee to which such Parking Stall or Storage Locker is at the time appurtenant or that the assignee is the Strata Corporation.

Upon request by any owner or prospective purchaser of a strata lot within the Development, or the Daycare Component, the Strata Corporation will provide a certificate, within 7 days of receipt of such request, certifying the name and address of the owner to whom a particular Parking Stall and/or Storage Locker is assigned and, if applicable, the number of the strata lot within the Development, or Daycare Component, as the case may be, to which such Parking Stall and/or Storage Locker is at the time appurtenant. The Strata Corporation may require a fee of not more than \$10.00, or a greater amount reasonably prescribed by the bylaws of the Strata Corporation, from the person requesting such certificate. Upon the Strata Corporation becoming aware of a partial assignment pertaining to a particular Parking Stall and/or Storage Locker under sections 4.1 or 4.2, the Strata Corporation will amend the register accordingly.

## **ARTICLE 5**

### **MISCELLANEOUS**

- 5.1 Amendment and Restatement.** The parties may amend, restate or surrender (in whole or in part) this Lease from time to time either before or after the deposit of the Strata Plan in the appropriate Land Title Office.
- 5.2 Parking Area Plan.** Notwithstanding anything set out herein, upon the completion and execution of the final Strata Plan for the Development, the Parking Area Plan will be deemed to be replaced by the corresponding pages of the Strata Plan, being the pages of such Strata Plan showing the underground parking facility within the Lands, including the parking area and storage area within the Development, and the parties may, without further written agreement, replace Schedule A hereto with such corresponding pages. For greater certainty, to the extent that any areas shown on the Parking Area Plan are not depicted on the Strata Plan as forming part of the Lands, such areas will be excluded from this Lease such that only the parking area and storage area shown on the Parking Area Plan located within the Lands will be included in this Lease.
- 5.3 Creation of Stalls.** Subject always to section 1.5, but notwithstanding any other provision herein, the Tenant may, at any time and from time to time, designate any area within the Parking Area Plan but not identified thereon as a stall or storage locker and assign its rights under this Lease pertaining to such stall or storage locker to purchasers within the Development, or the Daycare Component, pursuant to section 4.1 above, without the prior approval of the Strata Corporation, provided that the location of such designated stall or storage locker does not interfere with the access routes and the operation of the Parking Facility.

- 5.4 Form of Agreement.** Each of the parties hereto agree to amend the form of this Lease to meet the requirements of the Registrar of the Land Title Office or of any governmental or public authority or as otherwise necessary to confirm unto the parties the rights granted in this Lease.
- 5.5 Arbitration.** In the event of any dispute or disagreement arising out of this Lease, or the interpretation of any provision hereof, the parties hereto agree that such dispute or disagreement will be resolved by arbitration pursuant to the Arbitration Act (British Columbia), as amended from time to time, or any legislation substituted therefor. Provided that it is understood and agreed that this section 5.5 is not intended to, nor is it to be construed as preventing the parties hereto, or either of them, from seeking injunctive relief from the law courts for damages for breach in appropriate cases.
- 5.6 Definitions.** Any term defined in the recitals to this Lease will have the same meaning throughout this Lease.
- 5.7 Severability.** If any provision or a portion of a provision of this Lease is found to be illegal or unenforceable, then such provision or portion will be severed from this Lease and this Lease will be deemed to be so amended and this Lease will continue in full force and effect subject to only such amendment.
- 5.8 Enurement.** This Lease will enure to the benefit of and be binding upon each of the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties hereto have executed this Lease as of the date first above written,

**Owner**

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

**Parking Tenant**

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

**SCHEDULE A**  
**PARKING AREA PLAN**

**To be attached.**

## SCHEDULE B

### Parking Stall and Storage Assignment Agreement "DISTRICT NW"

BETWEEN:

\_\_\_\_\_  
(the "Assignor")

AND:

\_\_\_\_\_  
(the "Assignee")

**RE:** Parking Stall No. \_\_\_\_ (the "**Parking Stall**") Storage Locker No. \_\_\_\_ (the "**Storage Locker**") as shown on the plan attached to the lease (the "**Lease**") dated \_\_\_\_\_, 20\_\_ between \_\_\_\_\_, as landlord, and \_\_\_\_\_ (the "**Tenant**"), as tenant, which has been partially assigned with respect to the Parking Stall to the Assignor.

WHEREAS the Assignor is the lessee of the Parking Stall and/or Storage Locker and the Assignee is the registered owner or purchaser of strata lot \_\_\_\_ (the "Strata Lot") (suite no. \_\_\_\_), or the Daycare Component (as defined in the Lease) in "DISTRICT NW".

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

#### 1. Assignment.

Effective as of the date of the purchase of the Strata Lot by the Assignee, the Assignor hereby assigns to the Assignee its partial interest in the Lease pertaining to the exclusive right to lease the Parking Stall and/or Storage Locker, and including the right of access set out in section 1.4 of the Lease, for the balance of the Term (as defined in the Lease). Subject to section 4.2 of the Lease, this Assignment will not be effective until the Assignee has given a copy of this Assignment to The Owners, Strata Plan \_\_\_\_\_ (the "**Strata Corporation**") with a copy to the Tenant.

#### 2. Assignment Contingent Upon Strata Lot Ownership or Ownership of Daycare Component Air Space Parcel.

Unless the Assignee is the Strata Corporation or the Tenant, the Assignee, its successors, permitted assigns, heirs, executors or administrators will only be entitled to the rights with respect to the Parking Stall and/or Storage Locker for as long as the Assignee owns the Strata Lot, or the Daycare Component (as defined in the Lease).

#### 3. Compliance.

The Assignee agrees to use and deal with the Parking Stall and/or Storage Locker in accordance with the Lease and with the bylaws, rules and regulations of the Strata Corporation, but only to the extent such bylaws, rules and regulations do not materially interfere with the Assignee's rights under this Assignment.

**4. Sale or Disposition.**

The Assignee may only assign its rights under this Assignment and may only allow anyone else to use the Parking Stall and/or Storage Locker in accordance with the Lease.

**5. Acknowledgement.**

The Assignee acknowledges having received a copy of the Lease and agrees to be fully bound by its terms.

**6. Enurement.**

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

The parties have executed this Assignment effective as of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Assignor

\_\_\_\_\_  
Assignee

**EXHIBIT E-1**

**ESTIMATED INTERIM BUDGET (PHASE 1)**



**District NW  
Thind**

<b>PHASE 1 - 610 units</b>	<b>Interim Operating Budget</b>	<b>Daycare 2.50%</b>	<b>Remainder</b>
<b>REVENUE</b>			
Strata Fees	\$ 2,262,383.19		
Daycare ASP Revenue	52,613.56		
<b>TOTAL REVENUE</b>	<b>\$ 2,314,996.75</b>		
<b>EXPENSES</b>			
<b>ADMINISTRATIVE EXPENSES</b>			
Accounting and Audit Fees	\$ 2,106.23	\$ 52.66	\$ 2,053.57
Bank Charges	601.78	15.04	586.73
Communications (Internet/Cable)	2,527.47	63.19	2,464.29
Insurance and Appraisal	516,326.62	12,908.17	503,418.46
Management Fees	169,882.29	4,247.06	165,635.23
Miscellaneous	5,355.84	133.90	5,221.94
Warranty Review	13,178.97	329.47	12,849.49
Photocopy / Postage / Courier/Administration	3,309.79	82.74	3,227.04
<b>TOTAL ADMIN. EXPENSES</b>	<b>\$ 713,288.98</b>	<b>\$ 17,832.22</b>	<b>\$ 695,456.76</b>
<b>BUILDING MAINTENANCE</b>			
Elevator	44,832.56	1,120.81	43,711.74
Emergency Generator	5,566.46	139.16	5,427.30
Fire Alarm Monitoring	1,715.07	42.88	1,672.19
Fire Equipment Maintenance	9,929.36	248.23	9,681.12
Garage Door	3,911.57	97.79	3,813.78
HVAC	27,681.85	692.05	26,989.80
Plumbing	11,132.92	278.32	10,854.59
Janitorial	83,647.32	2,091.18	81,556.14
Concierge	143,825.25	3,595.63	140,229.62
Caretaker	66,195.72	1,654.89	64,540.83
Pest Control	2,527.47	63.19	2,464.29
R&M - General	19,618.00	490.45	19,127.55
R&M - Interior	7,522.24	188.06	7,334.18
R&M - Exterior	6,920.46	173.01	6,747.45
Window Cleaning	36,106.76	902.67	35,204.09
Supplies	9,026.69	225.67	8,801.02
Intercom/Security Lease	21,062.27	526.56	20,535.72
Amenities Maintenance	3,911.57	97.79	3,813.78
Fitness Equipment Lease	19,256.94	481.42	18,775.51
Fitness Equipment Maintenance	3,008.90	75.22	2,933.67
Locks and Security	2,106.23	52.66	2,053.57
<b>TOTAL BUILDING MAINTENANCE</b>	<b>\$ 529,505.59</b>	<b>\$ 13,237.64</b>	<b>\$ 516,267.95</b>
<b>UTILITIES</b>			
Electricity	101,700.70	2,542.52	99,158.18
Gas	16,849.82	421.25	16,428.57
District Energy Expense	592,752.59	14,818.81	577,933.78
Water and Sewer	-	-	-
Garbage and Recycling	77,629.53	1,940.74	75,688.79
Compactor Lease	7,221.35	180.53	7,040.82
<b>TOTAL UTILITIES</b>	<b>\$ 796,153.99</b>	<b>\$ 19,903.85</b>	<b>\$ 776,250.14</b>
<b>GROUNDS MAINTENANCE</b>			
Irrigation	3,008.90	75.22	2,933.67
Tree Maintenance	3,911.57	97.79	3,813.78
Landscaping	43,629.00	1,090.72	42,538.27
Grounds Janitorial	6,017.79	150.44	5,867.35
Snow Removal	9,026.69	225.67	8,801.02
<b>TOTAL GROUNDS &amp; GARDENS</b>	<b>\$ 65,593.94</b>	<b>\$ 1,639.85</b>	<b>\$ 63,954.09</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 2,104,542.50</b>	<b>\$ 52,613.56</b>	
Transfer to Contingency Fund	\$ 210,454.25		
<b>NET SURPLUS (DEFICIT)</b>	<b>\$ -</b>		

**EXHIBIT E-2**

**ESTIMATED INTERIM BUDGET (PHASE 2)**

**District NW  
Thind**

<b>PHASE 1 &amp; 2 - 1023 units</b>	<b>Interim Operating Budget</b>	<b>Daycare 1.50%</b>	<b>Remainder</b>
<b>REVENUE</b>			
Strata Fees	\$ 3,794,462.00		
Daycare ASP Revenue	52,458.00		
<b>TOTAL REVENUE</b>	<b>\$ 3,846,920.00</b>		
<b>EXPENSES</b>			
<b>ADMINISTRATIVE EXPENSES</b>			
Accounting and Audit Fees	\$ 3,500.00	\$ 52.50	\$ 3,447.50
Bank Charges	1,000.00	15.00	985.00
Communications (Internet/Cable)	4,200.00	63.00	4,137.00
Insurance and Appraisal	858,000.00	12,870.00	845,130.00
Management Fees	282,300.00	4,234.50	278,065.50
Miscellaneous	8,900.00	133.50	8,766.50
Warranty Review	21,900.00	328.50	21,571.50
Photocopy / Postage / Courier/Administration	5,500.00	82.50	5,417.50
<b>TOTAL ADMIN. EXPENSES</b>	<b>\$ 1,185,300.00</b>	<b>\$ 17,779.50</b>	<b>\$ 1,167,520.50</b>
<b>BUILDING MAINTENANCE</b>			
Elevator	74,500.00	1,117.50	73,382.50
Emergency Generator	9,250.00	138.75	9,111.25
Fire Alarm Monitoring	2,850.00	42.75	2,807.25
Fire Equipment Maintenance	16,500.00	247.50	16,252.50
Garage Door	6,500.00	97.50	6,402.50
HVAC	46,000.00	690.00	45,310.00
Plumbing	18,500.00	277.50	18,222.50
Janitorial	139,000.00	2,085.00	136,915.00
Concierge	239,000.00	3,585.00	235,415.00
Caretaker	110,000.00	1,650.00	108,350.00
Pest Control	4,200.00	63.00	4,137.00
R&M - General	32,600.00	489.00	32,111.00
R&M - Interior	12,500.00	187.50	12,312.50
R&M - Exterior	11,500.00	172.50	11,327.50
Window Cleaning	60,000.00	900.00	59,100.00
Supplies	15,000.00	225.00	14,775.00
Intercom/Security Lease	35,000.00	525.00	34,475.00
Amenities Maintenance	6,500.00	97.50	6,402.50
Fitness Equipment Lease	32,000.00	480.00	31,520.00
Fitness Equipment Maintenance	5,000.00	75.00	4,925.00
Locks and Security	3,500.00	52.50	3,447.50
<b>TOTAL BUILDING MAINTENANCE</b>	<b>\$ 879,900.00</b>	<b>\$ 13,198.50</b>	<b>\$ 866,701.50</b>
<b>UTILITIES</b>			
Electricity	169,000.00	2,535.00	166,465.00
Gas	28,000.00	420.00	27,580.00
District Energy Expense	985,000.00	14,775.00	970,225.00
Water and Sewer	-	-	-
Garbage and Recycling	129,000.00	1,935.00	127,065.00
Compactor Lease	12,000.00	180.00	11,820.00
<b>TOTAL UTILITIES</b>	<b>\$ 1,323,000.00</b>	<b>\$ 19,845.00</b>	<b>\$ 1,303,155.00</b>
<b>GROUNDS MAINTENANCE</b>			
Irrigation	5,000.00	75.00	4,925.00
Tree Maintenance	6,500.00	97.50	6,402.50
Landscaping	72,500.00	1,087.50	71,412.50
Grounds Janitorial	10,000.00	150.00	9,850.00
Snow Removal	15,000.00	225.00	14,775.00
<b>TOTAL GROUNDS &amp; GARDENS</b>	<b>\$ 109,000.00</b>	<b>\$ 1,635.00</b>	<b>\$ 107,365.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 3,497,200.00</b>	<b>\$ 52,458.00</b>	
Transfer to Contingency Fund	\$ 349,720.00		
<b>NET SURPLUS (DEFICIT)</b>	<b>\$ -</b>		

**EXHIBIT F-1**

**ESTIMATED MONTHLY STRATA FEE SCHEDULE (PHASE 1)**

**SCHEDULE OF STRATA FEES - PHASE 1**

Phase #	Strata Lot #	Unit #	Strata Lot Unit Entitlement	Monthly Operating Contribution	Monthly C.R.F. Contribution	Total Monthly Strata Fee
1	1	101	76	\$401.08	\$41.14	\$442.22
1	2	102	62	\$327.20	\$33.56	\$360.76
1	3	103	63	\$332.48	\$34.10	\$366.58
1	4	104	65	\$343.04	\$35.18	\$378.22
1	5	105	66	\$348.31	\$35.72	\$384.03
1	6	106	49	\$258.60	\$26.52	\$285.12
1	7	107	46	\$242.76	\$24.90	\$267.66
1	8	201	52	\$274.42	\$28.15	\$302.57
1	9	202	61	\$321.92	\$33.02	\$354.94
1	10	203	51	\$269.14	\$27.61	\$296.75
1	11	204	79	\$416.92	\$42.76	\$459.68
1	12	205	55	\$290.26	\$29.77	\$320.03
1	13	206	56	\$295.54	\$30.31	\$325.85
1	14	207	89	\$469.69	\$48.17	\$517.86
1	15	208	50	\$263.88	\$27.06	\$290.94
1	16	209	41	\$216.38	\$22.19	\$238.57
1	17	210	39	\$205.82	\$21.11	\$226.93
1	18	211	39	\$205.82	\$21.11	\$226.93
1	19	212	40	\$211.10	\$21.65	\$232.75
1	20	213	68	\$358.86	\$36.81	\$395.67
1	21	214	56	\$295.54	\$30.31	\$325.85
1	22	215	46	\$242.76	\$24.90	\$267.66
1	23	216	42	\$221.66	\$22.73	\$244.39
1	24	217	40	\$211.10	\$21.65	\$232.75
1	25	218	40	\$211.10	\$21.65	\$232.75
1	26	219	52	\$274.42	\$28.15	\$302.57
1	27	220	59	\$311.36	\$31.94	\$343.30
1	28	221	61	\$321.92	\$33.02	\$354.94
1	29	222	76	\$401.08	\$41.14	\$442.22
1	30	223	72	\$379.98	\$38.97	\$418.95
1	31	224	56	\$295.54	\$30.31	\$325.85
1	32	301	40	\$211.10	\$21.65	\$232.75
1	33	302	41	\$216.38	\$22.19	\$238.57
1	34	303	46	\$242.76	\$24.90	\$267.66
1	35	304	41	\$216.38	\$22.19	\$238.57
1	36	305	40	\$211.10	\$21.65	\$232.75
1	37	306	40	\$211.10	\$21.65	\$232.75
1	38	307	79	\$416.92	\$42.76	\$459.68
1	39	308	41	\$216.38	\$22.19	\$238.57
1	40	309	39	\$205.82	\$21.11	\$226.93
1	41	310	39	\$205.82	\$21.11	\$226.93
1	42	311	40	\$211.10	\$21.65	\$232.75
1	43	312	68	\$358.86	\$36.81	\$395.67
1	44	313	57	\$300.82	\$30.85	\$331.67
1	45	314	46	\$242.76	\$24.90	\$267.66
1	46	315	42	\$221.66	\$22.73	\$244.39
1	47	316	40	\$211.10	\$21.65	\$232.75
1	48	317	41	\$216.38	\$22.19	\$238.57
1	49	318	51	\$269.14	\$27.61	\$296.75
1	50	319	42	\$221.66	\$22.73	\$244.39
1	51	320	41	\$216.38	\$22.19	\$238.57
1	52	321	43	\$226.93	\$23.27	\$250.20
1	53	322	42	\$221.66	\$22.73	\$244.39
1	54	323	42	\$221.66	\$22.73	\$244.39
1	55	324	80	\$422.20	\$43.30	\$465.50

1	56	401	40	\$211.10	\$21.65	\$232.75
1	57	402	41	\$216.38	\$22.19	\$238.57
1	58	403	46	\$242.76	\$24.90	\$267.66
1	59	404	42	\$221.66	\$22.73	\$244.39
1	60	405	41	\$216.38	\$22.19	\$238.57
1	61	406	41	\$216.38	\$22.19	\$238.57
1	62	407	81	\$427.48	\$43.84	\$471.32
1	63	408	41	\$216.38	\$22.19	\$238.57
1	64	409	39	\$205.82	\$21.11	\$226.93
1	65	410	39	\$205.82	\$21.11	\$226.93
1	66	411	40	\$211.10	\$21.65	\$232.75
1	67	412	68	\$358.86	\$36.81	\$395.67
1	68	413	57	\$300.82	\$30.85	\$331.67
1	69	414	46	\$242.76	\$24.90	\$267.66
1	70	415	42	\$221.66	\$22.73	\$244.39
1	71	416	40	\$211.10	\$21.65	\$232.75
1	72	417	41	\$216.38	\$22.19	\$238.57
1	73	418	51	\$269.14	\$27.61	\$296.75
1	74	419	42	\$221.66	\$22.73	\$244.39
1	75	420	41	\$216.38	\$22.19	\$238.57
1	76	421	43	\$226.93	\$23.27	\$250.20
1	77	422	42	\$221.66	\$22.73	\$244.39
1	78	423	42	\$221.66	\$22.73	\$244.39
1	79	424	80	\$422.20	\$43.30	\$465.50
1	80	501	40	\$211.10	\$21.65	\$232.75
1	81	502	41	\$216.38	\$22.19	\$238.57
1	82	503	46	\$242.76	\$24.90	\$267.66
1	83	504	42	\$221.66	\$22.73	\$244.39
1	84	505	41	\$216.38	\$22.19	\$238.57
1	85	506	41	\$216.38	\$22.19	\$238.57
1	86	507	81	\$427.48	\$43.84	\$471.32
1	87	508	41	\$216.38	\$22.19	\$238.57
1	88	509	39	\$205.82	\$21.11	\$226.93
1	89	510	39	\$205.82	\$21.11	\$226.93
1	90	511	40	\$211.10	\$21.65	\$232.75
1	91	512	68	\$358.86	\$36.81	\$395.67
1	92	513	57	\$300.82	\$30.85	\$331.67
1	93	514	46	\$242.76	\$24.90	\$267.66
1	94	515	42	\$221.66	\$22.73	\$244.39
1	95	516	40	\$211.10	\$21.65	\$232.75
1	96	517	41	\$216.38	\$22.19	\$238.57
1	97	518	51	\$269.14	\$27.61	\$296.75
1	98	519	42	\$221.66	\$22.73	\$244.39
1	99	520	41	\$216.38	\$22.19	\$238.57
1	100	521	43	\$226.93	\$23.27	\$250.20
1	101	522	42	\$221.66	\$22.73	\$244.39
1	102	523	42	\$221.66	\$22.73	\$244.39
1	103	524	80	\$422.20	\$43.30	\$465.50
1	104	601	40	\$211.10	\$21.65	\$232.75
1	105	602	41	\$216.38	\$22.19	\$238.57
1	106	603	46	\$242.76	\$24.90	\$267.66
1	107	604	42	\$221.66	\$22.73	\$244.39
1	108	605	41	\$216.38	\$22.19	\$238.57
1	109	606	41	\$216.38	\$22.19	\$238.57
1	110	607	81	\$427.48	\$43.84	\$471.32
1	111	608	41	\$216.38	\$22.19	\$238.57
1	112	609	39	\$205.82	\$21.11	\$226.93
1	113	610	39	\$205.82	\$21.11	\$226.93
1	114	611	40	\$211.10	\$21.65	\$232.75

1	115	612	68	\$358.86	\$36.81	\$395.67
1	116	613	57	\$300.82	\$30.85	\$331.67
1	117	614	46	\$242.76	\$24.90	\$267.66
1	118	615	42	\$221.66	\$22.73	\$244.39
1	119	616	40	\$211.10	\$21.65	\$232.75
1	120	617	41	\$216.38	\$22.19	\$238.57
1	121	618	51	\$269.14	\$27.61	\$296.75
1	122	619	42	\$221.66	\$22.73	\$244.39
1	123	620	41	\$216.38	\$22.19	\$238.57
1	124	621	43	\$226.93	\$23.27	\$250.20
1	125	622	42	\$221.66	\$22.73	\$244.39
1	126	623	42	\$221.66	\$22.73	\$244.39
1	127	624	80	\$422.20	\$43.30	\$465.50
1	128	701	40	\$211.10	\$21.65	\$232.75
1	129	702	41	\$216.38	\$22.19	\$238.57
1	130	703	46	\$242.76	\$24.90	\$267.66
1	131	704	42	\$221.66	\$22.73	\$244.39
1	132	705	41	\$216.38	\$22.19	\$238.57
1	133	706	41	\$216.38	\$22.19	\$238.57
1	134	707	81	\$427.48	\$43.84	\$471.32
1	135	708	41	\$216.38	\$22.19	\$238.57
1	136	709	39	\$205.82	\$21.11	\$226.93
1	137	710	39	\$205.82	\$21.11	\$226.93
1	138	711	40	\$211.10	\$21.65	\$232.75
1	139	712	68	\$358.86	\$36.81	\$395.67
1	140	713	57	\$300.82	\$30.85	\$331.67
1	141	714	46	\$242.76	\$24.90	\$267.66
1	142	715	42	\$221.66	\$22.73	\$244.39
1	143	716	40	\$211.10	\$21.65	\$232.75
1	144	717	41	\$216.38	\$22.19	\$238.57
1	145	718	51	\$269.14	\$27.61	\$296.75
1	146	719	42	\$221.66	\$22.73	\$244.39
1	147	720	41	\$216.38	\$22.19	\$238.57
1	148	721	43	\$226.93	\$23.27	\$250.20
1	149	722	42	\$221.66	\$22.73	\$244.39
1	150	723	42	\$221.66	\$22.73	\$244.39
1	151	724	80	\$422.20	\$43.30	\$465.50
1	152	801	40	\$211.10	\$21.65	\$232.75
1	153	802	41	\$216.38	\$22.19	\$238.57
1	154	803	46	\$242.76	\$24.90	\$267.66
1	155	804	42	\$221.66	\$22.73	\$244.39
1	156	805	41	\$216.38	\$22.19	\$238.57
1	157	806	41	\$216.38	\$22.19	\$238.57
1	158	807	81	\$427.48	\$43.84	\$471.32
1	159	808	41	\$216.38	\$22.19	\$238.57
1	160	809	39	\$205.82	\$21.11	\$226.93
1	161	810	39	\$205.82	\$21.11	\$226.93
1	162	811	40	\$211.10	\$21.65	\$232.75
1	163	812	68	\$358.86	\$36.81	\$395.67
1	164	813	57	\$300.82	\$30.85	\$331.67
1	165	814	46	\$242.76	\$24.90	\$267.66
1	166	815	42	\$221.66	\$22.73	\$244.39
1	167	816	40	\$211.10	\$21.65	\$232.75
1	168	817	41	\$216.38	\$22.19	\$238.57
1	169	818	51	\$269.14	\$27.61	\$296.75
1	170	819	42	\$221.66	\$22.73	\$244.39
1	171	820	41	\$216.38	\$22.19	\$238.57
1	172	821	43	\$226.93	\$23.27	\$250.20
1	173	822	42	\$221.66	\$22.73	\$244.39

1	174	823	42	\$221.66	\$22.73	\$244.39
1	175	824	80	\$422.20	\$43.30	\$465.50
1	176	901	40	\$211.10	\$21.65	\$232.75
1	177	902	41	\$216.38	\$22.19	\$238.57
1	178	903	46	\$242.76	\$24.90	\$267.66
1	179	904	42	\$221.66	\$22.73	\$244.39
1	180	905	41	\$216.38	\$22.19	\$238.57
1	181	906	41	\$216.38	\$22.19	\$238.57
1	182	907	42	\$221.66	\$22.73	\$244.39
1	183	908	40	\$211.10	\$21.65	\$232.75
1	184	909	41	\$216.38	\$22.19	\$238.57
1	185	910	39	\$205.82	\$21.11	\$226.93
1	186	911	39	\$205.82	\$21.11	\$226.93
1	187	912	40	\$211.10	\$21.65	\$232.75
1	188	913	68	\$358.86	\$36.81	\$395.67
1	189	914	57	\$300.82	\$30.85	\$331.67
1	190	915	46	\$242.76	\$24.90	\$267.66
1	191	916	42	\$221.66	\$22.73	\$244.39
1	192	917	40	\$211.10	\$21.65	\$232.75
1	193	918	41	\$216.38	\$22.19	\$238.57
1	194	919	51	\$269.14	\$27.61	\$296.75
1	195	920	42	\$221.66	\$22.73	\$244.39
1	196	921	41	\$216.38	\$22.19	\$238.57
1	197	922	43	\$226.93	\$23.27	\$250.20
1	198	923	42	\$221.66	\$22.73	\$244.39
1	199	924	42	\$221.66	\$22.73	\$244.39
1	200	925	80	\$422.20	\$43.30	\$465.50
1	201	1001	40	\$211.10	\$21.65	\$232.75
1	202	1002	41	\$216.38	\$22.19	\$238.57
1	203	1003	46	\$242.76	\$24.90	\$267.66
1	204	1004	42	\$221.66	\$22.73	\$244.39
1	205	1005	41	\$216.38	\$22.19	\$238.57
1	206	1006	41	\$216.38	\$22.19	\$238.57
1	207	1007	42	\$221.66	\$22.73	\$244.39
1	208	1008	40	\$211.10	\$21.65	\$232.75
1	209	1009	41	\$216.38	\$22.19	\$238.57
1	210	1010	39	\$205.82	\$21.11	\$226.93
1	211	1011	39	\$205.82	\$21.11	\$226.93
1	212	1012	40	\$211.10	\$21.65	\$232.75
1	213	1013	68	\$358.86	\$36.81	\$395.67
1	214	1014	57	\$300.82	\$30.85	\$331.67
1	215	1015	46	\$242.76	\$24.90	\$267.66
1	216	1016	42	\$221.66	\$22.73	\$244.39
1	217	1017	40	\$211.10	\$21.65	\$232.75
1	218	1018	41	\$216.38	\$22.19	\$238.57
1	219	1019	51	\$269.14	\$27.61	\$296.75
1	220	1020	42	\$221.66	\$22.73	\$244.39
1	221	1021	41	\$216.38	\$22.19	\$238.57
1	222	1022	43	\$226.93	\$23.27	\$250.20
1	223	1023	42	\$221.66	\$22.73	\$244.39
1	224	1024	42	\$221.66	\$22.73	\$244.39
1	225	1025	80	\$422.20	\$43.30	\$465.50
1	226	1101	40	\$211.10	\$21.65	\$232.75
1	227	1102	76	\$401.08	\$41.14	\$442.22
1	228	1103	64	\$337.76	\$34.64	\$372.40
1	229	1104	64	\$337.76	\$34.64	\$372.40
1	230	1105	52	\$274.42	\$28.15	\$302.57
1	231	1106	73	\$385.26	\$39.51	\$424.77
1	232	1107	46	\$242.76	\$24.90	\$267.66



1	233	1108	42	\$221.66	\$22.73	\$244.39
1	234	1109	40	\$211.10	\$21.65	\$232.75
1	235	1110	41	\$216.38	\$22.19	\$238.57
1	236	1111	51	\$269.14	\$27.61	\$296.75
1	237	1112	42	\$221.66	\$22.73	\$244.39
1	238	1113	41	\$216.38	\$22.19	\$238.57
1	239	1114	43	\$226.93	\$23.27	\$250.20
1	240	1115	42	\$221.66	\$22.73	\$244.39
1	241	1116	42	\$221.66	\$22.73	\$244.39
1	242	1117	80	\$422.20	\$43.30	\$465.50
1	243	1201	40	\$211.10	\$21.65	\$232.75
1	244	1202	41	\$216.38	\$22.19	\$238.57
1	245	1203	63	\$332.48	\$34.10	\$366.58
1	246	1204	43	\$226.93	\$23.27	\$250.20
1	247	1205	56	\$295.54	\$30.31	\$325.85
1	248	1206	60	\$316.64	\$32.48	\$349.12
1	249	1207	46	\$242.76	\$24.90	\$267.66
1	250	1208	42	\$221.66	\$22.73	\$244.39
1	251	1209	40	\$211.10	\$21.65	\$232.75
1	252	1210	41	\$216.38	\$22.19	\$238.57
1	253	1211	51	\$269.14	\$27.61	\$296.75
1	254	1212	42	\$221.66	\$22.73	\$244.39
1	255	1213	41	\$216.38	\$22.19	\$238.57
1	256	1214	43	\$226.93	\$23.27	\$250.20
1	257	1215	42	\$221.66	\$22.73	\$244.39
1	258	1216	42	\$221.66	\$22.73	\$244.39
1	259	1217	80	\$422.20	\$43.30	\$465.50
1	260	1301	40	\$211.10	\$21.65	\$232.75
1	261	1302	40	\$211.10	\$21.65	\$232.75
1	262	1303	70	\$369.42	\$37.89	\$407.31
1	263	1304	69	\$364.14	\$37.35	\$401.49
1	264	1305	47	\$248.04	\$25.44	\$273.48
1	265	1306	58	\$306.10	\$31.39	\$337.49
1	266	1307	39	\$205.82	\$21.11	\$226.93
1	267	1308	69	\$364.14	\$37.35	\$401.49
1	268	1309	40	\$211.10	\$21.65	\$232.75
1	269	1310	40	\$211.10	\$21.65	\$232.75
1	270	1311	80	\$422.20	\$43.30	\$465.50
1	271	1401	40	\$211.10	\$21.65	\$232.75
1	272	1402	40	\$211.10	\$21.65	\$232.75
1	273	1403	68	\$358.86	\$36.81	\$395.67
1	274	1404	69	\$364.14	\$37.35	\$401.49
1	275	1405	47	\$248.04	\$25.44	\$273.48
1	276	1406	59	\$311.36	\$31.94	\$343.30
1	277	1407	63	\$332.48	\$34.10	\$366.58
1	278	1408	69	\$364.14	\$37.35	\$401.49
1	279	1409	40	\$211.10	\$21.65	\$232.75
1	280	1410	42	\$221.66	\$22.73	\$244.39
1	281	1411	81	\$427.48	\$43.84	\$471.32
1	282	1501	40	\$211.10	\$21.65	\$232.75
1	283	1502	40	\$211.10	\$21.65	\$232.75
1	284	1503	68	\$358.86	\$36.81	\$395.67
1	285	1504	69	\$364.14	\$37.35	\$401.49
1	286	1505	47	\$248.04	\$25.44	\$273.48
1	287	1506	59	\$311.36	\$31.94	\$343.30
1	288	1507	63	\$332.48	\$34.10	\$366.58
1	289	1508	69	\$364.14	\$37.35	\$401.49
1	290	1509	40	\$211.10	\$21.65	\$232.75
1	291	1510	42	\$221.66	\$22.73	\$244.39

1	292	1511	81	\$427.48	\$43.84	\$471.32
1	293	1601	40	\$211.10	\$21.65	\$232.75
1	294	1602	40	\$211.10	\$21.65	\$232.75
1	295	1603	68	\$358.86	\$36.81	\$395.67
1	296	1604	69	\$364.14	\$37.35	\$401.49
1	297	1605	47	\$248.04	\$25.44	\$273.48
1	298	1606	59	\$311.36	\$31.94	\$343.30
1	299	1607	63	\$332.48	\$34.10	\$366.58
1	300	1608	69	\$364.14	\$37.35	\$401.49
1	301	1609	40	\$211.10	\$21.65	\$232.75
1	302	1610	42	\$221.66	\$22.73	\$244.39
1	303	1611	81	\$427.48	\$43.84	\$471.32
1	304	1701	40	\$211.10	\$21.65	\$232.75
1	305	1702	40	\$211.10	\$21.65	\$232.75
1	306	1703	68	\$358.86	\$36.81	\$395.67
1	307	1704	69	\$364.14	\$37.35	\$401.49
1	308	1705	47	\$248.04	\$25.44	\$273.48
1	309	1706	59	\$311.36	\$31.94	\$343.30
1	310	1707	63	\$332.48	\$34.10	\$366.58
1	311	1708	69	\$364.14	\$37.35	\$401.49
1	312	1709	40	\$211.10	\$21.65	\$232.75
1	313	1710	42	\$221.66	\$22.73	\$244.39
1	314	1711	81	\$427.48	\$43.84	\$471.32
1	315	1801	40	\$211.10	\$21.65	\$232.75
1	316	1802	40	\$211.10	\$21.65	\$232.75
1	317	1803	68	\$358.86	\$36.81	\$395.67
1	318	1804	69	\$364.14	\$37.35	\$401.49
1	319	1805	47	\$248.04	\$25.44	\$273.48
1	320	1806	59	\$311.36	\$31.94	\$343.30
1	321	1807	63	\$332.48	\$34.10	\$366.58
1	322	1808	69	\$364.14	\$37.35	\$401.49
1	323	1809	40	\$211.10	\$21.65	\$232.75
1	324	1810	42	\$221.66	\$22.73	\$244.39
1	325	1811	81	\$427.48	\$43.84	\$471.32
1	326	1901	40	\$211.10	\$21.65	\$232.75
1	327	1902	40	\$211.10	\$21.65	\$232.75
1	328	1903	68	\$358.86	\$36.81	\$395.67
1	329	1904	69	\$364.14	\$37.35	\$401.49
1	330	1905	47	\$248.04	\$25.44	\$273.48
1	331	1906	59	\$311.36	\$31.94	\$343.30
1	332	1907	63	\$332.48	\$34.10	\$366.58
1	333	1908	69	\$364.14	\$37.35	\$401.49
1	334	1909	40	\$211.10	\$21.65	\$232.75
1	335	1910	42	\$221.66	\$22.73	\$244.39
1	336	1911	81	\$427.48	\$43.84	\$471.32
1	337	2001	40	\$211.10	\$21.65	\$232.75
1	338	2002	40	\$211.10	\$21.65	\$232.75
1	339	2003	68	\$358.86	\$36.81	\$395.67
1	340	2004	69	\$364.14	\$37.35	\$401.49
1	341	2005	47	\$248.04	\$25.44	\$273.48
1	342	2006	59	\$311.36	\$31.94	\$343.30
1	343	2007	63	\$332.48	\$34.10	\$366.58
1	344	2008	69	\$364.14	\$37.35	\$401.49
1	345	2009	40	\$211.10	\$21.65	\$232.75
1	346	2010	42	\$221.66	\$22.73	\$244.39
1	347	2011	81	\$427.48	\$43.84	\$471.32
1	348	2101	40	\$211.10	\$21.65	\$232.75
1	349	2102	40	\$211.10	\$21.65	\$232.75
1	350	2103	68	\$358.86	\$36.81	\$395.67

1	351	2104	69	\$364.14	\$37.35	\$401.49
1	352	2105	47	\$248.04	\$25.44	\$273.48
1	353	2106	59	\$311.36	\$31.94	\$343.30
1	354	2107	63	\$332.48	\$34.10	\$366.58
1	355	2108	69	\$364.14	\$37.35	\$401.49
1	356	2109	40	\$211.10	\$21.65	\$232.75
1	357	2110	42	\$221.66	\$22.73	\$244.39
1	358	2111	81	\$427.48	\$43.84	\$471.32
1	359	2201	40	\$211.10	\$21.65	\$232.75
1	360	2202	40	\$211.10	\$21.65	\$232.75
1	361	2203	68	\$358.86	\$36.81	\$395.67
1	362	2204	69	\$364.14	\$37.35	\$401.49
1	363	2205	47	\$248.04	\$25.44	\$273.48
1	364	2206	59	\$311.36	\$31.94	\$343.30
1	365	2207	63	\$332.48	\$34.10	\$366.58
1	366	2208	69	\$364.14	\$37.35	\$401.49
1	367	2209	40	\$211.10	\$21.65	\$232.75
1	368	2210	42	\$221.66	\$22.73	\$244.39
1	369	2211	81	\$427.48	\$43.84	\$471.32
1	370	2301	40	\$211.10	\$21.65	\$232.75
1	371	2302	40	\$211.10	\$21.65	\$232.75
1	372	2303	68	\$358.86	\$36.81	\$395.67
1	373	2304	69	\$364.14	\$37.35	\$401.49
1	374	2305	47	\$248.04	\$25.44	\$273.48
1	375	2306	59	\$311.36	\$31.94	\$343.30
1	376	2307	63	\$332.48	\$34.10	\$366.58
1	377	2308	69	\$364.14	\$37.35	\$401.49
1	378	2309	40	\$211.10	\$21.65	\$232.75
1	379	2310	42	\$221.66	\$22.73	\$244.39
1	380	2311	81	\$427.48	\$43.84	\$471.32
1	381	2401	40	\$211.10	\$21.65	\$232.75
1	382	2402	40	\$211.10	\$21.65	\$232.75
1	383	2403	68	\$358.86	\$36.81	\$395.67
1	384	2404	69	\$364.14	\$37.35	\$401.49
1	385	2405	47	\$248.04	\$25.44	\$273.48
1	386	2406	59	\$311.36	\$31.94	\$343.30
1	387	2407	63	\$332.48	\$34.10	\$366.58
1	388	2408	69	\$364.14	\$37.35	\$401.49
1	389	2409	40	\$211.10	\$21.65	\$232.75
1	390	2410	42	\$221.66	\$22.73	\$244.39
1	391	2411	81	\$427.48	\$43.84	\$471.32
1	392	2501	40	\$211.10	\$21.65	\$232.75
1	393	2502	40	\$211.10	\$21.65	\$232.75
1	394	2503	68	\$358.86	\$36.81	\$395.67
1	395	2504	69	\$364.14	\$37.35	\$401.49
1	396	2505	47	\$248.04	\$25.44	\$273.48
1	397	2506	59	\$311.36	\$31.94	\$343.30
1	398	2507	63	\$332.48	\$34.10	\$366.58
1	399	2508	69	\$364.14	\$37.35	\$401.49
1	400	2509	40	\$211.10	\$21.65	\$232.75
1	401	2510	42	\$221.66	\$22.73	\$244.39
1	402	2511	81	\$427.48	\$43.84	\$471.32
1	403	2601	40	\$211.10	\$21.65	\$232.75
1	404	2602	40	\$211.10	\$21.65	\$232.75
1	405	2603	68	\$358.86	\$36.81	\$395.67
1	406	2604	69	\$364.14	\$37.35	\$401.49
1	407	2605	47	\$248.04	\$25.44	\$273.48
1	408	2606	59	\$311.36	\$31.94	\$343.30
1	409	2607	63	\$332.48	\$34.10	\$366.58

1	410	2608	69	\$364.14	\$37.35	\$401.49
1	411	2609	40	\$211.10	\$21.65	\$232.75
1	412	2610	42	\$221.66	\$22.73	\$244.39
1	413	2611	81	\$427.48	\$43.84	\$471.32
1	414	2701	40	\$211.10	\$21.65	\$232.75
1	415	2702	40	\$211.10	\$21.65	\$232.75
1	416	2703	68	\$358.86	\$36.81	\$395.67
1	417	2704	69	\$364.14	\$37.35	\$401.49
1	418	2705	47	\$248.04	\$25.44	\$273.48
1	419	2706	59	\$311.36	\$31.94	\$343.30
1	420	2707	63	\$332.48	\$34.10	\$366.58
1	421	2708	69	\$364.14	\$37.35	\$401.49
1	422	2709	40	\$211.10	\$21.65	\$232.75
1	423	2710	42	\$221.66	\$22.73	\$244.39
1	424	2711	81	\$427.48	\$43.84	\$471.32
1	425	2801	40	\$211.10	\$21.65	\$232.75
1	426	2802	40	\$211.10	\$21.65	\$232.75
1	427	2803	68	\$358.86	\$36.81	\$395.67
1	428	2804	69	\$364.14	\$37.35	\$401.49
1	429	2805	47	\$248.04	\$25.44	\$273.48
1	430	2806	59	\$311.36	\$31.94	\$343.30
1	431	2807	63	\$332.48	\$34.10	\$366.58
1	432	2808	69	\$364.14	\$37.35	\$401.49
1	433	2809	40	\$211.10	\$21.65	\$232.75
1	434	2810	42	\$221.66	\$22.73	\$244.39
1	435	2811	81	\$427.48	\$43.84	\$471.32
1	436	2901	40	\$211.10	\$21.65	\$232.75
1	437	2902	40	\$211.10	\$21.65	\$232.75
1	438	2903	68	\$358.86	\$36.81	\$395.67
1	439	2904	69	\$364.14	\$37.35	\$401.49
1	440	2905	47	\$248.04	\$25.44	\$273.48
1	441	2906	59	\$311.36	\$31.94	\$343.30
1	442	2907	63	\$332.48	\$34.10	\$366.58
1	443	2908	69	\$364.14	\$37.35	\$401.49
1	444	2909	40	\$211.10	\$21.65	\$232.75
1	445	2910	42	\$221.66	\$22.73	\$244.39
1	446	2911	81	\$427.48	\$43.84	\$471.32
1	447	3001	40	\$211.10	\$21.65	\$232.75
1	448	3002	40	\$211.10	\$21.65	\$232.75
1	449	3003	68	\$358.86	\$36.81	\$395.67
1	450	3004	69	\$364.14	\$37.35	\$401.49
1	451	3005	47	\$248.04	\$25.44	\$273.48
1	452	3006	59	\$311.36	\$31.94	\$343.30
1	453	3007	63	\$332.48	\$34.10	\$366.58
1	454	3008	69	\$364.14	\$37.35	\$401.49
1	455	3009	40	\$211.10	\$21.65	\$232.75
1	456	3010	42	\$221.66	\$22.73	\$244.39
1	457	3011	81	\$427.48	\$43.84	\$471.32
1	458	3101	40	\$211.10	\$21.65	\$232.75
1	459	3102	40	\$211.10	\$21.65	\$232.75
1	460	3103	68	\$358.86	\$36.81	\$395.67
1	461	3104	69	\$364.14	\$37.35	\$401.49
1	462	3105	47	\$248.04	\$25.44	\$273.48
1	463	3106	59	\$311.36	\$31.94	\$343.30
1	464	3107	63	\$332.48	\$34.10	\$366.58
1	465	3108	69	\$364.14	\$37.35	\$401.49
1	466	3109	40	\$211.10	\$21.65	\$232.75
1	467	3110	42	\$221.66	\$22.73	\$244.39
1	468	3111	81	\$427.48	\$43.84	\$471.32

1	469	3201	40	\$211.10	\$21.65	\$232.75
1	470	3202	40	\$211.10	\$21.65	\$232.75
1	471	3203	68	\$358.86	\$36.81	\$395.67
1	472	3204	69	\$364.14	\$37.35	\$401.49
1	473	3205	47	\$248.04	\$25.44	\$273.48
1	474	3206	59	\$311.36	\$31.94	\$343.30
1	475	3207	63	\$332.48	\$34.10	\$366.58
1	476	3208	69	\$364.14	\$37.35	\$401.49
1	477	3209	40	\$211.10	\$21.65	\$232.75
1	478	3210	42	\$221.66	\$22.73	\$244.39
1	479	3211	81	\$427.48	\$43.84	\$471.32
1	480	3301	40	\$211.10	\$21.65	\$232.75
1	481	3302	40	\$211.10	\$21.65	\$232.75
1	482	3303	68	\$358.86	\$36.81	\$395.67
1	483	3304	69	\$364.14	\$37.35	\$401.49
1	484	3305	47	\$248.04	\$25.44	\$273.48
1	485	3306	59	\$311.36	\$31.94	\$343.30
1	486	3307	63	\$332.48	\$34.10	\$366.58
1	487	3308	69	\$364.14	\$37.35	\$401.49
1	488	3309	40	\$211.10	\$21.65	\$232.75
1	489	3310	42	\$221.66	\$22.73	\$244.39
1	490	3311	81	\$427.48	\$43.84	\$471.32
1	491	3401	40	\$211.10	\$21.65	\$232.75
1	492	3402	40	\$211.10	\$21.65	\$232.75
1	493	3403	68	\$358.86	\$36.81	\$395.67
1	494	3404	69	\$364.14	\$37.35	\$401.49
1	495	3405	47	\$248.04	\$25.44	\$273.48
1	496	3406	59	\$311.36	\$31.94	\$343.30
1	497	3407	63	\$332.48	\$34.10	\$366.58
1	498	3408	69	\$364.14	\$37.35	\$401.49
1	499	3409	40	\$211.10	\$21.65	\$232.75
1	500	3410	42	\$221.66	\$22.73	\$244.39
1	501	3411	81	\$427.48	\$43.84	\$471.32
1	502	3501	40	\$211.10	\$21.65	\$232.75
1	503	3502	40	\$211.10	\$21.65	\$232.75
1	504	3503	68	\$358.86	\$36.81	\$395.67
1	505	3504	69	\$364.14	\$37.35	\$401.49
1	506	3505	47	\$248.04	\$25.44	\$273.48
1	507	3506	59	\$311.36	\$31.94	\$343.30
1	508	3507	63	\$332.48	\$34.10	\$366.58
1	509	3508	69	\$364.14	\$37.35	\$401.49
1	510	3509	40	\$211.10	\$21.65	\$232.75
1	511	3510	42	\$221.66	\$22.73	\$244.39
1	512	3511	81	\$427.48	\$43.84	\$471.32
1	513	3601	40	\$211.10	\$21.65	\$232.75
1	514	3602	40	\$211.10	\$21.65	\$232.75
1	515	3603	68	\$358.86	\$36.81	\$395.67
1	516	3604	69	\$364.14	\$37.35	\$401.49
1	517	3605	47	\$248.04	\$25.44	\$273.48
1	518	3606	59	\$311.36	\$31.94	\$343.30
1	519	3607	63	\$332.48	\$34.10	\$366.58
1	520	3608	69	\$364.14	\$37.35	\$401.49
1	521	3609	40	\$211.10	\$21.65	\$232.75
1	522	3610	42	\$221.66	\$22.73	\$244.39
1	523	3611	81	\$427.48	\$43.84	\$471.32
1	524	3701	40	\$211.10	\$21.65	\$232.75
1	525	3702	40	\$211.10	\$21.65	\$232.75
1	526	3703	68	\$358.86	\$36.81	\$395.67
1	527	3704	69	\$364.14	\$37.35	\$401.49

1	528	3705	47	\$248.04	\$25.44	\$273.48
1	529	3706	59	\$311.36	\$31.94	\$343.30
1	530	3707	63	\$332.48	\$34.10	\$366.58
1	531	3708	69	\$364.14	\$37.35	\$401.49
1	532	3709	40	\$211.10	\$21.65	\$232.75
1	533	3710	42	\$221.66	\$22.73	\$244.39
1	534	3711	81	\$427.48	\$43.84	\$471.32
1	535	3801	40	\$211.10	\$21.65	\$232.75
1	536	3802	40	\$211.10	\$21.65	\$232.75
1	537	3803	68	\$358.86	\$36.81	\$395.67
1	538	3804	69	\$364.14	\$37.35	\$401.49
1	539	3805	47	\$248.04	\$25.44	\$273.48
1	540	3806	59	\$311.36	\$31.94	\$343.30
1	541	3807	63	\$332.48	\$34.10	\$366.58
1	542	3808	69	\$364.14	\$37.35	\$401.49
1	543	3809	40	\$211.10	\$21.65	\$232.75
1	544	3810	42	\$221.66	\$22.73	\$244.39
1	545	3811	81	\$427.48	\$43.84	\$471.32
1	546	3901	40	\$211.10	\$21.65	\$232.75
1	547	3902	40	\$211.10	\$21.65	\$232.75
1	548	3903	68	\$358.86	\$36.81	\$395.67
1	549	3904	69	\$364.14	\$37.35	\$401.49
1	550	3905	47	\$248.04	\$25.44	\$273.48
1	551	3906	59	\$311.36	\$31.94	\$343.30
1	552	3907	63	\$332.48	\$34.10	\$366.58
1	553	3908	69	\$364.14	\$37.35	\$401.49
1	554	3909	40	\$211.10	\$21.65	\$232.75
1	555	3910	42	\$221.66	\$22.73	\$244.39
1	556	3911	81	\$427.48	\$43.84	\$471.32
1	557	4001	40	\$211.10	\$21.65	\$232.75
1	558	4002	40	\$211.10	\$21.65	\$232.75
1	559	4003	68	\$358.86	\$36.81	\$395.67
1	560	4004	69	\$364.14	\$37.35	\$401.49
1	561	4005	47	\$248.04	\$25.44	\$273.48
1	562	4006	59	\$311.36	\$31.94	\$343.30
1	563	4007	63	\$332.48	\$34.10	\$366.58
1	564	4008	69	\$364.14	\$37.35	\$401.49
1	565	4009	40	\$211.10	\$21.65	\$232.75
1	566	4010	42	\$221.66	\$22.73	\$244.39
1	567	4011	81	\$427.48	\$43.84	\$471.32
1	568	4101	40	\$211.10	\$21.65	\$232.75
1	569	4102	40	\$211.10	\$21.65	\$232.75
1	570	4103	68	\$358.86	\$36.81	\$395.67
1	571	4104	69	\$364.14	\$37.35	\$401.49
1	572	4105	47	\$248.04	\$25.44	\$273.48
1	573	4106	59	\$311.36	\$31.94	\$343.30
1	574	4107	63	\$332.48	\$34.10	\$366.58
1	575	4108	69	\$364.14	\$37.35	\$401.49
1	576	4109	40	\$211.10	\$21.65	\$232.75
1	577	4110	42	\$221.66	\$22.73	\$244.39
1	578	4111	81	\$427.48	\$43.84	\$471.32
1	579	4201	40	\$211.10	\$21.65	\$232.75
1	580	4202	40	\$211.10	\$21.65	\$232.75
1	581	4203	68	\$358.86	\$36.81	\$395.67
1	582	4204	69	\$364.14	\$37.35	\$401.49
1	583	4205	47	\$248.04	\$25.44	\$273.48
1	584	4206	59	\$311.36	\$31.94	\$343.30
1	585	4207	63	\$332.48	\$34.10	\$366.58
1	586	4208	69	\$364.14	\$37.35	\$401.49

1	587	4209	40	\$211.10	\$21.65	\$232.75
1	588	4210	42	\$221.66	\$22.73	\$244.39
1	589	4211	81	\$427.48	\$43.84	\$471.32
1	590	4301	78	\$411.64	\$42.22	\$453.86
1	591	4302	108	\$569.96	\$58.46	\$628.42
1	592	4303	63	\$332.48	\$34.10	\$366.58
1	593	4304	69	\$364.14	\$37.35	\$401.49
1	594	4305	40	\$211.10	\$21.65	\$232.75
1	595	4306	42	\$221.66	\$22.73	\$244.39
1	596	4307	81	\$427.48	\$43.84	\$471.32
1	597	4401	78	\$411.64	\$42.22	\$453.86
1	598	4402	108	\$569.96	\$58.46	\$628.42
1	599	4403	63	\$332.48	\$34.10	\$366.58
1	600	4404	69	\$364.14	\$37.35	\$401.49
1	601	4405	40	\$211.10	\$21.65	\$232.75
1	602	4406	42	\$221.66	\$22.73	\$244.39
1	603	4407	81	\$427.48	\$43.84	\$471.32
1	604	4501	78	\$411.64	\$42.22	\$453.86
1	605	4502	108	\$569.96	\$58.46	\$628.42
1	606	4503	63	\$332.48	\$34.10	\$366.58
1	607	4504	69	\$364.14	\$37.35	\$401.49
1	608	4505	40	\$211.10	\$21.65	\$232.75
1	609	4506	42	\$221.66	\$22.73	\$244.39
1	610	4507	81	\$427.48	\$43.84	\$471.32
			<b>32401</b>			
			<b>Monthly</b>	\$170,994.81	\$17,537.85	\$188,532.66
			<b>Annual</b>	\$2,051,937.67	\$210,454.25	\$2,262,391.92

**EXHIBIT F-2**

**ESTIMATED MONTHLY STRATA FEE SCHEDULE (PHASE 2)**



**SCHEDULE OF STRATA FEES - PHASE 1 AND 2**

Phase #	Strata Lot #	Unit #	Strata Lot Unit Entitlement	Monthly Operating Contribution	Monthly C.R.F. Contribution	Total Monthly Strata Fee
1	1	101	76	\$ 405.20	\$ 41.14	\$ 446.34
1	2	102	62	\$ 330.56	\$ 33.56	\$ 364.12
1	3	103	63	\$ 335.89	\$ 34.10	\$ 369.99
1	4	104	65	\$ 346.55	\$ 35.18	\$ 381.73
1	5	105	66	\$ 351.89	\$ 35.72	\$ 387.61
1	6	106	49	\$ 261.25	\$ 26.52	\$ 287.77
1	7	107	46	\$ 245.25	\$ 24.90	\$ 270.15
1	8	201	52	\$ 277.24	\$ 28.15	\$ 305.39
1	9	202	61	\$ 325.22	\$ 33.02	\$ 358.24
1	10	203	51	\$ 271.90	\$ 27.61	\$ 299.51
1	11	204	79	\$ 421.19	\$ 42.76	\$ 463.95
1	12	205	55	\$ 293.24	\$ 29.77	\$ 323.01
1	13	206	56	\$ 298.57	\$ 30.31	\$ 328.88
1	14	207	89	\$ 474.51	\$ 48.17	\$ 522.68
1	15	208	50	\$ 266.58	\$ 27.06	\$ 293.64
1	16	209	41	\$ 218.60	\$ 22.19	\$ 240.79
1	17	210	39	\$ 207.93	\$ 21.11	\$ 229.04
1	18	211	39	\$ 207.93	\$ 21.11	\$ 229.04
1	19	212	40	\$ 213.26	\$ 21.65	\$ 234.91
1	20	213	68	\$ 362.54	\$ 36.81	\$ 399.35
1	21	214	56	\$ 298.57	\$ 30.31	\$ 328.88
1	22	215	46	\$ 245.25	\$ 24.90	\$ 270.15
1	23	216	42	\$ 223.93	\$ 22.73	\$ 246.66
1	24	217	40	\$ 213.26	\$ 21.65	\$ 234.91
1	25	218	40	\$ 213.26	\$ 21.65	\$ 234.91
1	26	219	52	\$ 277.24	\$ 28.15	\$ 305.39
1	27	220	59	\$ 314.56	\$ 31.94	\$ 346.50
1	28	221	61	\$ 325.22	\$ 33.02	\$ 358.24
1	29	222	76	\$ 405.20	\$ 41.14	\$ 446.34
1	30	223	72	\$ 383.87	\$ 38.97	\$ 422.84
1	31	224	56	\$ 298.57	\$ 30.31	\$ 328.88
1	32	301	40	\$ 213.26	\$ 21.65	\$ 234.91
1	33	302	41	\$ 218.60	\$ 22.19	\$ 240.79
1	34	303	46	\$ 245.25	\$ 24.90	\$ 270.15
1	35	304	41	\$ 218.60	\$ 22.19	\$ 240.79
1	36	305	40	\$ 213.26	\$ 21.65	\$ 234.91
1	37	306	40	\$ 213.26	\$ 21.65	\$ 234.91
1	38	307	79	\$ 421.19	\$ 42.76	\$ 463.95
1	39	308	41	\$ 218.60	\$ 22.19	\$ 240.79
1	40	309	39	\$ 207.93	\$ 21.11	\$ 229.04
1	41	310	39	\$ 207.93	\$ 21.11	\$ 229.04
1	42	311	40	\$ 213.26	\$ 21.65	\$ 234.91
1	43	312	68	\$ 362.54	\$ 36.81	\$ 399.35
1	44	313	57	\$ 303.90	\$ 30.85	\$ 334.75
1	45	314	46	\$ 245.25	\$ 24.90	\$ 270.15
1	46	315	42	\$ 223.93	\$ 22.73	\$ 246.66
1	47	316	40	\$ 213.26	\$ 21.65	\$ 234.91
1	48	317	41	\$ 218.60	\$ 22.19	\$ 240.79
1	49	318	51	\$ 271.90	\$ 27.61	\$ 299.51
1	50	319	42	\$ 223.93	\$ 22.73	\$ 246.66
1	51	320	41	\$ 218.60	\$ 22.19	\$ 240.79
1	52	321	43	\$ 229.26	\$ 23.27	\$ 252.53
1	53	322	42	\$ 223.93	\$ 22.73	\$ 246.66
1	54	323	42	\$ 223.93	\$ 22.73	\$ 246.66

1	55	324	80	\$	426.53	\$	43.30	\$	469.83
1	56	401	40	\$	213.26	\$	21.65	\$	234.91
1	57	402	41	\$	218.60	\$	22.19	\$	240.79
1	58	403	46	\$	245.25	\$	24.90	\$	270.15
1	59	404	42	\$	223.93	\$	22.73	\$	246.66
1	60	405	41	\$	218.60	\$	22.19	\$	240.79
1	61	406	41	\$	218.60	\$	22.19	\$	240.79
1	62	407	81	\$	431.86	\$	43.84	\$	475.70
1	63	408	41	\$	218.60	\$	22.19	\$	240.79
1	64	409	39	\$	207.93	\$	21.11	\$	229.04
1	65	410	39	\$	207.93	\$	21.11	\$	229.04
1	66	411	40	\$	213.26	\$	21.65	\$	234.91
1	67	412	68	\$	362.54	\$	36.81	\$	399.35
1	68	413	57	\$	303.90	\$	30.85	\$	334.75
1	69	414	46	\$	245.25	\$	24.90	\$	270.15
1	70	415	42	\$	223.93	\$	22.73	\$	246.66
1	71	416	40	\$	213.26	\$	21.65	\$	234.91
1	72	417	41	\$	218.60	\$	22.19	\$	240.79
1	73	418	51	\$	271.90	\$	27.61	\$	299.51
1	74	419	42	\$	223.93	\$	22.73	\$	246.66
1	75	420	41	\$	218.60	\$	22.19	\$	240.79
1	76	421	43	\$	229.26	\$	23.27	\$	252.53
1	77	422	42	\$	223.93	\$	22.73	\$	246.66
1	78	423	42	\$	223.93	\$	22.73	\$	246.66
1	79	424	80	\$	426.53	\$	43.30	\$	469.83
1	80	501	40	\$	213.26	\$	21.65	\$	234.91
1	81	502	41	\$	218.60	\$	22.19	\$	240.79
1	82	503	46	\$	245.25	\$	24.90	\$	270.15
1	83	504	42	\$	223.93	\$	22.73	\$	246.66
1	84	505	41	\$	218.60	\$	22.19	\$	240.79
1	85	506	41	\$	218.60	\$	22.19	\$	240.79
1	86	507	81	\$	431.86	\$	43.84	\$	475.70
1	87	508	41	\$	218.60	\$	22.19	\$	240.79
1	88	509	39	\$	207.93	\$	21.11	\$	229.04
1	89	510	39	\$	207.93	\$	21.11	\$	229.04
1	90	511	40	\$	213.26	\$	21.65	\$	234.91
1	91	512	68	\$	362.54	\$	36.81	\$	399.35
1	92	513	57	\$	303.90	\$	30.85	\$	334.75
1	93	514	46	\$	245.25	\$	24.90	\$	270.15
1	94	515	42	\$	223.93	\$	22.73	\$	246.66
1	95	516	40	\$	213.26	\$	21.65	\$	234.91
1	96	517	41	\$	218.60	\$	22.19	\$	240.79
1	97	518	51	\$	271.90	\$	27.61	\$	299.51
1	98	519	42	\$	223.93	\$	22.73	\$	246.66
1	99	520	41	\$	218.60	\$	22.19	\$	240.79
1	100	521	43	\$	229.26	\$	23.27	\$	252.53
1	101	522	42	\$	223.93	\$	22.73	\$	246.66
1	102	523	42	\$	223.93	\$	22.73	\$	246.66
1	103	524	80	\$	426.53	\$	43.30	\$	469.83
1	104	601	40	\$	213.26	\$	21.65	\$	234.91
1	105	602	41	\$	218.60	\$	22.19	\$	240.79
1	106	603	46	\$	245.25	\$	24.90	\$	270.15
1	107	604	42	\$	223.93	\$	22.73	\$	246.66
1	108	605	41	\$	218.60	\$	22.19	\$	240.79
1	109	606	41	\$	218.60	\$	22.19	\$	240.79
1	110	607	81	\$	431.86	\$	43.84	\$	475.70
1	111	608	41	\$	218.60	\$	22.19	\$	240.79
1	112	609	39	\$	207.93	\$	21.11	\$	229.04
1	113	610	39	\$	207.93	\$	21.11	\$	229.04

1	114	611	40	\$	213.26	\$	21.65	\$	234.91
1	115	612	68	\$	362.54	\$	36.81	\$	399.35
1	116	613	57	\$	303.90	\$	30.85	\$	334.75
1	117	614	46	\$	245.25	\$	24.90	\$	270.15
1	118	615	42	\$	223.93	\$	22.73	\$	246.66
1	119	616	40	\$	213.26	\$	21.65	\$	234.91
1	120	617	41	\$	218.60	\$	22.19	\$	240.79
1	121	618	51	\$	271.90	\$	27.61	\$	299.51
1	122	619	42	\$	223.93	\$	22.73	\$	246.66
1	123	620	41	\$	218.60	\$	22.19	\$	240.79
1	124	621	43	\$	229.26	\$	23.27	\$	252.53
1	125	622	42	\$	223.93	\$	22.73	\$	246.66
1	126	623	42	\$	223.93	\$	22.73	\$	246.66
1	127	624	80	\$	426.53	\$	43.30	\$	469.83
1	128	701	40	\$	213.26	\$	21.65	\$	234.91
1	129	702	41	\$	218.60	\$	22.19	\$	240.79
1	130	703	46	\$	245.25	\$	24.90	\$	270.15
1	131	704	42	\$	223.93	\$	22.73	\$	246.66
1	132	705	41	\$	218.60	\$	22.19	\$	240.79
1	133	706	41	\$	218.60	\$	22.19	\$	240.79
1	134	707	81	\$	431.86	\$	43.84	\$	475.70
1	135	708	41	\$	218.60	\$	22.19	\$	240.79
1	136	709	39	\$	207.93	\$	21.11	\$	229.04
1	137	710	39	\$	207.93	\$	21.11	\$	229.04
1	138	711	40	\$	213.26	\$	21.65	\$	234.91
1	139	712	68	\$	362.54	\$	36.81	\$	399.35
1	140	713	57	\$	303.90	\$	30.85	\$	334.75
1	141	714	46	\$	245.25	\$	24.90	\$	270.15
1	142	715	42	\$	223.93	\$	22.73	\$	246.66
1	143	716	40	\$	213.26	\$	21.65	\$	234.91
1	144	717	41	\$	218.60	\$	22.19	\$	240.79
1	145	718	51	\$	271.90	\$	27.61	\$	299.51
1	146	719	42	\$	223.93	\$	22.73	\$	246.66
1	147	720	41	\$	218.60	\$	22.19	\$	240.79
1	148	721	43	\$	229.26	\$	23.27	\$	252.53
1	149	722	42	\$	223.93	\$	22.73	\$	246.66
1	150	723	42	\$	223.93	\$	22.73	\$	246.66
1	151	724	80	\$	426.53	\$	43.30	\$	469.83
1	152	801	40	\$	213.26	\$	21.65	\$	234.91
1	153	802	41	\$	218.60	\$	22.19	\$	240.79
1	154	803	46	\$	245.25	\$	24.90	\$	270.15
1	155	804	42	\$	223.93	\$	22.73	\$	246.66
1	156	805	41	\$	218.60	\$	22.19	\$	240.79
1	157	806	41	\$	218.60	\$	22.19	\$	240.79
1	158	807	81	\$	431.86	\$	43.84	\$	475.70
1	159	808	41	\$	218.60	\$	22.19	\$	240.79
1	160	809	39	\$	207.93	\$	21.11	\$	229.04
1	161	810	39	\$	207.93	\$	21.11	\$	229.04
1	162	811	40	\$	213.26	\$	21.65	\$	234.91
1	163	812	68	\$	362.54	\$	36.81	\$	399.35
1	164	813	57	\$	303.90	\$	30.85	\$	334.75
1	165	814	46	\$	245.25	\$	24.90	\$	270.15
1	166	815	42	\$	223.93	\$	22.73	\$	246.66
1	167	816	40	\$	213.26	\$	21.65	\$	234.91
1	168	817	41	\$	218.60	\$	22.19	\$	240.79
1	169	818	51	\$	271.90	\$	27.61	\$	299.51
1	170	819	42	\$	223.93	\$	22.73	\$	246.66
1	171	820	41	\$	218.60	\$	22.19	\$	240.79
1	172	821	43	\$	229.26	\$	23.27	\$	252.53

1	173	822	42	\$	223.93	\$	22.73	\$	246.66
1	174	823	42	\$	223.93	\$	22.73	\$	246.66
1	175	824	80	\$	426.53	\$	43.30	\$	469.83
1	176	901	40	\$	213.26	\$	21.65	\$	234.91
1	177	902	41	\$	218.60	\$	22.19	\$	240.79
1	178	903	46	\$	245.25	\$	24.90	\$	270.15
1	179	904	42	\$	223.93	\$	22.73	\$	246.66
1	180	905	41	\$	218.60	\$	22.19	\$	240.79
1	181	906	41	\$	218.60	\$	22.19	\$	240.79
1	182	907	42	\$	223.93	\$	22.73	\$	246.66
1	183	908	40	\$	213.26	\$	21.65	\$	234.91
1	184	909	41	\$	218.60	\$	22.19	\$	240.79
1	185	910	39	\$	207.93	\$	21.11	\$	229.04
1	186	911	39	\$	207.93	\$	21.11	\$	229.04
1	187	912	40	\$	213.26	\$	21.65	\$	234.91
1	188	913	68	\$	362.54	\$	36.81	\$	399.35
1	189	914	57	\$	303.90	\$	30.85	\$	334.75
1	190	915	46	\$	245.25	\$	24.90	\$	270.15
1	191	916	42	\$	223.93	\$	22.73	\$	246.66
1	192	917	40	\$	213.26	\$	21.65	\$	234.91
1	193	918	41	\$	218.60	\$	22.19	\$	240.79
1	194	919	51	\$	271.90	\$	27.61	\$	299.51
1	195	920	42	\$	223.93	\$	22.73	\$	246.66
1	196	921	41	\$	218.60	\$	22.19	\$	240.79
1	197	922	43	\$	229.26	\$	23.27	\$	252.53
1	198	923	42	\$	223.93	\$	22.73	\$	246.66
1	199	924	42	\$	223.93	\$	22.73	\$	246.66
1	200	925	80	\$	426.53	\$	43.30	\$	469.83
1	201	1001	40	\$	213.26	\$	21.65	\$	234.91
1	202	1002	41	\$	218.60	\$	22.19	\$	240.79
1	203	1003	46	\$	245.25	\$	24.90	\$	270.15
1	204	1004	42	\$	223.93	\$	22.73	\$	246.66
1	205	1005	41	\$	218.60	\$	22.19	\$	240.79
1	206	1006	41	\$	218.60	\$	22.19	\$	240.79
1	207	1007	42	\$	223.93	\$	22.73	\$	246.66
1	208	1008	40	\$	213.26	\$	21.65	\$	234.91
1	209	1009	41	\$	218.60	\$	22.19	\$	240.79
1	210	1010	39	\$	207.93	\$	21.11	\$	229.04
1	211	1011	39	\$	207.93	\$	21.11	\$	229.04
1	212	1012	40	\$	213.26	\$	21.65	\$	234.91
1	213	1013	68	\$	362.54	\$	36.81	\$	399.35
1	214	1014	57	\$	303.90	\$	30.85	\$	334.75
1	215	1015	46	\$	245.25	\$	24.90	\$	270.15
1	216	1016	42	\$	223.93	\$	22.73	\$	246.66
1	217	1017	40	\$	213.26	\$	21.65	\$	234.91
1	218	1018	41	\$	218.60	\$	22.19	\$	240.79
1	219	1019	51	\$	271.90	\$	27.61	\$	299.51
1	220	1020	42	\$	223.93	\$	22.73	\$	246.66
1	221	1021	41	\$	218.60	\$	22.19	\$	240.79
1	222	1022	43	\$	229.26	\$	23.27	\$	252.53
1	223	1023	42	\$	223.93	\$	22.73	\$	246.66
1	224	1024	42	\$	223.93	\$	22.73	\$	246.66
1	225	1025	80	\$	426.53	\$	43.30	\$	469.83
1	226	1101	40	\$	213.26	\$	21.65	\$	234.91
1	227	1102	76	\$	405.20	\$	41.14	\$	446.34
1	228	1103	64	\$	341.22	\$	34.64	\$	375.86
1	229	1104	64	\$	341.22	\$	34.64	\$	375.86
1	230	1105	52	\$	277.24	\$	28.15	\$	305.39
1	231	1106	73	\$	389.21	\$	39.51	\$	428.72

1	232	1107	46	\$	245.25	\$	24.90	\$	270.15
1	233	1108	42	\$	223.93	\$	22.73	\$	246.66
1	234	1109	40	\$	213.26	\$	21.65	\$	234.91
1	235	1110	41	\$	218.60	\$	22.19	\$	240.79
1	236	1111	51	\$	271.90	\$	27.61	\$	299.51
1	237	1112	42	\$	223.93	\$	22.73	\$	246.66
1	238	1113	41	\$	218.60	\$	22.19	\$	240.79
1	239	1114	43	\$	229.26	\$	23.27	\$	252.53
1	240	1115	42	\$	223.93	\$	22.73	\$	246.66
1	241	1116	42	\$	223.93	\$	22.73	\$	246.66
1	242	1117	80	\$	426.53	\$	43.30	\$	469.83
1	243	1201	40	\$	213.26	\$	21.65	\$	234.91
1	244	1202	41	\$	218.60	\$	22.19	\$	240.79
1	245	1203	63	\$	335.89	\$	34.10	\$	369.99
1	246	1204	43	\$	229.26	\$	23.27	\$	252.53
1	247	1205	56	\$	298.57	\$	30.31	\$	328.88
1	248	1206	60	\$	319.89	\$	32.48	\$	352.37
1	249	1207	46	\$	245.25	\$	24.90	\$	270.15
1	250	1208	42	\$	223.93	\$	22.73	\$	246.66
1	251	1209	40	\$	213.26	\$	21.65	\$	234.91
1	252	1210	41	\$	218.60	\$	22.19	\$	240.79
1	253	1211	51	\$	271.90	\$	27.61	\$	299.51
1	254	1212	42	\$	223.93	\$	22.73	\$	246.66
1	255	1213	41	\$	218.60	\$	22.19	\$	240.79
1	256	1214	43	\$	229.26	\$	23.27	\$	252.53
1	257	1215	42	\$	223.93	\$	22.73	\$	246.66
1	258	1216	42	\$	223.93	\$	22.73	\$	246.66
1	259	1217	80	\$	426.53	\$	43.30	\$	469.83
1	260	1301	40	\$	213.26	\$	21.65	\$	234.91
1	261	1302	40	\$	213.26	\$	21.65	\$	234.91
1	262	1303	70	\$	373.21	\$	37.89	\$	411.10
1	263	1304	69	\$	367.88	\$	37.35	\$	405.23
1	264	1305	47	\$	250.58	\$	25.44	\$	276.02
1	265	1306	58	\$	309.23	\$	31.39	\$	340.62
1	266	1307	39	\$	207.93	\$	21.11	\$	229.04
1	267	1308	69	\$	367.88	\$	37.35	\$	405.23
1	268	1309	40	\$	213.26	\$	21.65	\$	234.91
1	269	1310	40	\$	213.26	\$	21.65	\$	234.91
1	270	1311	80	\$	426.53	\$	43.30	\$	469.83
1	271	1401	40	\$	213.26	\$	21.65	\$	234.91
1	272	1402	40	\$	213.26	\$	21.65	\$	234.91
1	273	1403	68	\$	362.54	\$	36.81	\$	399.35
1	274	1404	69	\$	367.88	\$	37.35	\$	405.23
1	275	1405	47	\$	250.58	\$	25.44	\$	276.02
1	276	1406	59	\$	314.56	\$	31.94	\$	346.50
1	277	1407	63	\$	335.89	\$	34.10	\$	369.99
1	278	1408	69	\$	367.88	\$	37.35	\$	405.23
1	279	1409	40	\$	213.26	\$	21.65	\$	234.91
1	280	1410	42	\$	223.93	\$	22.73	\$	246.66
1	281	1411	81	\$	431.86	\$	43.84	\$	475.70
1	282	1501	40	\$	213.26	\$	21.65	\$	234.91
1	283	1502	40	\$	213.26	\$	21.65	\$	234.91
1	284	1503	68	\$	362.54	\$	36.81	\$	399.35
1	285	1504	69	\$	367.88	\$	37.35	\$	405.23
1	286	1505	47	\$	250.58	\$	25.44	\$	276.02
1	287	1506	59	\$	314.56	\$	31.94	\$	346.50
1	288	1507	63	\$	335.89	\$	34.10	\$	369.99
1	289	1508	69	\$	367.88	\$	37.35	\$	405.23
1	290	1509	40	\$	213.26	\$	21.65	\$	234.91

1	291	1510	42	\$	223.93	\$	22.73	\$	246.66
1	292	1511	81	\$	431.86	\$	43.84	\$	475.70
1	293	1601	40	\$	213.26	\$	21.65	\$	234.91
1	294	1602	40	\$	213.26	\$	21.65	\$	234.91
1	295	1603	68	\$	362.54	\$	36.81	\$	399.35
1	296	1604	69	\$	367.88	\$	37.35	\$	405.23
1	297	1605	47	\$	250.58	\$	25.44	\$	276.02
1	298	1606	59	\$	314.56	\$	31.94	\$	346.50
1	299	1607	63	\$	335.89	\$	34.10	\$	369.99
1	300	1608	69	\$	367.88	\$	37.35	\$	405.23
1	301	1609	40	\$	213.26	\$	21.65	\$	234.91
1	302	1610	42	\$	223.93	\$	22.73	\$	246.66
1	303	1611	81	\$	431.86	\$	43.84	\$	475.70
1	304	1701	40	\$	213.26	\$	21.65	\$	234.91
1	305	1702	40	\$	213.26	\$	21.65	\$	234.91
1	306	1703	68	\$	362.54	\$	36.81	\$	399.35
1	307	1704	69	\$	367.88	\$	37.35	\$	405.23
1	308	1705	47	\$	250.58	\$	25.44	\$	276.02
1	309	1706	59	\$	314.56	\$	31.94	\$	346.50
1	310	1707	63	\$	335.89	\$	34.10	\$	369.99
1	311	1708	69	\$	367.88	\$	37.35	\$	405.23
1	312	1709	40	\$	213.26	\$	21.65	\$	234.91
1	313	1710	42	\$	223.93	\$	22.73	\$	246.66
1	314	1711	81	\$	431.86	\$	43.84	\$	475.70
1	315	1801	40	\$	213.26	\$	21.65	\$	234.91
1	316	1802	40	\$	213.26	\$	21.65	\$	234.91
1	317	1803	68	\$	362.54	\$	36.81	\$	399.35
1	318	1804	69	\$	367.88	\$	37.35	\$	405.23
1	319	1805	47	\$	250.58	\$	25.44	\$	276.02
1	320	1806	59	\$	314.56	\$	31.94	\$	346.50
1	321	1807	63	\$	335.89	\$	34.10	\$	369.99
1	322	1808	69	\$	367.88	\$	37.35	\$	405.23
1	323	1809	40	\$	213.26	\$	21.65	\$	234.91
1	324	1810	42	\$	223.93	\$	22.73	\$	246.66
1	325	1811	81	\$	431.86	\$	43.84	\$	475.70
1	326	1901	40	\$	213.26	\$	21.65	\$	234.91
1	327	1902	40	\$	213.26	\$	21.65	\$	234.91
1	328	1903	68	\$	362.54	\$	36.81	\$	399.35
1	329	1904	69	\$	367.88	\$	37.35	\$	405.23
1	330	1905	47	\$	250.58	\$	25.44	\$	276.02
1	331	1906	59	\$	314.56	\$	31.94	\$	346.50
1	332	1907	63	\$	335.89	\$	34.10	\$	369.99
1	333	1908	69	\$	367.88	\$	37.35	\$	405.23
1	334	1909	40	\$	213.26	\$	21.65	\$	234.91
1	335	1910	42	\$	223.93	\$	22.73	\$	246.66
1	336	1911	81	\$	431.86	\$	43.84	\$	475.70
1	337	2001	40	\$	213.26	\$	21.65	\$	234.91
1	338	2002	40	\$	213.26	\$	21.65	\$	234.91
1	339	2003	68	\$	362.54	\$	36.81	\$	399.35
1	340	2004	69	\$	367.88	\$	37.35	\$	405.23
1	341	2005	47	\$	250.58	\$	25.44	\$	276.02
1	342	2006	59	\$	314.56	\$	31.94	\$	346.50
1	343	2007	63	\$	335.89	\$	34.10	\$	369.99
1	344	2008	69	\$	367.88	\$	37.35	\$	405.23
1	345	2009	40	\$	213.26	\$	21.65	\$	234.91
1	346	2010	42	\$	223.93	\$	22.73	\$	246.66
1	347	2011	81	\$	431.86	\$	43.84	\$	475.70
1	348	2101	40	\$	213.26	\$	21.65	\$	234.91
1	349	2102	40	\$	213.26	\$	21.65	\$	234.91

1	350	2103	68	\$	362.54	\$	36.81	\$	399.35
1	351	2104	69	\$	367.88	\$	37.35	\$	405.23
1	352	2105	47	\$	250.58	\$	25.44	\$	276.02
1	353	2106	59	\$	314.56	\$	31.94	\$	346.50
1	354	2107	63	\$	335.89	\$	34.10	\$	369.99
1	355	2108	69	\$	367.88	\$	37.35	\$	405.23
1	356	2109	40	\$	213.26	\$	21.65	\$	234.91
1	357	2110	42	\$	223.93	\$	22.73	\$	246.66
1	358	2111	81	\$	431.86	\$	43.84	\$	475.70
1	359	2201	40	\$	213.26	\$	21.65	\$	234.91
1	360	2202	40	\$	213.26	\$	21.65	\$	234.91
1	361	2203	68	\$	362.54	\$	36.81	\$	399.35
1	362	2204	69	\$	367.88	\$	37.35	\$	405.23
1	363	2205	47	\$	250.58	\$	25.44	\$	276.02
1	364	2206	59	\$	314.56	\$	31.94	\$	346.50
1	365	2207	63	\$	335.89	\$	34.10	\$	369.99
1	366	2208	69	\$	367.88	\$	37.35	\$	405.23
1	367	2209	40	\$	213.26	\$	21.65	\$	234.91
1	368	2210	42	\$	223.93	\$	22.73	\$	246.66
1	369	2211	81	\$	431.86	\$	43.84	\$	475.70
1	370	2301	40	\$	213.26	\$	21.65	\$	234.91
1	371	2302	40	\$	213.26	\$	21.65	\$	234.91
1	372	2303	68	\$	362.54	\$	36.81	\$	399.35
1	373	2304	69	\$	367.88	\$	37.35	\$	405.23
1	374	2305	47	\$	250.58	\$	25.44	\$	276.02
1	375	2306	59	\$	314.56	\$	31.94	\$	346.50
1	376	2307	63	\$	335.89	\$	34.10	\$	369.99
1	377	2308	69	\$	367.88	\$	37.35	\$	405.23
1	378	2309	40	\$	213.26	\$	21.65	\$	234.91
1	379	2310	42	\$	223.93	\$	22.73	\$	246.66
1	380	2311	81	\$	431.86	\$	43.84	\$	475.70
1	381	2401	40	\$	213.26	\$	21.65	\$	234.91
1	382	2402	40	\$	213.26	\$	21.65	\$	234.91
1	383	2403	68	\$	362.54	\$	36.81	\$	399.35
1	384	2404	69	\$	367.88	\$	37.35	\$	405.23
1	385	2405	47	\$	250.58	\$	25.44	\$	276.02
1	386	2406	59	\$	314.56	\$	31.94	\$	346.50
1	387	2407	63	\$	335.89	\$	34.10	\$	369.99
1	388	2408	69	\$	367.88	\$	37.35	\$	405.23
1	389	2409	40	\$	213.26	\$	21.65	\$	234.91
1	390	2410	42	\$	223.93	\$	22.73	\$	246.66
1	391	2411	81	\$	431.86	\$	43.84	\$	475.70
1	392	2501	40	\$	213.26	\$	21.65	\$	234.91
1	393	2502	40	\$	213.26	\$	21.65	\$	234.91
1	394	2503	68	\$	362.54	\$	36.81	\$	399.35
1	395	2504	69	\$	367.88	\$	37.35	\$	405.23
1	396	2505	47	\$	250.58	\$	25.44	\$	276.02
1	397	2506	59	\$	314.56	\$	31.94	\$	346.50
1	398	2507	63	\$	335.89	\$	34.10	\$	369.99
1	399	2508	69	\$	367.88	\$	37.35	\$	405.23
1	400	2509	40	\$	213.26	\$	21.65	\$	234.91
1	401	2510	42	\$	223.93	\$	22.73	\$	246.66
1	402	2511	81	\$	431.86	\$	43.84	\$	475.70
1	403	2601	40	\$	213.26	\$	21.65	\$	234.91
1	404	2602	40	\$	213.26	\$	21.65	\$	234.91
1	405	2603	68	\$	362.54	\$	36.81	\$	399.35
1	406	2604	69	\$	367.88	\$	37.35	\$	405.23
1	407	2605	47	\$	250.58	\$	25.44	\$	276.02
1	408	2606	59	\$	314.56	\$	31.94	\$	346.50

1	409	2607	63	\$	335.89	\$	34.10	\$	369.99
1	410	2608	69	\$	367.88	\$	37.35	\$	405.23
1	411	2609	40	\$	213.26	\$	21.65	\$	234.91
1	412	2610	42	\$	223.93	\$	22.73	\$	246.66
1	413	2611	81	\$	431.86	\$	43.84	\$	475.70
1	414	2701	40	\$	213.26	\$	21.65	\$	234.91
1	415	2702	40	\$	213.26	\$	21.65	\$	234.91
1	416	2703	68	\$	362.54	\$	36.81	\$	399.35
1	417	2704	69	\$	367.88	\$	37.35	\$	405.23
1	418	2705	47	\$	250.58	\$	25.44	\$	276.02
1	419	2706	59	\$	314.56	\$	31.94	\$	346.50
1	420	2707	63	\$	335.89	\$	34.10	\$	369.99
1	421	2708	69	\$	367.88	\$	37.35	\$	405.23
1	422	2709	40	\$	213.26	\$	21.65	\$	234.91
1	423	2710	42	\$	223.93	\$	22.73	\$	246.66
1	424	2711	81	\$	431.86	\$	43.84	\$	475.70
1	425	2801	40	\$	213.26	\$	21.65	\$	234.91
1	426	2802	40	\$	213.26	\$	21.65	\$	234.91
1	427	2803	68	\$	362.54	\$	36.81	\$	399.35
1	428	2804	69	\$	367.88	\$	37.35	\$	405.23
1	429	2805	47	\$	250.58	\$	25.44	\$	276.02
1	430	2806	59	\$	314.56	\$	31.94	\$	346.50
1	431	2807	63	\$	335.89	\$	34.10	\$	369.99
1	432	2808	69	\$	367.88	\$	37.35	\$	405.23
1	433	2809	40	\$	213.26	\$	21.65	\$	234.91
1	434	2810	42	\$	223.93	\$	22.73	\$	246.66
1	435	2811	81	\$	431.86	\$	43.84	\$	475.70
1	436	2901	40	\$	213.26	\$	21.65	\$	234.91
1	437	2902	40	\$	213.26	\$	21.65	\$	234.91
1	438	2903	68	\$	362.54	\$	36.81	\$	399.35
1	439	2904	69	\$	367.88	\$	37.35	\$	405.23
1	440	2905	47	\$	250.58	\$	25.44	\$	276.02
1	441	2906	59	\$	314.56	\$	31.94	\$	346.50
1	442	2907	63	\$	335.89	\$	34.10	\$	369.99
1	443	2908	69	\$	367.88	\$	37.35	\$	405.23
1	444	2909	40	\$	213.26	\$	21.65	\$	234.91
1	445	2910	42	\$	223.93	\$	22.73	\$	246.66
1	446	2911	81	\$	431.86	\$	43.84	\$	475.70
1	447	3001	40	\$	213.26	\$	21.65	\$	234.91
1	448	3002	40	\$	213.26	\$	21.65	\$	234.91
1	449	3003	68	\$	362.54	\$	36.81	\$	399.35
1	450	3004	69	\$	367.88	\$	37.35	\$	405.23
1	451	3005	47	\$	250.58	\$	25.44	\$	276.02
1	452	3006	59	\$	314.56	\$	31.94	\$	346.50
1	453	3007	63	\$	335.89	\$	34.10	\$	369.99
1	454	3008	69	\$	367.88	\$	37.35	\$	405.23
1	455	3009	40	\$	213.26	\$	21.65	\$	234.91
1	456	3010	42	\$	223.93	\$	22.73	\$	246.66
1	457	3011	81	\$	431.86	\$	43.84	\$	475.70
1	458	3101	40	\$	213.26	\$	21.65	\$	234.91
1	459	3102	40	\$	213.26	\$	21.65	\$	234.91
1	460	3103	68	\$	362.54	\$	36.81	\$	399.35
1	461	3104	69	\$	367.88	\$	37.35	\$	405.23
1	462	3105	47	\$	250.58	\$	25.44	\$	276.02
1	463	3106	59	\$	314.56	\$	31.94	\$	346.50
1	464	3107	63	\$	335.89	\$	34.10	\$	369.99
1	465	3108	69	\$	367.88	\$	37.35	\$	405.23
1	466	3109	40	\$	213.26	\$	21.65	\$	234.91
1	467	3110	42	\$	223.93	\$	22.73	\$	246.66



1	468	3111	81	\$	431.86	\$	43.84	\$	475.70
1	469	3201	40	\$	213.26	\$	21.65	\$	234.91
1	470	3202	40	\$	213.26	\$	21.65	\$	234.91
1	471	3203	68	\$	362.54	\$	36.81	\$	399.35
1	472	3204	69	\$	367.88	\$	37.35	\$	405.23
1	473	3205	47	\$	250.58	\$	25.44	\$	276.02
1	474	3206	59	\$	314.56	\$	31.94	\$	346.50
1	475	3207	63	\$	335.89	\$	34.10	\$	369.99
1	476	3208	69	\$	367.88	\$	37.35	\$	405.23
1	477	3209	40	\$	213.26	\$	21.65	\$	234.91
1	478	3210	42	\$	223.93	\$	22.73	\$	246.66
1	479	3211	81	\$	431.86	\$	43.84	\$	475.70
1	480	3301	40	\$	213.26	\$	21.65	\$	234.91
1	481	3302	40	\$	213.26	\$	21.65	\$	234.91
1	482	3303	68	\$	362.54	\$	36.81	\$	399.35
1	483	3304	69	\$	367.88	\$	37.35	\$	405.23
1	484	3305	47	\$	250.58	\$	25.44	\$	276.02
1	485	3306	59	\$	314.56	\$	31.94	\$	346.50
1	486	3307	63	\$	335.89	\$	34.10	\$	369.99
1	487	3308	69	\$	367.88	\$	37.35	\$	405.23
1	488	3309	40	\$	213.26	\$	21.65	\$	234.91
1	489	3310	42	\$	223.93	\$	22.73	\$	246.66
1	490	3311	81	\$	431.86	\$	43.84	\$	475.70
1	491	3401	40	\$	213.26	\$	21.65	\$	234.91
1	492	3402	40	\$	213.26	\$	21.65	\$	234.91
1	493	3403	68	\$	362.54	\$	36.81	\$	399.35
1	494	3404	69	\$	367.88	\$	37.35	\$	405.23
1	495	3405	47	\$	250.58	\$	25.44	\$	276.02
1	496	3406	59	\$	314.56	\$	31.94	\$	346.50
1	497	3407	63	\$	335.89	\$	34.10	\$	369.99
1	498	3408	69	\$	367.88	\$	37.35	\$	405.23
1	499	3409	40	\$	213.26	\$	21.65	\$	234.91
1	500	3410	42	\$	223.93	\$	22.73	\$	246.66
1	501	3411	81	\$	431.86	\$	43.84	\$	475.70
1	502	3501	40	\$	213.26	\$	21.65	\$	234.91
1	503	3502	40	\$	213.26	\$	21.65	\$	234.91
1	504	3503	68	\$	362.54	\$	36.81	\$	399.35
1	505	3504	69	\$	367.88	\$	37.35	\$	405.23
1	506	3505	47	\$	250.58	\$	25.44	\$	276.02
1	507	3506	59	\$	314.56	\$	31.94	\$	346.50
1	508	3507	63	\$	335.89	\$	34.10	\$	369.99
1	509	3508	69	\$	367.88	\$	37.35	\$	405.23
1	510	3509	40	\$	213.26	\$	21.65	\$	234.91
1	511	3510	42	\$	223.93	\$	22.73	\$	246.66
1	512	3511	81	\$	431.86	\$	43.84	\$	475.70
1	513	3601	40	\$	213.26	\$	21.65	\$	234.91
1	514	3602	40	\$	213.26	\$	21.65	\$	234.91
1	515	3603	68	\$	362.54	\$	36.81	\$	399.35
1	516	3604	69	\$	367.88	\$	37.35	\$	405.23
1	517	3605	47	\$	250.58	\$	25.44	\$	276.02
1	518	3606	59	\$	314.56	\$	31.94	\$	346.50
1	519	3607	63	\$	335.89	\$	34.10	\$	369.99
1	520	3608	69	\$	367.88	\$	37.35	\$	405.23
1	521	3609	40	\$	213.26	\$	21.65	\$	234.91
1	522	3610	42	\$	223.93	\$	22.73	\$	246.66
1	523	3611	81	\$	431.86	\$	43.84	\$	475.70
1	524	3701	40	\$	213.26	\$	21.65	\$	234.91
1	525	3702	40	\$	213.26	\$	21.65	\$	234.91
1	526	3703	68	\$	362.54	\$	36.81	\$	399.35

1	527	3704	69	\$	367.88	\$	37.35	\$	405.23
1	528	3705	47	\$	250.58	\$	25.44	\$	276.02
1	529	3706	59	\$	314.56	\$	31.94	\$	346.50
1	530	3707	63	\$	335.89	\$	34.10	\$	369.99
1	531	3708	69	\$	367.88	\$	37.35	\$	405.23
1	532	3709	40	\$	213.26	\$	21.65	\$	234.91
1	533	3710	42	\$	223.93	\$	22.73	\$	246.66
1	534	3711	81	\$	431.86	\$	43.84	\$	475.70
1	535	3801	40	\$	213.26	\$	21.65	\$	234.91
1	536	3802	40	\$	213.26	\$	21.65	\$	234.91
1	537	3803	68	\$	362.54	\$	36.81	\$	399.35
1	538	3804	69	\$	367.88	\$	37.35	\$	405.23
1	539	3805	47	\$	250.58	\$	25.44	\$	276.02
1	540	3806	59	\$	314.56	\$	31.94	\$	346.50
1	541	3807	63	\$	335.89	\$	34.10	\$	369.99
1	542	3808	69	\$	367.88	\$	37.35	\$	405.23
1	543	3809	40	\$	213.26	\$	21.65	\$	234.91
1	544	3810	42	\$	223.93	\$	22.73	\$	246.66
1	545	3811	81	\$	431.86	\$	43.84	\$	475.70
1	546	3901	40	\$	213.26	\$	21.65	\$	234.91
1	547	3902	40	\$	213.26	\$	21.65	\$	234.91
1	548	3903	68	\$	362.54	\$	36.81	\$	399.35
1	549	3904	69	\$	367.88	\$	37.35	\$	405.23
1	550	3905	47	\$	250.58	\$	25.44	\$	276.02
1	551	3906	59	\$	314.56	\$	31.94	\$	346.50
1	552	3907	63	\$	335.89	\$	34.10	\$	369.99
1	553	3908	69	\$	367.88	\$	37.35	\$	405.23
1	554	3909	40	\$	213.26	\$	21.65	\$	234.91
1	555	3910	42	\$	223.93	\$	22.73	\$	246.66
1	556	3911	81	\$	431.86	\$	43.84	\$	475.70
1	557	4001	40	\$	213.26	\$	21.65	\$	234.91
1	558	4002	40	\$	213.26	\$	21.65	\$	234.91
1	559	4003	68	\$	362.54	\$	36.81	\$	399.35
1	560	4004	69	\$	367.88	\$	37.35	\$	405.23
1	561	4005	47	\$	250.58	\$	25.44	\$	276.02
1	562	4006	59	\$	314.56	\$	31.94	\$	346.50
1	563	4007	63	\$	335.89	\$	34.10	\$	369.99
1	564	4008	69	\$	367.88	\$	37.35	\$	405.23
1	565	4009	40	\$	213.26	\$	21.65	\$	234.91
1	566	4010	42	\$	223.93	\$	22.73	\$	246.66
1	567	4011	81	\$	431.86	\$	43.84	\$	475.70
1	568	4101	40	\$	213.26	\$	21.65	\$	234.91
1	569	4102	40	\$	213.26	\$	21.65	\$	234.91
1	570	4103	68	\$	362.54	\$	36.81	\$	399.35
1	571	4104	69	\$	367.88	\$	37.35	\$	405.23
1	572	4105	47	\$	250.58	\$	25.44	\$	276.02
1	573	4106	59	\$	314.56	\$	31.94	\$	346.50
1	574	4107	63	\$	335.89	\$	34.10	\$	369.99
1	575	4108	69	\$	367.88	\$	37.35	\$	405.23
1	576	4109	40	\$	213.26	\$	21.65	\$	234.91
1	577	4110	42	\$	223.93	\$	22.73	\$	246.66
1	578	4111	81	\$	431.86	\$	43.84	\$	475.70
1	579	4201	40	\$	213.26	\$	21.65	\$	234.91
1	580	4202	40	\$	213.26	\$	21.65	\$	234.91
1	581	4203	68	\$	362.54	\$	36.81	\$	399.35
1	582	4204	69	\$	367.88	\$	37.35	\$	405.23
1	583	4205	47	\$	250.58	\$	25.44	\$	276.02
1	584	4206	59	\$	314.56	\$	31.94	\$	346.50
1	585	4207	63	\$	335.89	\$	34.10	\$	369.99

1	586	4208	69	\$	367.88	\$	37.35	\$	405.23
1	587	4209	40	\$	213.26	\$	21.65	\$	234.91
1	588	4210	42	\$	223.93	\$	22.73	\$	246.66
1	589	4211	81	\$	431.86	\$	43.84	\$	475.70
1	590	4301	78	\$	415.86	\$	42.22	\$	458.08
1	591	4302	108	\$	575.81	\$	58.46	\$	634.27
1	592	4303	63	\$	335.89	\$	34.10	\$	369.99
1	593	4304	69	\$	367.88	\$	37.35	\$	405.23
1	594	4305	40	\$	213.26	\$	21.65	\$	234.91
1	595	4306	42	\$	223.93	\$	22.73	\$	246.66
1	596	4307	81	\$	431.86	\$	43.84	\$	475.70
1	597	4401	78	\$	415.86	\$	42.22	\$	458.08
1	598	4402	108	\$	575.81	\$	58.46	\$	634.27
1	599	4403	63	\$	335.89	\$	34.10	\$	369.99
1	600	4404	69	\$	367.88	\$	37.35	\$	405.23
1	601	4405	40	\$	213.26	\$	21.65	\$	234.91
1	602	4406	42	\$	223.93	\$	22.73	\$	246.66
1	603	4407	81	\$	431.86	\$	43.84	\$	475.70
1	604	4501	78	\$	415.86	\$	42.22	\$	458.08
1	605	4502	108	\$	575.81	\$	58.46	\$	634.27
1	606	4503	63	\$	335.89	\$	34.10	\$	369.99
1	607	4504	69	\$	367.88	\$	37.35	\$	405.23
1	608	4505	40	\$	213.26	\$	21.65	\$	234.91
1	609	4506	42	\$	223.93	\$	22.73	\$	246.66
1	610	4507	81	\$	431.86	\$	43.84	\$	475.70
2	611	101	52	\$	277.24	\$	28.15	\$	305.39
2	612	102	46	\$	245.25	\$	24.90	\$	270.15
2	613	103	52	\$	277.24	\$	28.15	\$	305.39
2	614	104	47	\$	250.58	\$	25.44	\$	276.02
2	615	105	51	\$	271.90	\$	27.61	\$	299.51
2	616	106	46	\$	245.25	\$	24.90	\$	270.15
2	617	107	46	\$	245.25	\$	24.90	\$	270.15
2	618	201	41	\$	218.60	\$	22.19	\$	240.79
2	619	202	53	\$	282.57	\$	28.69	\$	311.26
2	620	203	95	\$	506.50	\$	51.42	\$	557.92
2	621	204	57	\$	303.90	\$	30.85	\$	334.75
2	622	205	62	\$	330.56	\$	33.56	\$	364.12
2	623	206	39	\$	207.93	\$	21.11	\$	229.04
2	624	207	61	\$	325.22	\$	33.02	\$	358.24
2	625	208	53	\$	282.57	\$	28.69	\$	311.26
2	626	209	44	\$	234.58	\$	23.82	\$	258.40
2	627	210	44	\$	234.58	\$	23.82	\$	258.40
2	628	211	45	\$	239.92	\$	24.36	\$	264.28
2	629	212	40	\$	213.26	\$	21.65	\$	234.91
2	630	301	53	\$	282.57	\$	28.69	\$	311.26
2	631	302	44	\$	234.58	\$	23.82	\$	258.40
2	632	303	43	\$	229.26	\$	23.27	\$	252.53
2	633	304	69	\$	367.88	\$	37.35	\$	405.23
2	634	305	51	\$	271.90	\$	27.61	\$	299.51
2	635	306	44	\$	234.58	\$	23.82	\$	258.40
2	636	307	39	\$	207.93	\$	21.11	\$	229.04
2	637	401	56	\$	298.57	\$	30.31	\$	328.88
2	638	402	67	\$	357.21	\$	36.27	\$	393.48
2	639	403	44	\$	234.58	\$	23.82	\$	258.40
2	640	404	43	\$	229.26	\$	23.27	\$	252.53
2	641	405	69	\$	367.88	\$	37.35	\$	405.23
2	642	406	51	\$	271.90	\$	27.61	\$	299.51
2	643	407	44	\$	234.58	\$	23.82	\$	258.40

2	644	408	39	\$	207.93	\$	21.11	\$	229.04
2	645	409	61	\$	325.22	\$	33.02	\$	358.24
2	646	410	41	\$	218.60	\$	22.19	\$	240.79
2	647	411	53	\$	282.57	\$	28.69	\$	311.26
2	648	501	56	\$	298.57	\$	30.31	\$	328.88
2	649	502	67	\$	357.21	\$	36.27	\$	393.48
2	650	503	44	\$	234.58	\$	23.82	\$	258.40
2	651	504	43	\$	229.26	\$	23.27	\$	252.53
2	652	505	69	\$	367.88	\$	37.35	\$	405.23
2	653	506	51	\$	271.90	\$	27.61	\$	299.51
2	654	507	44	\$	234.58	\$	23.82	\$	258.40
2	655	508	39	\$	207.93	\$	21.11	\$	229.04
2	656	509	61	\$	325.22	\$	33.02	\$	358.24
2	657	510	41	\$	218.60	\$	22.19	\$	240.79
2	658	511	53	\$	282.57	\$	28.69	\$	311.26
2	659	601	56	\$	298.57	\$	30.31	\$	328.88
2	660	602	67	\$	357.21	\$	36.27	\$	393.48
2	661	603	44	\$	234.58	\$	23.82	\$	258.40
2	662	604	43	\$	229.26	\$	23.27	\$	252.53
2	663	605	69	\$	367.88	\$	37.35	\$	405.23
2	664	606	51	\$	271.90	\$	27.61	\$	299.51
2	665	607	44	\$	234.58	\$	23.82	\$	258.40
2	666	608	39	\$	207.93	\$	21.11	\$	229.04
2	667	609	61	\$	325.22	\$	33.02	\$	358.24
2	668	610	41	\$	218.60	\$	22.19	\$	240.79
2	669	611	53	\$	282.57	\$	28.69	\$	311.26
2	670	701	56	\$	298.57	\$	30.31	\$	328.88
2	671	702	67	\$	357.21	\$	36.27	\$	393.48
2	672	703	44	\$	234.58	\$	23.82	\$	258.40
2	673	704	43	\$	229.26	\$	23.27	\$	252.53
2	674	705	69	\$	367.88	\$	37.35	\$	405.23
2	675	706	51	\$	271.90	\$	27.61	\$	299.51
2	676	707	44	\$	234.58	\$	23.82	\$	258.40
2	677	708	39	\$	207.93	\$	21.11	\$	229.04
2	678	709	61	\$	325.22	\$	33.02	\$	358.24
2	679	710	41	\$	218.60	\$	22.19	\$	240.79
2	680	711	53	\$	282.57	\$	28.69	\$	311.26
2	681	801	56	\$	298.57	\$	30.31	\$	328.88
2	682	802	67	\$	357.21	\$	36.27	\$	393.48
2	683	803	44	\$	234.58	\$	23.82	\$	258.40
2	684	804	43	\$	229.26	\$	23.27	\$	252.53
2	685	805	69	\$	367.88	\$	37.35	\$	405.23
2	686	806	51	\$	271.90	\$	27.61	\$	299.51
2	687	807	44	\$	234.58	\$	23.82	\$	258.40
2	688	808	39	\$	207.93	\$	21.11	\$	229.04
2	689	809	61	\$	325.22	\$	33.02	\$	358.24
2	690	810	41	\$	218.60	\$	22.19	\$	240.79
2	691	811	53	\$	282.57	\$	28.69	\$	311.26
2	692	901	56	\$	298.57	\$	30.31	\$	328.88
2	693	902	67	\$	357.21	\$	36.27	\$	393.48
2	694	903	44	\$	234.58	\$	23.82	\$	258.40
2	695	904	43	\$	229.26	\$	23.27	\$	252.53
2	696	905	69	\$	367.88	\$	37.35	\$	405.23
2	697	906	51	\$	271.90	\$	27.61	\$	299.51
2	698	907	44	\$	234.58	\$	23.82	\$	258.40
2	699	908	39	\$	207.93	\$	21.11	\$	229.04
2	700	909	61	\$	325.22	\$	33.02	\$	358.24
2	701	910	41	\$	218.60	\$	22.19	\$	240.79
2	702	911	53	\$	282.57	\$	28.69	\$	311.26

2	703	1001	56	\$	298.57	\$	30.31	\$	328.88
2	704	1002	67	\$	357.21	\$	36.27	\$	393.48
2	705	1003	44	\$	234.58	\$	23.82	\$	258.40
2	706	1004	43	\$	229.26	\$	23.27	\$	252.53
2	707	1005	69	\$	367.88	\$	37.35	\$	405.23
2	708	1006	51	\$	271.90	\$	27.61	\$	299.51
2	709	1007	44	\$	234.58	\$	23.82	\$	258.40
2	710	1008	39	\$	207.93	\$	21.11	\$	229.04
2	711	1009	61	\$	325.22	\$	33.02	\$	358.24
2	712	1010	41	\$	218.60	\$	22.19	\$	240.79
2	713	1011	53	\$	282.57	\$	28.69	\$	311.26
2	714	1101	56	\$	298.57	\$	30.31	\$	328.88
2	715	1102	67	\$	357.21	\$	36.27	\$	393.48
2	716	1103	44	\$	234.58	\$	23.82	\$	258.40
2	717	1104	43	\$	229.26	\$	23.27	\$	252.53
2	718	1105	69	\$	367.88	\$	37.35	\$	405.23
2	719	1106	51	\$	271.90	\$	27.61	\$	299.51
2	720	1107	44	\$	234.58	\$	23.82	\$	258.40
2	721	1108	39	\$	207.93	\$	21.11	\$	229.04
2	722	1109	61	\$	325.22	\$	33.02	\$	358.24
2	723	1110	41	\$	218.60	\$	22.19	\$	240.79
2	724	1111	53	\$	282.57	\$	28.69	\$	311.26
2	725	1201	56	\$	298.57	\$	30.31	\$	328.88
2	726	1202	67	\$	357.21	\$	36.27	\$	393.48
2	727	1203	44	\$	234.58	\$	23.82	\$	258.40
2	728	1204	43	\$	229.26	\$	23.27	\$	252.53
2	729	1205	69	\$	367.88	\$	37.35	\$	405.23
2	730	1206	51	\$	271.90	\$	27.61	\$	299.51
2	731	1207	44	\$	234.58	\$	23.82	\$	258.40
2	732	1208	39	\$	207.93	\$	21.11	\$	229.04
2	733	1209	61	\$	325.22	\$	33.02	\$	358.24
2	734	1210	41	\$	218.60	\$	22.19	\$	240.79
2	735	1211	53	\$	282.57	\$	28.69	\$	311.26
2	736	1301	56	\$	298.57	\$	30.31	\$	328.88
2	737	1302	67	\$	357.21	\$	36.27	\$	393.48
2	738	1303	44	\$	234.58	\$	23.82	\$	258.40
2	739	1304	43	\$	229.26	\$	23.27	\$	252.53
2	740	1305	69	\$	367.88	\$	37.35	\$	405.23
2	741	1306	51	\$	271.90	\$	27.61	\$	299.51
2	742	1307	44	\$	234.58	\$	23.82	\$	258.40
2	743	1308	39	\$	207.93	\$	21.11	\$	229.04
2	744	1309	61	\$	325.22	\$	33.02	\$	358.24
2	745	1310	41	\$	218.60	\$	22.19	\$	240.79
2	746	1311	53	\$	282.57	\$	28.69	\$	311.26
2	747	1401	56	\$	298.57	\$	30.31	\$	328.88
2	748	1402	67	\$	357.21	\$	36.27	\$	393.48
2	749	1403	44	\$	234.58	\$	23.82	\$	258.40
2	750	1404	43	\$	229.26	\$	23.27	\$	252.53
2	751	1405	69	\$	367.88	\$	37.35	\$	405.23
2	752	1406	51	\$	271.90	\$	27.61	\$	299.51
2	753	1407	44	\$	234.58	\$	23.82	\$	258.40
2	754	1408	39	\$	207.93	\$	21.11	\$	229.04
2	755	1409	61	\$	325.22	\$	33.02	\$	358.24
2	756	1410	41	\$	218.60	\$	22.19	\$	240.79
2	757	1411	53	\$	282.57	\$	28.69	\$	311.26
2	758	1501	56	\$	298.57	\$	30.31	\$	328.88
2	759	1502	67	\$	357.21	\$	36.27	\$	393.48
2	760	1503	44	\$	234.58	\$	23.82	\$	258.40
2	761	1504	43	\$	229.26	\$	23.27	\$	252.53

2	762	1505	69	\$	367.88	\$	37.35	\$	405.23
2	763	1506	51	\$	271.90	\$	27.61	\$	299.51
2	764	1507	44	\$	234.58	\$	23.82	\$	258.40
2	765	1508	39	\$	207.93	\$	21.11	\$	229.04
2	766	1509	61	\$	325.22	\$	33.02	\$	358.24
2	767	1510	41	\$	218.60	\$	22.19	\$	240.79
2	768	1511	53	\$	282.57	\$	28.69	\$	311.26
2	769	1601	56	\$	298.57	\$	30.31	\$	328.88
2	770	1602	67	\$	357.21	\$	36.27	\$	393.48
2	771	1603	44	\$	234.58	\$	23.82	\$	258.40
2	772	1604	43	\$	229.26	\$	23.27	\$	252.53
2	773	1605	69	\$	367.88	\$	37.35	\$	405.23
2	774	1606	51	\$	271.90	\$	27.61	\$	299.51
2	775	1607	44	\$	234.58	\$	23.82	\$	258.40
2	776	1608	39	\$	207.93	\$	21.11	\$	229.04
2	777	1609	61	\$	325.22	\$	33.02	\$	358.24
2	778	1610	41	\$	218.60	\$	22.19	\$	240.79
2	779	1611	53	\$	282.57	\$	28.69	\$	311.26
2	780	1701	56	\$	298.57	\$	30.31	\$	328.88
2	781	1702	67	\$	357.21	\$	36.27	\$	393.48
2	782	1703	44	\$	234.58	\$	23.82	\$	258.40
2	783	1704	43	\$	229.26	\$	23.27	\$	252.53
2	784	1705	69	\$	367.88	\$	37.35	\$	405.23
2	785	1706	51	\$	271.90	\$	27.61	\$	299.51
2	786	1707	44	\$	234.58	\$	23.82	\$	258.40
2	787	1708	39	\$	207.93	\$	21.11	\$	229.04
2	788	1709	61	\$	325.22	\$	33.02	\$	358.24
2	789	1710	41	\$	218.60	\$	22.19	\$	240.79
2	790	1711	53	\$	282.57	\$	28.69	\$	311.26
2	791	1801	56	\$	298.57	\$	30.31	\$	328.88
2	792	1802	67	\$	357.21	\$	36.27	\$	393.48
2	793	1803	44	\$	234.58	\$	23.82	\$	258.40
2	794	1804	43	\$	229.26	\$	23.27	\$	252.53
2	795	1805	69	\$	367.88	\$	37.35	\$	405.23
2	796	1806	51	\$	271.90	\$	27.61	\$	299.51
2	797	1807	44	\$	234.58	\$	23.82	\$	258.40
2	798	1808	39	\$	207.93	\$	21.11	\$	229.04
2	799	1809	61	\$	325.22	\$	33.02	\$	358.24
2	800	1810	41	\$	218.60	\$	22.19	\$	240.79
2	801	1811	53	\$	282.57	\$	28.69	\$	311.26
2	802	1901	56	\$	298.57	\$	30.31	\$	328.88
2	803	1902	67	\$	357.21	\$	36.27	\$	393.48
2	804	1903	44	\$	234.58	\$	23.82	\$	258.40
2	805	1904	43	\$	229.26	\$	23.27	\$	252.53
2	806	1905	69	\$	367.88	\$	37.35	\$	405.23
2	807	1906	51	\$	271.90	\$	27.61	\$	299.51
2	808	1907	44	\$	234.58	\$	23.82	\$	258.40
2	809	1908	39	\$	207.93	\$	21.11	\$	229.04
2	810	1909	61	\$	325.22	\$	33.02	\$	358.24
2	811	1910	41	\$	218.60	\$	22.19	\$	240.79
2	812	1911	53	\$	282.57	\$	28.69	\$	311.26
2	813	2001	56	\$	298.57	\$	30.31	\$	328.88
2	814	2002	67	\$	357.21	\$	36.27	\$	393.48
2	815	2003	44	\$	234.58	\$	23.82	\$	258.40
2	816	2004	43	\$	229.26	\$	23.27	\$	252.53
2	817	2005	69	\$	367.88	\$	37.35	\$	405.23
2	818	2006	51	\$	271.90	\$	27.61	\$	299.51
2	819	2007	44	\$	234.58	\$	23.82	\$	258.40
2	820	2008	39	\$	207.93	\$	21.11	\$	229.04

2	821	2009	61	\$	325.22	\$	33.02	\$	358.24
2	822	2010	41	\$	218.60	\$	22.19	\$	240.79
2	823	2011	53	\$	282.57	\$	28.69	\$	311.26
2	824	2101	56	\$	298.57	\$	30.31	\$	328.88
2	825	2102	67	\$	357.21	\$	36.27	\$	393.48
2	826	2103	44	\$	234.58	\$	23.82	\$	258.40
2	827	2104	43	\$	229.26	\$	23.27	\$	252.53
2	828	2105	69	\$	367.88	\$	37.35	\$	405.23
2	829	2106	51	\$	271.90	\$	27.61	\$	299.51
2	830	2107	44	\$	234.58	\$	23.82	\$	258.40
2	831	2108	39	\$	207.93	\$	21.11	\$	229.04
2	832	2109	61	\$	325.22	\$	33.02	\$	358.24
2	833	2110	41	\$	218.60	\$	22.19	\$	240.79
2	834	2111	53	\$	282.57	\$	28.69	\$	311.26
2	835	2201	56	\$	298.57	\$	30.31	\$	328.88
2	836	2202	67	\$	357.21	\$	36.27	\$	393.48
2	837	2203	44	\$	234.58	\$	23.82	\$	258.40
2	838	2204	43	\$	229.26	\$	23.27	\$	252.53
2	839	2205	69	\$	367.88	\$	37.35	\$	405.23
2	840	2206	51	\$	271.90	\$	27.61	\$	299.51
2	841	2207	44	\$	234.58	\$	23.82	\$	258.40
2	842	2208	39	\$	207.93	\$	21.11	\$	229.04
2	843	2209	61	\$	325.22	\$	33.02	\$	358.24
2	844	2210	41	\$	218.60	\$	22.19	\$	240.79
2	845	2211	53	\$	282.57	\$	28.69	\$	311.26
2	846	2301	56	\$	298.57	\$	30.31	\$	328.88
2	847	2302	67	\$	357.21	\$	36.27	\$	393.48
2	848	2303	44	\$	234.58	\$	23.82	\$	258.40
2	849	2304	43	\$	229.26	\$	23.27	\$	252.53
2	850	2305	69	\$	367.88	\$	37.35	\$	405.23
2	851	2306	51	\$	271.90	\$	27.61	\$	299.51
2	852	2307	44	\$	234.58	\$	23.82	\$	258.40
2	853	2308	39	\$	207.93	\$	21.11	\$	229.04
2	854	2309	61	\$	325.22	\$	33.02	\$	358.24
2	855	2310	41	\$	218.60	\$	22.19	\$	240.79
2	856	2311	53	\$	282.57	\$	28.69	\$	311.26
2	857	2401	56	\$	298.57	\$	30.31	\$	328.88
2	858	2402	67	\$	357.21	\$	36.27	\$	393.48
2	859	2403	44	\$	234.58	\$	23.82	\$	258.40
2	860	2404	43	\$	229.26	\$	23.27	\$	252.53
2	861	2405	69	\$	367.88	\$	37.35	\$	405.23
2	862	2406	51	\$	271.90	\$	27.61	\$	299.51
2	863	2407	44	\$	234.58	\$	23.82	\$	258.40
2	864	2408	39	\$	207.93	\$	21.11	\$	229.04
2	865	2409	61	\$	325.22	\$	33.02	\$	358.24
2	866	2410	41	\$	218.60	\$	22.19	\$	240.79
2	867	2411	53	\$	282.57	\$	28.69	\$	311.26
2	868	2501	56	\$	298.57	\$	30.31	\$	328.88
2	869	2502	67	\$	357.21	\$	36.27	\$	393.48
2	870	2503	44	\$	234.58	\$	23.82	\$	258.40
2	871	2504	43	\$	229.26	\$	23.27	\$	252.53
2	872	2505	69	\$	367.88	\$	37.35	\$	405.23
2	873	2506	51	\$	271.90	\$	27.61	\$	299.51
2	874	2507	44	\$	234.58	\$	23.82	\$	258.40
2	875	2508	39	\$	207.93	\$	21.11	\$	229.04
2	876	2509	61	\$	325.22	\$	33.02	\$	358.24
2	877	2510	41	\$	218.60	\$	22.19	\$	240.79
2	878	2511	53	\$	282.57	\$	28.69	\$	311.26
2	879	2601	56	\$	298.57	\$	30.31	\$	328.88

2	880	2602	67	\$	357.21	\$	36.27	\$	393.48
2	881	2603	44	\$	234.58	\$	23.82	\$	258.40
2	882	2604	43	\$	229.26	\$	23.27	\$	252.53
2	883	2605	69	\$	367.88	\$	37.35	\$	405.23
2	884	2606	51	\$	271.90	\$	27.61	\$	299.51
2	885	2607	44	\$	234.58	\$	23.82	\$	258.40
2	886	2608	39	\$	207.93	\$	21.11	\$	229.04
2	887	2609	61	\$	325.22	\$	33.02	\$	358.24
2	888	2610	41	\$	218.60	\$	22.19	\$	240.79
2	889	2611	53	\$	282.57	\$	28.69	\$	311.26
2	890	2701	56	\$	298.57	\$	30.31	\$	328.88
2	891	2702	67	\$	357.21	\$	36.27	\$	393.48
2	892	2703	44	\$	234.58	\$	23.82	\$	258.40
2	893	2704	43	\$	229.26	\$	23.27	\$	252.53
2	894	2705	69	\$	367.88	\$	37.35	\$	405.23
2	895	2706	51	\$	271.90	\$	27.61	\$	299.51
2	896	2707	44	\$	234.58	\$	23.82	\$	258.40
2	897	2708	39	\$	207.93	\$	21.11	\$	229.04
2	898	2709	61	\$	325.22	\$	33.02	\$	358.24
2	899	2710	41	\$	218.60	\$	22.19	\$	240.79
2	900	2711	53	\$	282.57	\$	28.69	\$	311.26
2	901	2801	56	\$	298.57	\$	30.31	\$	328.88
2	902	2802	67	\$	357.21	\$	36.27	\$	393.48
2	903	2803	44	\$	234.58	\$	23.82	\$	258.40
2	904	2804	43	\$	229.26	\$	23.27	\$	252.53
2	905	2805	69	\$	367.88	\$	37.35	\$	405.23
2	906	2806	51	\$	271.90	\$	27.61	\$	299.51
2	907	2807	44	\$	234.58	\$	23.82	\$	258.40
2	908	2808	39	\$	207.93	\$	21.11	\$	229.04
2	909	2809	61	\$	325.22	\$	33.02	\$	358.24
2	910	2810	41	\$	218.60	\$	22.19	\$	240.79
2	911	2811	53	\$	282.57	\$	28.69	\$	311.26
2	912	2901	56	\$	298.57	\$	30.31	\$	328.88
2	913	2902	67	\$	357.21	\$	36.27	\$	393.48
2	914	2903	44	\$	234.58	\$	23.82	\$	258.40
2	915	2904	43	\$	229.26	\$	23.27	\$	252.53
2	916	2905	69	\$	367.88	\$	37.35	\$	405.23
2	917	2906	51	\$	271.90	\$	27.61	\$	299.51
2	918	2907	44	\$	234.58	\$	23.82	\$	258.40
2	919	2908	39	\$	207.93	\$	21.11	\$	229.04
2	920	2909	61	\$	325.22	\$	33.02	\$	358.24
2	921	2910	41	\$	218.60	\$	22.19	\$	240.79
2	922	2911	53	\$	282.57	\$	28.69	\$	311.26
2	923	3001	56	\$	298.57	\$	30.31	\$	328.88
2	924	3002	67	\$	357.21	\$	36.27	\$	393.48
2	925	3003	44	\$	234.58	\$	23.82	\$	258.40
2	926	3004	43	\$	229.26	\$	23.27	\$	252.53
2	927	3005	69	\$	367.88	\$	37.35	\$	405.23
2	928	3006	51	\$	271.90	\$	27.61	\$	299.51
2	929	3007	44	\$	234.58	\$	23.82	\$	258.40
2	930	3008	39	\$	207.93	\$	21.11	\$	229.04
2	931	3009	61	\$	325.22	\$	33.02	\$	358.24
2	932	3010	41	\$	218.60	\$	22.19	\$	240.79
2	933	3011	53	\$	282.57	\$	28.69	\$	311.26
2	934	3101	56	\$	298.57	\$	30.31	\$	328.88
2	935	3102	67	\$	357.21	\$	36.27	\$	393.48
2	936	3103	44	\$	234.58	\$	23.82	\$	258.40
2	937	3104	43	\$	229.26	\$	23.27	\$	252.53
2	938	3105	69	\$	367.88	\$	37.35	\$	405.23



2	939	3106	51	\$	271.90	\$	27.61	\$	299.51
2	940	3107	44	\$	234.58	\$	23.82	\$	258.40
2	941	3108	39	\$	207.93	\$	21.11	\$	229.04
2	942	3109	61	\$	325.22	\$	33.02	\$	358.24
2	943	3110	41	\$	218.60	\$	22.19	\$	240.79
2	944	3111	53	\$	282.57	\$	28.69	\$	311.26
2	945	3201	56	\$	298.57	\$	30.31	\$	328.88
2	946	3202	67	\$	357.21	\$	36.27	\$	393.48
2	947	3203	44	\$	234.58	\$	23.82	\$	258.40
2	948	3204	43	\$	229.26	\$	23.27	\$	252.53
2	949	3205	69	\$	367.88	\$	37.35	\$	405.23
2	950	3206	51	\$	271.90	\$	27.61	\$	299.51
2	951	3207	44	\$	234.58	\$	23.82	\$	258.40
2	952	3208	39	\$	207.93	\$	21.11	\$	229.04
2	953	3209	61	\$	325.22	\$	33.02	\$	358.24
2	954	3210	41	\$	218.60	\$	22.19	\$	240.79
2	955	3211	53	\$	282.57	\$	28.69	\$	311.26
2	956	3301	56	\$	298.57	\$	30.31	\$	328.88
2	957	3302	67	\$	357.21	\$	36.27	\$	393.48
2	958	3303	44	\$	234.58	\$	23.82	\$	258.40
2	959	3304	43	\$	229.26	\$	23.27	\$	252.53
2	960	3305	69	\$	367.88	\$	37.35	\$	405.23
2	961	3306	51	\$	271.90	\$	27.61	\$	299.51
2	962	3307	44	\$	234.58	\$	23.82	\$	258.40
2	963	3308	39	\$	207.93	\$	21.11	\$	229.04
2	964	3309	61	\$	325.22	\$	33.02	\$	358.24
2	965	3310	41	\$	218.60	\$	22.19	\$	240.79
2	966	3311	53	\$	282.57	\$	28.69	\$	311.26
2	967	3401	56	\$	298.57	\$	30.31	\$	328.88
2	968	3402	67	\$	357.21	\$	36.27	\$	393.48
2	969	3403	44	\$	234.58	\$	23.82	\$	258.40
2	970	3404	43	\$	229.26	\$	23.27	\$	252.53
2	971	3405	69	\$	367.88	\$	37.35	\$	405.23
2	972	3406	51	\$	271.90	\$	27.61	\$	299.51
2	973	3407	44	\$	234.58	\$	23.82	\$	258.40
2	974	3408	39	\$	207.93	\$	21.11	\$	229.04
2	975	3409	61	\$	325.22	\$	33.02	\$	358.24
2	976	3410	41	\$	218.60	\$	22.19	\$	240.79
2	977	3411	53	\$	282.57	\$	28.69	\$	311.26
2	978	3501	56	\$	298.57	\$	30.31	\$	328.88
2	979	3502	67	\$	357.21	\$	36.27	\$	393.48
2	980	3503	44	\$	234.58	\$	23.82	\$	258.40
2	981	3504	43	\$	229.26	\$	23.27	\$	252.53
2	982	3505	69	\$	367.88	\$	37.35	\$	405.23
2	983	3506	51	\$	271.90	\$	27.61	\$	299.51
2	984	3507	44	\$	234.58	\$	23.82	\$	258.40
2	985	3508	39	\$	207.93	\$	21.11	\$	229.04
2	986	3509	61	\$	325.22	\$	33.02	\$	358.24
2	987	3510	41	\$	218.60	\$	22.19	\$	240.79
2	988	3511	53	\$	282.57	\$	28.69	\$	311.26
2	989	3601	56	\$	298.57	\$	30.31	\$	328.88
2	990	3602	67	\$	357.21	\$	36.27	\$	393.48
2	991	3603	44	\$	234.58	\$	23.82	\$	258.40
2	992	3604	43	\$	229.26	\$	23.27	\$	252.53
2	993	3605	69	\$	367.88	\$	37.35	\$	405.23
2	994	3606	51	\$	271.90	\$	27.61	\$	299.51
2	995	3607	44	\$	234.58	\$	23.82	\$	258.40
2	996	3608	39	\$	207.93	\$	21.11	\$	229.04
2	997	3609	61	\$	325.22	\$	33.02	\$	358.24

2	998	3610	41	\$	218.60	\$	22.19	\$	240.79
2	999	3611	53	\$	282.57	\$	28.69	\$	311.26
2	1000	3701	56	\$	298.57	\$	30.31	\$	328.88
2	1001	3702	67	\$	357.21	\$	36.27	\$	393.48
2	1002	3703	44	\$	234.58	\$	23.82	\$	258.40
2	1003	3704	43	\$	229.26	\$	23.27	\$	252.53
2	1004	3705	69	\$	367.88	\$	37.35	\$	405.23
2	1005	3706	51	\$	271.90	\$	27.61	\$	299.51
2	1006	3707	76	\$	405.20	\$	41.14	\$	446.34
2	1007	3708	54	\$	287.90	\$	29.23	\$	317.13
2	1008	3801	56	\$	298.57	\$	30.31	\$	328.88
2	1009	3802	67	\$	357.21	\$	36.27	\$	393.48
2	1010	3803	44	\$	234.58	\$	23.82	\$	258.40
2	1011	3804	43	\$	229.26	\$	23.27	\$	252.53
2	1012	3805	69	\$	367.88	\$	37.35	\$	405.23
2	1013	3806	51	\$	271.90	\$	27.61	\$	299.51
2	1014	3807	76	\$	405.20	\$	41.14	\$	446.34
2	1015	3808	54	\$	287.90	\$	29.23	\$	317.13
2	1016	3901	56	\$	298.57	\$	30.31	\$	328.88
2	1017	3902	67	\$	357.21	\$	36.27	\$	393.48
2	1018	3903	44	\$	234.58	\$	23.82	\$	258.40
2	1019	3904	43	\$	229.26	\$	23.27	\$	252.53
2	1020	3905	69	\$	367.88	\$	37.35	\$	405.23
2	1021	3906	51	\$	271.90	\$	27.61	\$	299.51
2	1022	3907	76	\$	405.20	\$	41.14	\$	446.34
2	1023	3908	54	\$	287.90	\$	29.23	\$	317.13
			<b>53842</b>						
			<b>Monthly</b>		\$287,061.48		\$29,143.33		\$316,204.81
			<b>Annual</b>		\$3,444,737.72		\$349,720.00		\$3,794,457.72

**EXHIBIT G**

**FORM P - PHASED STRATA PLAN DECLARATION**

**Strata Property Act**  
**Form P**  
**PHASED STRATA PLAN DECLARATION**  
*(Sections 221, 222)*

We, 105 University View Homes Ltd. (the "**Developer**"), declare:

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

Parcel Identifier: 031-746-667  
LOT A SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT  
PLAN EPP111526

2. That the plan of development is as follows:

- (a) the development will consist of the following phases (listed in the order in which the phases will be deposited), which will include the identified common facilities to be constructed in conjunction with the particular phases as set out below:

Phase	Common Facilities
Phase 1	None
Phase 2	None

- (b) attached hereto as Schedule "A" is a sketch plan showing the following:

- (i) all the land to be included in the phased strata plan;
- (ii) the present parcel boundaries; and
- (iii) the approximate boundaries of each phase.

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

Phase	Estimated Commencement Date	Estimated Completion Date
Phase 1	February 1, 2026	September 30, 2030
Phase 2	February 1, 2026	September 30, 2030

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

Phase	Number of Strata Lots	Unit Entitlement
Phase 1	610	32,367
Phase 2	413	21,441
<b>Total</b>	1,013	53,808

- (e) the maximum number of units and general type of residence or other structure to be built in each phase is as follows:

Phase	Maximum Number of Units	Type of Residence
Phase 1	610	Residential Condominium
Phase 2	413	Residential Condominium

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

Phase	Date
Phase 1	February 28, 2026
Phase 2	February 28, 2026

*[Signature page follows]*

**105 UNIVERSITY VIEW HOMES LTD.**

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

Date of approval: \_\_\_\_\_ [*month day, year*]\*.

\_\_\_\_\_  
Signature of Approving Officer for the City of Surrey

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

## Schedule "A"

**SKETCH PLAN TO ACCOMPANY FORM "P" FOR  
PHASED STRATA DEVELOPMENT OF LOT A  
SECTION 22 BLOCK 5 NORTH RANGE 2 WEST  
NEW WESTMINSTER DISTRICT PLAN EPP11526  
EXCEPT: ASP 1 ASPL EPP**

FORM "P"


**SCHEDULE \_\_\_\_\_**

PURSUANT TO SECTION 222 (1) OF THE STRATA PROPERTY ACT  
BCGS 92G.016

**LEGEND**  
**SCALE 1:500**

0 10 20 30  
ALL DIMENSIONS ARE IN METRES

**CIVIC ADDRESS:**  
10508 UNIVERSITY DRIVE  
10520 UNIVERSITY DRIVE  
10535 134A STREET  
13433 105TH AVENUE  
13439 105A AVENUE  
SURREY, BC



**UNIVERSITY Drive**

**105A Avenue**

**134A Street**

**105th Avenue**

**B**  
PLAN EPP11526

**C**  
PLAN EPP11526

**PHASE 2**  
NORTH BUILDING

**PHASE 1**  
SOUTH BUILDING

**REM A**  
Plan EPP11526

**ASP 1**  
ASPL EPP  
AIR SPACE PARCEL  
AT GROUND FLOOR

**SWW PLAN EPP11526**

**PHASE LINE**

**SWW PLAN LUP077**

Dimensions and angles:  
Top boundary: 45°18'40", 15°58'43", 135°28'43", 78°11'02"  
Left boundary: 0°08'35", 103°542'  
Right boundary: 78°11'02", 51°02'35", 53°42'40", 90°35'02"  
Bottom boundary: 53°42'40", 90°35'02", 103°51'30", 135°28'43"  
Internal dimensions: 6.803, 52.934, 04°, 30°, 70°03'08", 90°, 6-39-208, 6-57-570, 58°13'52", 6-715-957, 6-55-500, 91°11'27", 6-10-244, 95°11'52", 6-146-475, 103°51'30", 135°28'43", 53°42'40", 90°35'02", 53.863

H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.  
200, 9128 - 152 STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1616  
(fx) 583-1737  
File: 174682\_FORM P.DWG

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT  
— CITY OF SURREY

CERTIFIED CORRECT ACCORDING TO  
LAND TITLE OFFICE RECORDS.  
THIS 8th DAY OF DECEMBER, 2021

GORDON YU      BCLS #008

**EXHIBIT H**  
**BUILDING PERMIT**



**13438 - 105A Ave (10550)**  
**13438 105A Ave., 10508 University Dr.,**  
**10535 134A St., & 13433 105 Ave.;**  
**CP Project, Thind Towers**  
**AREA 1 EXCAVATION**

**B-20-054430-1-0**  
**AREA: NORTH**

## **CITY OF SURREY**

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### **BUILDING PERMIT**

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**PROJECT ADDRESS:** 13438 - 105A Ave 13438 105A Ave., 10508 University Dr., 10535 134A St., & 13433 105 Ave.;

**CP Project, Thind Towers**

**LEGAL DESCRIPTION:** LT A SC 22 B5N R2W PLEPP111526

**ZONE:** CD

**PERMIT TYPE:** Residential C-C      **BUILDING TYPE:** Apartment      **WORK PROPOSED:** Excavation

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**WORK DESCRIPTION:**

Building Permit issued for Excavation and Shoring for APPROVAL AREA 1 of the Thind Tower Development (5 levels of below grade parkade). Certified Professional (CP) Project. The CP is David Steer of LMDG Building Code Consultants Ltd. All work must comply with the 2018 BC Building Code and applicable City of Surrey Bylaws.

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**APPLICANT:**

Gwyn Vose, IBI Group Architects (Canada) Inc. 1285 West Pender St Suite 700 Vancouver V6E 4B1

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**BUILDER / GENERAL CONTRACTOR:**

D-Thind Construction 105 Ltd. 4211 Kingway Unit 700 Burnaby V5H 1Z6

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**OWNER:**

105 University View Homes Ltd V5H 1Z6

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<b>MAJOR ROAD:</b>	No	<b>LEGAL ACCESS FROM LANE:</b>	No
<b>SANITARY MAIN:</b>	Yes	<b>LEGAL ENCUMBRANCES:</b>	Yes
<b>SAN. CONNECTION:</b>	Yes	<b>WATER MAIN:</b>	Yes
<b>STORM SEWER:</b>	Yes	<b>WATER CONNECTION:</b>	Yes
<b>STORM CONNECTION:</b>	Yes	<b>ELECTRICAL:</b>	Underground

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**COMMENTS:**

Building Permit issued for EXCAVATION AND SHORING OF TRANSLINK APPROVAL AREA 1 ONLY. Refer to Architectural site plan and Geotechnical plans for the extent of area 1. No other work outside the scope of excavation and shoring within area 1 is permitted prior to issuance of the appropriate permits (including permit for excavation beyond area 1).

Subsequent Building Permits will be subject to compliance of the entire building design with the 2018 BC Building Code, CD Bylaw 20142, and Development Permit # 7919-0233.

Excavation within Area 2 requires TransLink approval and issuance of a separate Building Permit.

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**ISSUED BY:**  AS5  
**DATE OF ISSUANCE:** WEDNESDAY DECEMBER 21, 2022



**PLEASE READ THE FOLLOWING CAREFULLY**

**THE FOLLOWING CONTAINS A CLAUSE RELATING TO THE WAIVER OF CERTAIN RIGHTS, THE RELEASE OF THE CITY OF SURREY FROM LIABILITY AND INDEMNITY PROVISIONS:**

**\* RELEASE OF LIABILITY, WAIVER OF CLAIMS AND INDEMNITY AGREEMENT:**

"In consideration of granting of the permission applied for, the applicant, and any party on behalf of whom the applicant acts, hereby agree as follows

1. **To waive any and all claims** that I may have, or may in the future have, against City of Surrey, its directors, officers and employees ("hereinafter the" releasees" as a result of the issuance of this building permit or any works or construction undertaken pursuant to this permit or for any inspections undertaken as a result of this permit.
2. **To release the Releasees** from any and all liability for any loss, damage, injury or expense that I may suffer due to any cause whatsoever including **negligence or any breach of duty of care** owned by the Releasees as a result of the issuance of this permit.
3. I hereby agree to indemnify and hold harmless the Releasees from any and all liability for claims, judgments, costs and expenses of any kind whatsoever incurred by myself, or the party for whom I act as agent, or any third party which may in any way accrue against the Releasees in consequence of and incidental to the granting of this permit. "

- I agree to pay the costs of repairing any damage to the sidewalk, curb and/or any other City services by reason of the building operations in respect of which this permit is applied for.
- I agree to conform to all of the requirements of the Building by-law and all other statutes and by-laws in force in the City of Surrey.
- I acknowledge that the City of Surrey accepts no responsibility for the accuracy or completeness of the information contained herein.

**\* INSPECTION REQUIREMENTS:**

**The following inspections must be called for in the order indicated:**

- |  |  |
|--|--|
| 1. FORMS: ..... 604-591-4231                         | 7. ROUGH PLUMBING & HEATING ..... 604-591-4245   |
| 2. SLAB POLY (WHERE REQUIRED): ..... 604-591-4231    | 8. TUBS & SHOWERS ..... 604-591-4245             |
| 3. SLAB HEATING (WHERE REQUIRED): ..... 604-591-4245 | 9. FRAMING ..... 604-591-4231                    |
| 4. SITE SERVICING: ..... 604-591-4245                | 10. INSULATION ..... 604-591-4231                |
| 5. DRAIN TILE & DAMPPROOFING / STORM OUTFALL         | 11. FINAL ELECTRICAL ..... 604-591-4240          |
| (SANITARY & WATER SERVICE ): ..... 604-591-4245      | 12. FINAL PLUMBING & HEATING: ..... 604-591-4245 |
| 6. ROUGH WIRING: ..... 604-591-4240                  | 13. PROVISIONAL OR FINAL BUILDING APPROVAL       |
|  | (BEFORE BUILDING IS OCCUPIED)..... 604-591-4231  |

**INSPECTOR MAY REQUIRE THE OWNER OR HIS AGENT TO GIVE UP TO FORTY-EIGHT (48) HOURS' OR TWO WORKING DAYS' NOTICE OF ANY INSPECTIONS REQUIRED TO BE PERFORMED.**

**THE CITY OF SURREY HAS A 24 HOUR (SEVEN DAYS A WEEK) AUTOMATED SYSTEM TO TAKE INSPECTION REQUESTS OR YOU MAY CALL DURING REGULAR BUSINESS HOURS.**

**AFTER 9:30 A.M. ON THE DAY OF INSPECTION, THE AUTOMATED INSPECTION SCHEDULE LINE (604-591-4650) MAY BE CALLED. THIS LINE WILL INDICATE IF YOUR INSPECTION HAS BEEN SCHEDULED FOR THE MORNING OR THE AFTERNOON. PLEASE NOTE THE INSPECTION AREA NUMBER ON THE TOP RIGHT CORNER OF YOUR PERMIT**

**EXHIBIT I**

**DEVELOPER'S CONTRACT OF PURCHASE AND SALE**

**DISTRICT NW**  
**CONTRACT OF PURCHASE AND SALE**

BETWEEN:

**DISTRICT NORTHWEST LIMITED PARTNERSHIP** (the "**Developer**" and the "**Vendor**")

AND:

**Purchaser(s):**

Name(s): \_\_\_\_\_

Address(es): \_\_\_\_\_

Tel: \_\_\_\_\_ Tel: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Country of \_\_\_\_\_ Country of \_\_\_\_\_

Residence: \_\_\_\_\_ Residence: \_\_\_\_\_

(For the purposes of the *Income Tax Act* (Canada))(Such one or more parties being hereinafter referred to as the "**Purchaser**").

The Purchaser certifies to the Vendor that:

a) he/she/they is/are a non-resident of Canada under the *Income Tax Act* (Canada) (Y/N) \_\_\_\_; andb) he/she/they is/are a Canadian Citizen or a Permanent Resident (as defined in the *Immigration and Refugee Protection Act* (Canada)) (Y/N) \_\_\_\_\_. If "no" country of citizenship & residency: \_\_\_\_\_**PROPERTY:**

Proposed Strata Lot \_\_\_\_, being Unit No. \_\_\_\_\_ (the "**Strata Lot**") in the development known as "DISTRICT NW" (the "**Development**"), as more specifically described in the proposed strata plan (the "**Preliminary Strata Plan**") attached to the Disclosure Statement, to be constructed as part of a 1023 unit residential phased strata development project on the lands located at 10508, 10520 University Drive, 13438 105A Avenue, 13433 105 Avenue, and 10535 134A Street, Surrey BC and legally described as in Schedule "1" attached hereto (collectively, the "**Lands**"), as further described in the Disclosure Statement filed by the Vendor on December 23, 2021 (the "**Initial Disclosure Statement**") and all amendments thereto (the "**Amendments**") (the Initial Disclosure Statement and the Amendments are hereinafter collectively called the "**Disclosure Statement**"). The Lands are held in trust for the Vendor by 105 University View Homes Ltd. (the "**Registered Owner**"). The Registered Owner has agreed or will agree to execute a direct transfer of the title to the Strata Lot to the Purchaser from the Vendor. The Purchaser acknowledges that the strata lot number for the Strata Lot will only be determined by the Vendor's surveyor upon preparation of the final strata plan (the "**Final Strata Plan**") to be submitted to the Land Title Office for the phase of the Development in which the Strata Lot is located (the "**Phase**"). The Purchaser acknowledges that the Development forms a part of a larger mixed-use project that will include a daycare.

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**INITIALS**

PURCHASE PRICE: The Purchase Price for the Strata Lot will be:

(\$\_\_\_\_\_) DOLLARS. The Purchase Price excludes any Goods and Services Tax ("**GST**").

1. **Offer.** In consideration of the sum of ONE (\$1.00) DOLLAR and other good and valuable consideration now paid by each of the parties to the other (the receipt and sufficiency of which is hereby acknowledged) and other mutual covenants and agreements contained in this Contract, the Purchaser agrees to purchase the Strata Lot from the Vendor for the Purchase Price and upon the terms set forth herein subject to the Permitted Encumbrances (as hereinafter defined). The Purchaser acknowledges that the Purchaser is purchasing a strata lot which is to be constructed or is presently under construction.

The Purchase Price does not include the exclusive use of any parking stall(s) or storage locker(s) at the Development unless expressly set out in an addendum hereto. In the event the Purchaser purchases the exclusive use of a parking stall(s) and/or storage locker(s), the location of the parking stall(s) and/or storage locker(s) will be designated by the Vendor in accordance with the Disclosure Statement. The Purchaser acknowledges and agrees that the parking stall(s) and/or storage locker(s): (a) will vary in size, shape, convenience and location (including, notwithstanding any other amended or written agreement made between the parties to the contrary, and where more than one, may not be side by side); and (b) may be partially obstructed by columns, pipes, ducts, mechanical equipment, electrical equipment and other facilities. The Purchaser further acknowledges and agrees that the final determination of parking stall(s) and/or storage locker(s) assigned to a Purchaser shall be by the Vendor with no recovery by the Purchaser. The Purchaser will accept the parking stall(s) and/or storage locker(s) if any, assigned or sold to the Purchaser by the Vendor on an "as is, where is" basis and will have no claim against the Vendor in respect of any variation in the size, shape, convenience of location or obstruction of such parking stall(s) and/or storage locker(s).

2. **Deposit.** The Purchaser will pay a deposit(s) by bank draft or certified cheque (collectively, the "**Deposit**") to Richards Buell Sutton LLP (the "**Vendor's Solicitors**") in trust as stakeholder and the Deposit will be held in accordance with the *Real Estate Development Marketing Act* as follows:

(a)	a deposit (the " <b>Initial Deposit</b> ") of \$10,000 upon presentation of this Contract by the Purchaser, payable by way of certified cheque, or bank draft;	\$10,000.00
(b)	a further deposit (the " <b>Second Deposit</b> ") of 10% of the Purchase Price (less the Initial Deposit), payable 7 days after acceptance of this Contract by the Vendor, payable by way of certified cheque, or bank draft;	\$_____
(c)	a further deposit (the " <b>Third Deposit</b> ") of 5% of the Purchase Price, payable on the day that is 6 months from the date of acceptance of this Contract by the Vendor; payable by way of certified cheque, or bank draft;	\$_____
(d)	a further deposit (the " <b>Fourth Deposit</b> ") of 5% of the Purchase Price, payable 3 months following the date the Third Deposit becomes due, payable by way of certified cheque, or bank draft;	\$_____
the balance of the Purchase Price, subject to adjustments, to be paid on the Completion Date by bank draft or certified cheque.		

P	P	V	V

**INITIALS**

SL: \_\_\_\_\_ Unit: \_\_\_\_\_

Interest on the Deposit will, in all cases, be for the benefit of the Vendor and will not be applied on account of the Purchase Price. If the Purchaser defaults in the Purchaser's obligations hereunder, the Vendor may, at its option, retain the Deposit and interest thereon without prejudice to any other remedy, which the Vendor may have in respect of the Purchaser's default in accordance with the terms of this Contract.

3. **Completion, Possession and Adjustment Dates.** It is currently estimated that the completion of the Strata Lot will occur between March 1, 2027 and June 1, 2027. For more information about the Completion, Possession and Adjustment Dates, see the Disclosure Statement and Addendum "A" attached hereto.
4. **Furnishings.** The Purchase Price includes the following items unless otherwise noted in the Disclosure Statement:

(a) fridge	(d) electric stove	(g) oven
(b) a hood fan	(e) microwave	(h) dishwasher
(c) window coverings	(f) washer and a dryer	

Fixtures and features as represented in the Disclosure Statement will also be included, provided that the Vendor may substitute materials of reasonably equivalent or better quality, in its discretion. Presentation centre or display suite decorator features, fixtures, wall treatments, finishings, fittings, dining light fixtures and furnishings are not included in the Purchase Price unless expressly set out in an Addendum hereto.

5. **Acceptance.** This Contract will be open for acceptance until \_\_\_\_\_, 202\_\_ and upon acceptance by the Vendor signing a copy of this Contract, there will be a binding agreement of sale and purchase in respect of the Strata Lot for the Purchase Price, on the terms and subject to the conditions set out herein.

**THE TERMS AND CONDITIONS ATTACHED HERETO AS ADDENDUM "A" ARE PART OF THIS CONTRACT. READ THEM CAREFULLY BEFORE YOU SIGN.**

**THE PURCHASER HAS EXECUTED THIS CONTRACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.**

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Purchaser)

\_\_\_\_\_  
(Name of Purchaser)

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Purchaser)

\_\_\_\_\_  
(Name of Purchaser)

**THE PURCHASER'S OFFER TO PURCHASE CONTAINED HEREIN IS ACCEPTED BY THE VENDOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.**

**DISTRICT NORTHWEST LIMITED  
PARTNERSHIP by its General Partner,  
SURREY CENTRE DISTRICT NW GP LTD.**  
Per:

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

P	P	V	V

**INITIALS**

**Addendum "A"****1.0 AGREEMENT**

1.1 Once this Contract is accepted by the Vendor, the Purchaser agrees to purchase from the Vendor the Strata Lot at the Purchase Price and upon the terms set forth in the agreement created by the acceptance of this Contract by the Vendor, this Addendum and all additional addendums and schedules. Title to the Strata Lot on the Completion Date (as hereinafter defined) shall be subject only to:

- (a) the exceptions listed in Section 23(1) of the *Land Title Act*;
- (b) the charges and encumbrances referred to in the Disclosure Statement; and
- (c) claims of builders liens or other encumbrances where the Vendor's Solicitors have undertaken to remove same pursuant to paragraph 7.1 hereof;

(collectively, the "**Permitted Encumbrances**").

The Purchaser agrees to execute any and all agreements as may be required pursuant to the terms and conditions of the Permitted Encumbrances confirming the Purchaser acknowledges and assumes obligations under the Permitted Encumbrances.

**2.0 DESCRIPTION OF STRATA LOT**

2.1 The Strata Lot is part of the Development which is situated on the Lands as shown on the proposed strata plan attached to the Disclosure Statement, and as more particularly described in the Disclosure Statement.

**3.0 PURCHASER'S ACKNOWLEDGEMENTS**

3.1 Disclosure Statement. The Purchaser acknowledges that the Purchaser has received copies of the Initial Disclosure Statement for the Development and all Amendments, and has been given a reasonable opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract. The signing of this Contract by the Purchaser will constitute:

- (a) a receipt for the Initial Disclosure Statement and all Amendments; and
- (b) the Purchaser's acknowledgment that the Purchaser had an opportunity to read the Initial Disclosure Statement and all Amendments before signing this Contract.

3.2 Consent to Electronic Delivery of Disclosure Statement and all Amendments. Where the Purchaser has on the first page of this Contract, or on any subsequent addendum to this Contract provided an email address, the Purchaser consents to the Vendor delivering the Disclosure Statement (including all Amendments) to the Purchaser at the email address provided and the Purchaser acknowledges and agrees that such email delivery of the Disclosure Statement (including all Amendments) has afforded the Purchaser a reasonable opportunity to read the Disclosure Statement (including all Amendments) all as at the time of the Vendor's delivery of the email as shown by the Vendor's copy of the sent email.

Initials	

**4.0 PURCHASE PRICE, DEPOSIT AND PAYMENT**

4.1 Payment of the Purchase Price. The Purchaser will pay the Purchase Price to the Vendor as follows:

P	P	V	V

**INITIALS**

**Addendum "A"**

- (a) The Deposit in the amount set out in paragraph 2 of the Contract shall be paid by the Purchaser to the Vendor's Solicitors, Richards Buell Sutton LLP in Trust by way of certified cheque or bank draft. The Vendor shall be entitled, but not obligated, to invest the Deposit in an interest bearing trust account with a Canadian chartered bank, trust company or credit union with interest to accrue to the credit of the Vendor, except as otherwise expressly provided herein. Notwithstanding the foregoing, the Vendor may, at its sole option, wait to forward the Initial Deposit to the Vendor's Solicitors until the rescission period pursuant to the *Real Estate Development Marketing Act* has passed and the Purchaser has not rescinded this Agreement by such time; and
- (b) The Balance of the Purchase Price plus or minus adjustments shall be paid by the Purchaser to the Vendor's Solicitors on the Completion Date by way of certified cheque or bank draft.

4.2 Handling of the Deposit. Subject to paragraphs 4.4 and 4.5 hereof, the Deposit shall be dealt with as follows:

- (a) If the Purchaser completes the purchase of the Strata Lot on the terms and conditions herein contained, then the Deposit shall form part of and be applied to the Purchase Price and be paid by the Vendor's Solicitors to the Vendor. Any interest earned thereon shall be paid to the Vendor;
- (b) If the Purchaser fails to complete the purchase of the Strata Lot or fails to pay any part of the Deposit on the terms and conditions herein contained, then the Deposit paid together with interest accrued thereon shall be paid by the Vendor's Solicitors to the Vendor forthwith;
- (c) If the Contract is terminated pursuant to paragraph 5.1 or if the Purchaser fails to provide notice of waiver or satisfaction of the Purchaser's conditions pursuant to paragraph 9.2 hereof, then the Deposit together with all interest accrued thereon shall be paid by the Vendor's Solicitors to the Purchaser and the Purchaser shall have no further claims against the Vendor; and
- (d) If the Vendor fails to complete the sale of the Strata Lot on the terms and conditions herein contained, then the Deposit together with all accrued interest thereon shall be paid by the Vendor's Solicitors to the Purchaser and the Purchaser shall have no further claims against the Vendor.

Notwithstanding the aforementioned, the Purchaser acknowledges and agrees that the Vendor's Solicitors will be permitted to charge and deduct and retain a deposit administration fee from each payment made by the Purchaser comprising the Deposit of not more than \$75.00 plus applicable taxes to be paid by the Purchaser, and that any payment made by the Purchaser that is returned for non-sufficient funds will be subject to a service charge of \$25.00 in each such instance.

4.3 Residency. Notwithstanding the provisions of paragraph 4.2 hereof, if the Purchaser is a non-resident of Canada as defined under the *Income Tax Act* (Canada), the Purchaser authorizes the Vendor's Solicitors to remit directly to the Receiver General for Canada such non-resident withholding tax in respect of interest earned on the Deposit as may be required by the *Income Tax Act* (Canada).

4.4 Authorization to Deal with Deposit. The Vendor and the Purchaser hereby irrevocably authorize the Vendor's Solicitors:

- (a) to deal with the Deposit and all interest earned thereon in accordance with the provisions hereof, notwithstanding the provisions of Section 18 of the *Real Estate Development Marketing Act*; and

P	P	V	V

**INITIALS**



**Addendum "A"**

- (b) to interplead the Deposit and all interest thereon, at the expense of the party ultimately determined to be entitled to such funds, should any dispute arise regarding the obligations of the Vendor's Solicitors with respect to the Deposit.

4.5 Deposit Protection Agreement Under REDMA. Under Section 19 of the *Real Estate Development Marketing Act*, a developer who desires to use for the developer's own purposes a deposit the developer has placed with a trustee under Section 18 of the *Real Estate Development Marketing Act* may, by entering into a deposit protection agreement in relation to that deposit, obtain the deposit from that trustee and use that deposit only for the developer's own purposes. Section 10 of the *Real Estate Development Marketing Regulation* provides that if a developer enters into a deposit protection agreement, the developer must provide notice of the deposit protection agreement to a purchaser by including the following information in the disclosure statement:

- (a) the name and business address of the insurer;
- (b) the name of the developer who entered into the deposit protection agreement; and
- (c) the date on which the insurance takes effect.

The Purchaser acknowledges and agrees that the Vendor may enter into such a deposit protection agreement with respect to the Deposit. The Vendor agrees that if it enters into such a deposit protection agreement with respect to the Deposit, it will comply with Section 10 of the *Real Estate Development Marketing Regulation* regarding that deposit protection agreement.

For further terms regarding deposit insurance please see Section 8.3 hereof and Section 7.1 of the Disclosure Statement.

4.6 Builders Liens. That portion, if any, of the Purchase Price required by law to be held back by the Purchaser in respect of builder's lien claims (the "**Lien Holdback**") will be paid on the Completion Date to the Vendor's Solicitors. The Lien Holdback will be held in trust by the Vendor's Solicitors pursuant to the *Strata Property Act* and *Builders Lien Act* (or successor statutes) solely in respect of lien claims registered in the applicable land title office in connection with work done at the request of the Vendor. The Vendor's Solicitors are authorized to invest the Lien Holdback in an interest bearing trust account and to pay to the Vendor the Lien Holdback plus interest, if any, accrued thereon as permitted by law; which payment will occur upon expiration of the period during which the Lien Holdback must be retained pursuant to the *Strata Property Act* and the *Builders Lien Act* (the "**Lien Holdback Period**"), less the amount of any builder's lien claims filed against the Strata Lot of which the Purchaser or the Purchaser's solicitor or notary public notifies the Vendor's Solicitor in writing by 4:00 p.m. on the last day of the Lien Holdback Period. The Purchaser hereby authorizes the Vendor to bring any legal proceedings required to clear title to the Strata Lot of any lien claims filed with respect to the Strata Lot, including payment of the whole or any part of the Lien Holdback into Court if desired by the Vendor.

## 5.0 COMPLETION, POSSESSION AND ADJUSTMENT DATES

5.1 Completion Date. The completion of the purchase and sale of the Strata Lot shall take place on the date (the "**Completion Date**") specified by the Vendor in a notice delivered to the Purchaser or the Purchaser's Solicitor stating that the Strata Lot is, or is expected to be "Ready to be Occupied" and that the title to the Strata Lot has or is expected to have been issued by the Land Title Office, provided that the Vendor or the Vendor's Solicitor will give not less than 14 days' notice thereof and provided further that if the Land Title Office is not open for business on such day, then the Completion Date shall be the next business day. "Ready to be Occupied" refers to the Strata Lot only and not to any other strata lot or the common property within the Development and the Strata Lot will be deemed to be "Ready to be Occupied" if the City of Surrey has issued an occupancy permit to occupy the Strata Lot (the "**Occupancy Permit**"), whether such permit is

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**INITIALS**

**Addendum "A"**

conditional or unconditional. In the event the Occupancy Permit is a conditional permit issued by the City of Surrey, the Vendor will provide the Purchaser with an unconditional Occupancy Permit for the Strata Lot or the Development as soon as is reasonably practical. If the Completion Date has not occurred on or before December 31, 2027 (the "**Outside Date**"), and the parties have not agreed to an extension, this Contract shall be terminated whereupon the Purchaser will be entitled to repayment by the Vendor of the Deposit together with any interest earned thereon as the Purchaser's sole remedy and the parties will thereafter have no further obligations, liabilities or commitments to, from or against one another provided that:

- (a) If paragraph 5.3 hereof is applicable then the Outside Date will be extended for a period equivalent to such delay, which period will be determined solely by the Vendor;
- (b) The Vendor may, at its sole option, exercisable by notice to the Purchaser, in addition to any other extension pursuant to this Section 5.0, and whether or not any delay described in this Section 5.0 has occurred, elect to extend the Outside Date for up to 250 days; and
- (c) Where the Vendor has extended the Outside Date for the full time set out in subsection (b) above and provided the Vendor is still actively carrying on construction of the Development the Vendor may, at its sole option, provide notice to the Purchaser that it has elected to extend the Outside Date for up to a further 110 days.

5.2 Notice of Completion Date. The notice of the Completion Date delivered to the Purchaser or the Purchaser's Solicitors may be based on the Vendor's estimate as to when the Strata Lot will be "Ready to be Occupied" and when the title to the Strata Lot will be issued by the Land Title Office, and if the Strata Lot is not "Ready to be Occupied" or if the title is not issued by the Land Title Office on or before the Completion Date so estimated, then the Vendor may extend the Completion Date from time to time as required by the Vendor until the Strata Lot is "Ready to be Occupied" and the title is to be issued in the Land Title Office, by notice of such extension to the Purchaser or the Purchaser's Solicitors, from time to time.

5.3 Force Majeure. If the Vendor is delayed from completing construction of the Strata Lot as a result of an event or circumstance of any nature or kind whatsoever beyond the reasonable control of the Vendor (including, without limitation, epidemic, pandemic, outbreak, disease or other public health emergency (including, for greater certainty, SARS-CoV-2, COVID-19 or any other widespread contagious infection, disease or illness, regardless of whether any particular governmental or health authority deems same to be an epidemic, pandemic, outbreak, disease or other public health emergency, and including any quarantine or other public health order relating to any of the foregoing), earthquake, flood or other acts of God, fire, explosion or accident, howsoever caused, acts or orders of any governmental authority, acts of war (including, without limitation, cyber-war), terrorism, riot, civil disorder, insurrection, rebellion or revolution, strike, lockout, inability to obtain or delay in obtaining labour, supplies, materials or equipment, delay or failure by carriers or contractors, breakage or other casualty, climatic condition, interference of the Purchaser or inability to obtain permits or other approvals in a timely manner by any governmental authority (including, without limitation, the City)), then the time within which the Vendor must do anything hereunder and the Completion Date referred to in paragraph 5.1 will be extended for a period equivalent to such period of delay which period will be determined solely by the Vendor.

5.4 Adjustments. The Purchaser will assume and pay all taxes, rates, local improvement assessments, utilities and other charges, and all other adjustments both incoming and outgoing of whatever nature in respect of the Strata Lot shall be made, as of the Completion Date. The Purchaser shall pay GST in accordance with paragraph 5.7 below. If the amount of any such taxes, utilities or other items have been levied in respect of the Lands prior to registration of the strata plan, the portion thereof which shall be allocated to the Strata Lot will be in proportion to

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the unit entitlement the Strata Lot bears to the aggregate of the unit entitlement for all strata lots in the Development.

- 5.5 **Possession.** Provided the Vendor's Solicitors have received the balance of the Purchase Price and all other amounts payable by the Purchaser to the Vendor in respect of the Strata Lot on the Completion Date, the Purchaser shall have vacant possession of the Strata Lot at 12:00 pm on the second business day following the Completion Date (the "**Possession Date**").
- 5.6 **Risk.** The Strata Lot will be and remain at the risk of the Vendor until 12:01 a.m. on the Completion Date, after which time it will be at the risk of the Purchaser.
- 5.7 **GST.** The Purchaser will pay all costs in connection with the sale and purchase of the Strata Lot (including property transfer tax and any applicable taxes, including GST, and any other federal or provincial sales, service, transition, value added or other tax required to be paid by the Purchaser in connection with the purchase and sale of the Strata Lot), other than the costs the Vendor incurred in clearing title to the Strata Lot. The Purchaser acknowledges that GST and provincial sales taxes are, without duplication, applicable to the sale and purchase of the Strata Lot and will be payable by the Purchaser. The Purchaser acknowledges and agrees that the Purchase Price is exclusive of all applicable taxes, including GST, and any other federal or provincial sales, service, value added or other tax or new housing rebate, which for greater clarity are not included in the Purchase Price.

**6.0 CONSTRUCTION**

- 6.1 **Construction.** The Vendor will proceed to construct the Phase of the Development substantially in accordance with the proposed draft strata plan attached to the Disclosure Statement, provided that the Vendor may make changes to features, design, and materials as are, in the Vendor's opinion, desirable and reasonable. The Purchaser understands and agrees that the building plans, design, and specifications for the Development may be varied to a minor extent in the reasonable discretion of the Vendor, that the area of the Strata Lot shown on the proposed strata plan is approximate, and that the address or suite and Strata Lot number assigned to the Strata Lot are subject to change at the Vendor's discretion. The Purchaser also acknowledges and agrees that any materials used in finishing of the Strata Lot, including, without limitation, natural stone, ceramic, porcelain, wood and laminates, may have conspicuous variations in colour, grain, vein and texture, pattern and size and any such variations are merely characteristic of the respective materials and will not be considered as defects or deficiencies in the Strata Lot and that certain materials used in the finishing of the Strata Lot may be subject to staining or changed coloration over time.
- 6.2 **Measurement.** The Purchaser acknowledges and agrees with the Vendor that if the area of the Strata Lot shown on the Final Strata Plan varies by more than five (5%) percent from the area shown on the Preliminary Plan as at the date of this Contract, the Purchase Price shall be amended by multiplying the Purchase Price by the area of the Strata Lot shown on the Final Strata Plan and dividing the product by the area of the Strata Lot shown on the Preliminary Plan. In the event that the actual area of the Strata Lot shown on the Final Strata Plan varies by five (5%) percent or less from the area shown on the Preliminary Plan, there shall be no adjustment to the Purchase Price. The Purchaser acknowledges and agrees that the Purchaser will have no claim against the Vendor as a result of a change in area of the Strata Lot other than for the adjustment to the Purchase Price as aforesaid.
- 6.3 **Access.** The Purchaser acknowledges and agrees that the Purchaser will not be entitled to have access to the Strata Lot prior to the Possession Date without the prior written permission of the Vendor (which the Vendor may withhold in its absolute discretion) and then only if accompanied by a representative of the Vendor, subject to paragraph 6.4. The Purchaser hereby releases the Vendor and its directors, officers, shareholders, unit holders, employees, agents, contractors and representatives (collectively, the "**Released Parties**") from and against any loss, cost, damage,

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injury or death resulting from any act or omission of any one or more of the Released Parties, including that arising from the negligence of any one or more of the Released Parties, or any condition within the Strata Lot or the Development and agrees to indemnify and hold harmless the Released Parties from and against any loss, cost, damage, injury or death resulting from the presence of the Purchaser or any person on behalf of the Purchaser within the Strata Lot or the Development, or any act or omission negligent or otherwise of the Purchaser or any person on behalf of the Purchaser while within the Strata Lot or the Development. The Purchaser hereby acknowledges and the Vendor hereby confirms that the Vendor has acted as agent for and on behalf of the other Released Parties with respect to obtaining the foregoing release and indemnity from the Purchaser for the benefit of such Released Parties.

- 6.4 Inspection. The Purchaser and a representative of the Vendor shall inspect the Strata Lot at a reasonable time designated by the Vendor prior to the Completion Date. If the Purchaser fails or refuses to inspect the Strata Lot at the time designated by the Vendor the Purchaser is deemed to have waived or forfeited any such right and is deemed to be satisfied with and have accepted the physical condition of the Strata Lot. At the conclusion of such inspection, a conclusive list of any defects or deficiencies (collectively, the "**Deficiencies**") shall be prepared that are to be rectified by the Vendor including the estimated dates and timeframes by which such corrections are to occur. The parties shall sign the list of Deficiencies and the Purchaser shall be deemed to have accepted the physical condition of the Strata Lot subject only to the Deficiencies. The Purchaser covenants and agrees to complete the purchase of the Strata Lot on the Completion Date on the terms and conditions herein contained notwithstanding that the Deficiencies may be rectified after the Completion Date. The Purchaser is not entitled to holdback any amount of the Purchase Price on closing in respect of the Deficiencies or other deficiencies. In the event of a disagreement between the Purchaser and the Vendor as to what constitutes a defect or deficiency, or whether or not a defect or deficiency has been rectified, the decision of the architect for the Development or any replacement therefor appointed by the Vendor in the Vendor's sole discretion will be conclusive, final and binding on the parties. Following the Completion Date, the Purchaser agrees to provide the Vendor and its representatives, contractors and agents with access to the Strata Lot at all reasonable times on reasonable notice from the Vendor in order for the Vendor or its representatives, contractors or agents to rectify any outstanding Deficiencies, and the Purchaser will in no manner interfere with or impede any such person while he or she is carrying out such work.
- 6.5 Service Facilities. The Purchaser acknowledges that the Development may include services facilities and equipment such as transformers, fire protection systems and equipment, mechanical and electrical systems and equipment, electrical room, vents, ducts, fans, elevators, garage gates, garbage compactors and other such facilities and equipment (collectively the "**Service Facilities**"). The Service Facilities will be located as required by the relevant authorities or as recommended by the Vendor's consultants.

**7.0 CONVEYANCE**

- 7.1 Conveyance. It shall be the Purchaser's responsibility to prepare the documents necessary to complete this transaction and the Purchaser shall deliver to the Vendor a freehold transfer, in registrable form (the "**Transfer**"), and a statement of adjustments, to the Vendor's Solicitor at least 7 business days prior to the Completion Date. The Vendor will provide the Purchaser or the Purchaser's Solicitors with a form of acknowledgement whereby the Purchaser acknowledges receipt of the Initial Disclosure Statement, the Amendments and any subsequent amendments to the Initial Disclosure Statement, which the Purchaser will be required to sign and return to the Vendor or the Vendor's Solicitor prior to the Completion Date. In the event the Purchaser has not received any of the amendments listed in the acknowledgement the Purchaser or the Purchaser's Solicitors shall inform the Vendor's Solicitors forthwith and shall not be obligated to sign and return the acknowledgement until the Purchaser has received all such amendments and been provided a reasonable opportunity to review same. The Purchaser agrees prior to the Completion

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Date to sign and deliver to the Vendor the owner registration in the form required by the Vendor's new home warranty provider. The Purchaser acknowledges that the Strata Lot will not be covered by the home warranty should the Purchaser fail to deliver the signed owner registration form prior to the Completion Date. The Purchaser will be responsible for obtaining all other documents required for the closing.

On the Completion Date, the Vendor will transfer title to the Strata Lot to the Purchaser free and clear of all registered liens, mortgages, charges and encumbrances of any nature whatsoever save and except Permitted Encumbrances and on or before the Completion Date, the Vendor will have taken whatever steps are necessary in order to obtain or make arrangements for any release or discharge of any registered liens, mortgages, charges and encumbrances save and except the Permitted Encumbrances. The Purchaser acknowledges and agrees that the Vendor will be using the purchase money received from the Purchaser to obtain a partial discharge of any construction mortgage and security collateral thereto. The Purchaser's Solicitor or notary public will pay the balance of the adjusted Purchase Price **on or before 4:30 p.m.** on the Completion Date **by way of certified cheque or bank draft** made payable and delivered at the Purchaser's expense to the Vendor's Solicitors in trust on their undertaking to pay an amount required in a written statement of indebtedness from the holder of the prior encumbrance to require the holder of the prior encumbrance to provide the Vendor's Solicitors with a registrable discharge of such prior encumbrance and to register the discharge of the aforesaid charges from title to the Strata Lot and, in the case of a claim of builders lien, on his undertaking to pay an amount sufficient to cause same to be discharged within 30 days after the Completion Date. If the Purchaser is relying upon a new mortgage to finance the Purchase Price, the Purchaser, while still required to pay the balance of the adjusted Purchase Price on the Completion Date, may wait to pay same until after the Transfer and new mortgage documents have been lodged for registration at the applicable Land Title Office but only if before such lodging against title to the Strata Lot, the Purchaser has:

- (a) deposited in trust with the Purchaser's Solicitors the cash balance of the Purchase Price not being financed by the mortgage;
- (b) fulfilled all the new mortgagee's conditions for funding except lodging for registration; and
- (c) made available to the Vendor's Solicitors an undertaking given by the Purchaser's Solicitors to pay on the Completion Date the balance of the adjusted Purchase Price upon the lodging of the Transfer and the new mortgage documents and the advance by the new mortgagee of the mortgage proceeds or withdraw the Transfer from registration at the Land Title Office.

7.2 Costs. The Purchaser will pay all costs (including the Purchaser's Solicitor's fees and disbursements) in connection with the completion of purchase and the sale (including applicable GST or other federal or provincial sales, value-added, property transfer or other tax other than income tax) required to be paid by the Vendor or the Purchaser in connection with the purchase and sale of the Strata Lot other than the costs of the Vendor incurred in clearing title to the Strata Lot of financial encumbrances and the legal fees of the Vendor.

## 8.0 ASSIGNMENT BY PURCHASER

8.1 Assignment Registry. Without the Developer's prior consent, any assignment of this purchase agreement is prohibited. An assignment under the *Real Estate Development Marketing Act* is a transfer of some or all of the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer. Each proposed party to an assignment agreement must provide the Developer with the information and records required under the *Real Estate Development Marketing Act*.

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8.2 Collection of Assignment Information. Before the Developer consents to the assignment of this purchase agreement, the Developer will be required to collect information and records under the *Real Estate Development Marketing Act* from each proposed party to an assignment agreement, including personal information, respecting the following:

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

Information and records collected by the Developer must be reported by the Developer to the administrator designated under the *Property Transfer Tax Act*. The information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the *Real Estate Development Marketing Act*, which includes disclosure to the Canada Revenue Agency.

8.3 Assignment. The Purchaser may only assign (which includes the addition or removal of a purchaser to or from the Contract) the Purchaser's interest in the Strata Lot or in this Contract or direct the transfer of the Strata Lot to any other or additional party with the written consent of the Vendor, in its sole discretion, and unless the Vendor so consents the Vendor shall not be required to convey the Strata Lot to anyone other than the Purchaser named herein. The Vendor will not entertain any assignment requests prior to January 1, 2024, or following the earliest estimated date for completion or construction (as that term is defined in the Disclosure Statement). Any assignment must be in the Vendor's standard form assignment agreement. If, with the consent of the Vendor, the Purchaser assigns the Purchaser's interest in the Strata Lot or this Contract or directs the transfer of the Strata Lot to any other or additional party, the Purchaser will pay to the Vendor an administration fee, as a condition for agreeing to the assignment, and for the associated legal and administrative costs, in the amount of \$5,000.00, plus applicable GST on such fee at the time the assignment form is delivered to the Vendor, except that such administration fee will be a flat fee of \$2,500.00 plus GST if the assignee is the Purchaser's spouse, parent, child, sibling, grandparent, grandchild or a company beneficial owned and controlled by the Purchaser. The Purchaser shall also pay to the Developer the Assignment Registry Reporting Fee applicable at the time of the assignment, plus applicable GST, for the purposes of the Developer reporting the assignment to the Province of British Columbia. No assignment by the Purchaser of the Purchaser's interest in the Strata Lot or this Contract or direction of transfer to any other person shall release the Purchaser from any of the Purchaser's obligations or liabilities hereunder. If the Purchaser assigns the Purchaser's interest in the Strata Lot pursuant to this paragraph 8.3, and a deposit protection agreement is in place, then from the date of the assignment:

- (a) the Purchaser (for the purpose of the remainder of this paragraph 8.3, the "**Assignor**") shall not make or pursue any claims or proceedings against the deposit insurer with respect to this Contract, the Strata Lot or the Deposit;
- (b) the Assignor quit claims and releases absolutely the deposit insurer from any and all liabilities, obligations, promises or covenants to the Assignor with respect to this Contract, the Strata Lot or the Deposit and confirms that the Assignor no longer has any interest in or claim to the Deposit;
- (c) the Assignor and the person to whom the Assignor assigns its interest in the Strata Lot (for the purpose of the remainder of this paragraph 8.3, the "**Assignee**") acknowledge and agree that the benefit of the deposit protection agreement issued by the deposit insurer in respect of the Deposit is assigned from the Assignor to the Assignee concurrently with the assignment of this Contract and that the deposit insurer will amend

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its records so that the insured benefit under the deposit protection agreement in respect of the Deposit is transferred from the Assignor to the Assignee; and

- (d) the Assignor and the Assignee expressly acknowledge and agree that the deposit insurer can rely on the benefit of, and seek to enforce against either or both of them, the provisions of this paragraph notwithstanding that the deposit insurer is not a party to the assignment agreement.

8.4 **No Solicitation.** The Purchaser and its agents will not advertise or solicit offers from the public with respect to the resale of the Strata Lot by the Purchaser or the Purchaser's interest under this Contract before the Completion Date without the express written consent of the Vendor, which consent may be arbitrarily withheld.

8.5 **Continued Marketing.** The Purchaser agrees that after completion of the conveyance contemplated by this Contract, the Purchaser shall allow the Vendor to maintain professional signage on the Strata Lot for the purposes of offering the balance of the Vendor's strata lots in the Development for sale. In addition the Purchaser acknowledges that the Vendor and the Vendor's representatives intend to continue marketing additional strata lots in the Development and in any other neighbouring developments that the directors of the Developer are marketing in their capacity as directors of a different developer under a different disclosure statement after the completion of the sale of the Strata Lot to the Purchaser, and that such continued marketing may include, without limitation, the maintenance of one or more strata lots owned by the developer as sales or administration offices and/or display suites, marketing events held at the Development and tours of the Development for prospective purchasers. The Purchaser agrees not to unreasonably interfere with the Vendor and the Vendor's representatives in the course of such continued marketing.

## 9.0 MISCELLANEOUS

9.1 **Time of Essence.** Time is of the essence hereof and unless all payments on account of the Purchase Price, together with adjustments thereto as provided herein and all other amounts payable by the Purchaser hereunder are paid when due, then the Vendor may, at the Vendor's option:

- (a) terminate this Contract and in such event the Deposit together with all accrued interest thereon will be absolutely forfeited to the Vendor on account of damages (being the minimum amount of damages the parties agree the Vendor is expected to suffer as a result of such termination), without prejudice to the Vendor's other remedies, including a right to pursue the Purchaser for any unpaid Deposit and recover any additional damages; or
- (b) elect to extend the time for completion and complete the transaction contemplated by this Contract to a certain date determined by the Vendor, in which event time shall remain of the essence and the Purchaser will pay to the Vendor, in addition to the Purchase Price, interest on the unpaid portion of the Purchase Price and other unpaid amounts payable hereunder at the rate of 18% per annum, such interest to be calculated daily from the date upon which such payment and amounts were due to the date upon which such payment and amounts are paid.

If from time to time the Purchaser's default continues beyond the last extended date for completion established pursuant to subsection (b) the Vendor may thereafter elect to terminate this Contract pursuant to subsection (a) or permit a further extension pursuant to subsection (b).

In the event the Vendor elects to terminate this Contract the Purchaser acknowledges and agrees the Vendor's Solicitors is entitled to rely on any certificate provided to the Vendor's Solicitors under the *Real Estate Development Marketing Act* in connection with same and pay the Deposit

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and accrued interest thereon as directed by the Vendor notwithstanding the Vendor's knowledge of any adverse claim to the Deposit including a claim by the Purchaser.

- 9.2 Purchaser's Conditions. Notwithstanding anything herein contained to the contrary if the Purchaser's obligation to purchase the Strata Lot is subject to one or more conditions then the conditions shall be set out in an Addendum attached hereto, and, if such conditions exist then the Vendor, may, on written notice delivered to the Purchaser require the Purchaser to either satisfy or waive any or all conditions by delivering written notice within 48 hours from the time the Vendor gives notice to the Purchaser. If such written satisfaction or waiver is not received within such time, then this Contract shall terminate and the Deposit together with all accrued interest thereon shall be promptly refunded to the Purchaser.
- 9.3 Notices and Tender. Any notice to be given to the Purchaser will be sufficiently given if deposited in any postal receptacle in Canada addressed to the Purchaser at the Purchaser's address as set out on the first page of this Contract or the Purchaser's Solicitors at their offices and sent by regular mail, postage prepaid, or if delivered by hand or if transmitted by fax or email to the Purchaser's Solicitors at their office or to the Purchaser, or if delivered to the Purchaser by email at the email address set out on the first page of this Contract. For clarity, the Purchaser hereby consents to the delivery by the Vendor and the receipt by the Purchaser of all notices to be provided hereunder, including without limitation all Amendments to the Disclosure Statement, by delivery by email. Such notice shall be deemed to have been received if so delivered or transmitted, when delivered or transmitted and if mailed, on the second business day (exclusive of Saturdays, Sundays and statutory holidays) after such mailing, or, in the event of delivery by email, the notice shall be deemed to be delivered as of the date and time the notice shows as being sent from the sender's email address. The address, fax number and email address (if any) for the Purchaser will be as set out on the first page of this Contract or such other address, fax number or email address the Purchaser has last notified the Vendor in writing. Any documents to be tendered on the Purchaser may be tendered on the Purchaser or the Purchaser's Solicitors. Any notice to be given to the Vendor may be given to the Vendor or the Vendor's Solicitors in the same manner, and shall be deemed to have been received, as provided for in the preceding provisions of this section, *mutatis mutandis*. Any documents or money to be tendered on the Vendor shall be tendered by way of certified funds or bank draft and shall be delivered at the Purchaser's expense to the Vendor or the Vendor's Solicitors.
- 9.4 Proceeds of Crime Legislation. The Vendor may in its sole discretion terminate this Contract if the Vendor has reasonable grounds to suspect that any part of the transaction contemplated by this Contract is related to the commission or attempted commission of a "**money laundering offence**" or a "**terrorist activity financing offence**", as defined in the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act* (Canada) and Regulations under that Act, as amended from time to time. In the event of such termination, the Deposit will be absolutely forfeited to the Vendor in accordance with paragraph 9.1(a) on account of damages without prejudice to the Vendor's other remedies, including a right to recover any additional damages.
- 9.5 Agency. The Purchaser understands and acknowledges that the Purchaser has no agency relationship with Rennie Marketing Systems (the "**Vendor's Agent**"). The Purchaser acknowledges and agrees that the Vendor's Agent acts solely for the Vendor, and that the Vendor's Agent does not represent or act for the Purchaser in any capacity whatsoever. The Purchaser may wish to obtain independent advice in respect of this Contract. The Purchaser further acknowledges that the Vendor and the Vendor's Agent may allow the Vendor's Agent to assign its rights as vendor's agent with respect to the sale of the Strata Lot to an affiliate or related party of the vendor's agent at any time prior to the Completion Date.
- 9.6 Governing Law. The Contract, the agreement resulting from the acceptance of the Contract and all matters arising hereunder will be construed in accordance with and governed by the laws of British Columbia which will be deemed to be the proper law hereof, and the courts of British

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Columbia will have the exclusive jurisdiction to entertain and determine all claims and disputes arising out of or in any way connected with this Contract and the validity, existence and enforceability hereof.

- 9.7 Purchaser Comprising More Than One Party. If the Purchaser is comprised of more than one party, then the obligations of the Purchaser hereunder will be the joint and several obligations of each party comprising the Purchaser and any notice given to one of such parties shall be deemed to have been given at the same time to each other such party.
- 9.8 Residency of Vendor. The Vendor represents and warrants to the Purchaser that it is a resident of Canada within the meaning of the *Income Tax Act* of Canada.
- 9.9 Contractual Rights. The Contract and the agreement which results from its acceptance creates contractual rights only and not any interest in land.
- 9.10 Further Assurances. The parties hereto shall do all further acts and things and execute all such further assurances as may be necessary to give full effect to the intent and meaning of this Contract.
- 9.11 References. All references to any party, whether a party to this Contract or not, will be read with such changes in number and gender as the context or reference requires.
- 9.12 Personal Information. The Purchaser hereby consents to the collection, use, and disclosure by the Vendor of the personal information about the Purchaser as may be required for the following purposes:
- (a) to obtain financing for the Vendor;
  - (b) to comply with requirements of the Vendor's lenders and bankers;
  - (c) to provide services and utilities to the Development and the Strata Lot including telephone, hydro, natural gas, and cablevision;
  - (d) for insurance coverage for the Property or the Development for carrying out its services;
  - (e) to a mortgage broker, if the Purchaser so requests, for the Purchaser's mortgage application for the Purchaser's purchase of the Strata Lot;
  - (f) to the Vendor's lawyers for all matters relating to this Contract;
  - (g) to carry out and complete the sale of the Strata Lot to the Purchaser;
  - (h) to the Vendor's accountants for preparation of financial statements and tax returns including GST returns;
  - (i) for reporting purposes to any trade or professional association governing the Vendor or any investigative body having authority over the Vendor to the extent such information is required to be reported to such association or body;
  - (j) to facilitate communications between the Purchaser and the Vendor;
  - (k) to disclose the information to affiliated companies of the Vendor so that those affiliated companies may provide the Purchaser with notice of real estate projects being developed by those affiliated companies; and
  - (l) if the Strata Lot is listed on the Multiple Listing Service®, for the compilation, retention and publication associated real estate boards/associations of statistics.

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The information that may be disclosed pursuant to this consent includes all information in, and copies of, this Contract and all addendums, attachments, and amendments to this Contract.

**10.0 PROHIBITION ON THE PURCHASE OF RESIDENTIAL PROPERTY BY NON-CANADIANS**

- 10.1 Prohibition. As of January 1, 2023, the federal Prohibition on the Purchase of Residential Property by Non-Canadians Act and associated Regulations (the "Prohibition Act") bans Non-Canadians, as defined by the Prohibition Act, from directly or indirectly purchasing certain Residential Property, as defined in the Prohibition Act, in Canada for a period of 2 years.
- 10.2 Purchaser Representations and Warranties. The Purchaser hereby represents and warrants to the Vendor each of the following:
- (a) the Purchaser has knowledge of the matters set out herein and has informed itself of the provisions of the Prohibition Act and has had the ability to obtain independent advice in respect of this Contract;
  - (b) the Purchaser wishes to purchase Residential Property for its own account and not on behalf of a third party;
  - (c) the Purchaser acknowledges that the Vendor is relying upon the representations warranties outlined herein in entering into Contract with the Purchaser;
  - (d) the Purchaser is:
    - (i) not a Non-Canadian, as defined by the Prohibition Act; OR
    - (ii) a Non-Canadian, however, is exempted from the prohibition due to an exception (evidence of which has been provided to the Vendor).
- 10.3 Consent. The Purchaser consents to the collection, use, and disclosure of the information herein for the purpose of informing the Vendor that the Purchaser is legally permitted to purchase Residential Property.
- 10.4 Indemnity. The Purchaser hereby agrees to indemnify, defend and save harmless the Vendor from and against any and all actions, suits, losses, penalties, damages and expenses which the Vendor and its directors, officers, employees, agents, representatives, affiliates, associates, successors and assigns may suffer or incur or be put to by reason of any of the warranties or representations set forth in paragraph 9.2 being untrue or incorrect.
- 10.5 Termination. The Vendor may in its sole discretion terminate this Contract if the Vendor has reasonable grounds to suspect that any part of the transaction contemplated by this Contract is prohibited by, or contrary to, the Prohibition Act. In the event of such termination, the Deposit will be absolutely forfeited to the Vendor in accordance with paragraph 9.1 on account of damages without prejudice to the Vendor's other remedies, including a right to recover any additional damages.

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**Schedule "1"**  
**Legal Description of Lands**

SL: \_\_\_\_\_ Unit: \_\_\_\_\_

PID: 031-746-667  
LOT A SECTION 22 BLOCK 5 NORTH RANGE 2 WEST  
NEW WESTMINSTER DISTRICT PLAN EPP111526

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**EXHIBIT J**

**ADDENDUM TO PRE-SALE CONTRACT**

**DISTRICT NW****ADDENDUM**

Date: [●], 2025

**RE:** Strata Lot [●] (Unit No. [●]) (the "**Strata Lot**") in the development known as "DISTRICT NW" (the "**Development**") located at the property with a civic address of 13438 105A Avenue, Surrey, British Columbia and legally described as: Parcel Identifier: 031-746-667, Lot A Section 22 Block 5 North Range 2 West New Westminster District Plan EPP111526.

Further to the contract of purchase and sale accepted on [●] and made between **DISTRICT NORTHWEST LIMITED PARTNERSHIP**, as Vendor, and [●], [as original purchaser, and as subsequently assigned to [●]], as Purchaser, in respect of the above-mentioned property (the "**Contract**"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby agree to amend the Contract as follows:

1. by adding the following paragraph to the end of Section 4.1:

"The Purchaser acknowledges that the Deposit funds have been transferred from Richards Buell Sutton LLP to Bennett Jones LLP pursuant to an order of the Supreme Court of British Columbia (the "**Court**"). The Purchaser further acknowledges that, pursuant to and in accordance with section 9.01 of the *Real Estate Development Marketing Regulation*, the Vendor may transfer or cause to be transferred the Deposit funds from Bennett Jones LLP to a brokerage, lawyer or notary public, and the Purchaser agrees and consents to any such transfer of the Deposit funds made in accordance with the *Real Estate Development Marketing Act* and the *Real Estate Development Marketing Regulation*. The Vendor will act reasonably to deliver or cause to be delivered prompt written notice to the Purchaser of any transfer of the Deposit funds as permitted by this paragraph."

2. by deleting "December 31, 2027" in Section 5.1 of and replacing that with "December 31, 2030"; and

3. by adding the following paragraph to the end of Section 5.1:

"The Purchaser acknowledges that KSV Restructuring Inc. has been appointed by the Court as the receiver (in such capacity, the "**Receiver**") with respect to the Vendor and the Development and has obtained an order from the Court dated April 2, 2025 approving, among other things, a sale procedure (as it may be amended from time to time, the "**Sale Procedure**"). The foregoing amendment of the Outside Date from December 31, 2027 to December 31, 2030 is conditional upon, on or before September 10, 2025, or such later date as the Receiver and the Successful Bidder (as defined below) may agree, provided that such date is no later than December 31, 2025: (a) the Court approving the bid in the Sale Procedure of either (i) 1419195 B.C. Ltd. (or its permitted assignee) (the "**Stalking Horse Bidder**"), which is a member of BM Group International, or (ii) such other successful bidder satisfactory to the Purchaser (the Stalking Horse Bidder (or its permitted assignee), or such other successful bidder being, the "**Successful Bidder**"); and (b) the completion of the sale, directly or indirectly, by the Receiver, of the Vendor and/or the Development to the Successful Bidder."

The Purchaser acknowledges and agrees that the Purchaser has received and has had an opportunity to read the disclosure statement dated April 4, 2025 in respect of the Development filed by KSV Restructuring Inc., solely in its capacity as the Court-appointed receiver of certain real and personal property of Surrey Centre District NW GP Ltd., District Northwest Limited Partnership and 105 University View Homes Ltd., and not in any other capacity.

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SL: \_\_\_\_\_ Unit: \_\_\_\_\_

This Addendum forms a part of and is subject to the terms and conditions set out in the Contract. The Contract, as amended by this Addendum, remains in full force and effect, and all terms and conditions in the Contract remain the same, except to the extent expressly amended by this Addendum.

This Addendum may be executed in counterparts, each of which shall be deemed to be an original and all of which together shall be considered one and the same document and, for greater certainty, a signed fax, photocopy or electronic copy (including Portable Document Format) shall be effectual and valid proof of execution. Unless otherwise defined herein, capitalized terms in this Addendum shall have the meaning attributed to them in the Contract.

*[Signature page follows]*

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SL: \_\_\_\_\_ Unit: \_\_\_\_\_

IN WITNESS WHEREOF this Addendum has been executed as of the day and year first above written.

**PURCHASER**

[•]

Per: \_\_\_\_\_  
(Authorized Signatory)

Per: \_\_\_\_\_  
(Authorized Signatory)

**RECEIVER**

**KSV RESTRUCTURING INC.**, solely in its capacity as the Court-appointed receiver of certain real and personal property of Surrey Centre District NW GP Ltd., District Northwest Limited Partnership and 105 University View Homes Ltd., and not in any other capacity by its authorized signatory:

Per: \_\_\_\_\_  
(Authorized Signatory)

Per: \_\_\_\_\_  
(Authorized Signatory)

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**EXHIBIT K**

**RECEIVER'S CONTRACT OF PURCHASE AND SALE**



**DISTRICT NW****CONTRACT OF PURCHASE AND SALE**

BETWEEN:

**KSV Restructuring Inc.**, solely in its capacity as the Court-appointed receiver (the "**Receiver**") of certain real and personal property of Surrey Centre District NW GP Ltd., District Northwest Limited Partnership and 105 University View Homes Ltd., and not in any other capacity

AND:

**Purchaser(s):**

Name(s): \_\_\_\_\_

Address(es): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Tel: \_\_\_\_\_ Tel: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Country of \_\_\_\_\_ Country of \_\_\_\_\_

Residence: \_\_\_\_\_ Residence: \_\_\_\_\_

(For the purposes of the *Income Tax Act* (Canada))(Such one or more parties being hereinafter referred to as the "**Purchaser**").

The Purchaser certifies to the Receiver that:

- a) he/she/they is/are a non-resident of Canada under the *Income Tax Act* (Canada) (Y/N) \_\_\_\_; and
- b) he/she/they is/are a Canadian Citizen or a Permanent Resident (as defined in the *Immigration and Refugee Protection Act* (Canada)) (Y/N) \_\_\_\_\_. If "no" country of citizenship & residency:

\_\_\_\_\_

**PROPERTY:**

Proposed Strata Lot \_\_\_\_, being Unit No. \_\_\_\_\_ (the "**Strata Lot**") in the development known as "DISTRICT NW" (the "**Development**"), as more specifically described in the proposed strata plan (the "**Preliminary Strata Plan**") attached to the Disclosure Statement, to be constructed as part of a 1023 unit residential strata development project on the lands located at 13438 105A Avenue, Surrey BC and legally described in Schedule "1" attached hereto (collectively, the "**Lands**"), as further described in the Disclosure Statement filed by the Receiver on April 4, 2025 (the "**Disclosure Statement**"). The Lands are held in trust by 105 University View Homes Ltd. (the "**Registered Owner**"). The Registered Owner has agreed or will agree to execute a direct transfer of the title to the Strata Lot to the Purchaser from the Receiver. The Purchaser acknowledges that the strata lot number for the Strata Lot will only be determined upon preparation of the final strata plan (the "**Final Strata Plan**") to be submitted to the Land Title Office. The Purchaser acknowledges that the Development forms a part of a larger mixed-use project that will include a daycare.

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**INITIALS**

PURCHASE PRICE: The Purchase Price for the Strata Lot will be:

(\$\_\_\_\_\_) DOLLARS. The Purchase Price excludes any Goods and Services Tax ("GST").

1. **Offer.** In consideration of the sum of ONE (\$1.00) DOLLAR and other good and valuable consideration now paid by each of the parties to the other (the receipt and sufficiency of which is hereby acknowledged) and other mutual covenants and agreements contained in this Contract, the Purchaser agrees to purchase the Strata Lot from the Receiver for the Purchase Price and upon the terms set forth herein subject to the Permitted Encumbrances (as hereinafter defined). The Purchaser acknowledges that the Purchaser is purchasing a strata lot which is to be constructed or is presently under construction.

The Purchase Price does not include the exclusive use of any parking stall(s) or storage locker(s) at the Development unless expressly set out in an addendum hereto. In the event the Purchaser purchases the exclusive use of a parking stall(s) and/or storage locker(s), the location of the parking stall(s) and/or storage locker(s) will be designated by the Receiver in accordance with the Disclosure Statement. The Purchaser acknowledges and agrees that the parking stall(s) and/or storage locker(s): (a) will vary in size, shape, convenience and location (including, notwithstanding any other amended or written agreement made between the parties to the contrary, and where more than one, may not be side by side); and (b) may be partially obstructed by columns, pipes, ducts, mechanical equipment, electrical equipment and other facilities. The Purchaser further acknowledges and agrees that the final determination of parking stall(s) and/or storage locker(s) assigned to a Purchaser shall be by the Receiver with no recovery by the Purchaser. The Purchaser will accept the parking stall(s) and/or storage locker(s) if any, assigned or sold to the Purchaser by the Receiver on an "as is, where is" basis and will have no claim against the Receiver in respect of any variation in the size, shape, convenience of location or obstruction of such parking stall(s) and/or storage locker(s).

2. **Deposit.** The Purchaser will pay a deposit(s) by bank draft or certified cheque (collectively, the "Deposit") to Bennett Jones LLP (the "**Receiver's Solicitors**") in trust as stakeholder and the Deposit will be held in accordance with the *Real Estate Development Marketing Act* as follows:

(a)	a deposit (the " <b>Initial Deposit</b> ") of \$10,000 upon presentation of this Contract by the Purchaser, payable by way of certified cheque, or bank draft;	\$10,000.00
(b)	a further deposit (the " <b>Second Deposit</b> ") of 10% of the Purchase Price (less the Initial Deposit), payable 7 days after acceptance of this Contract by the Receiver, payable by way of certified cheque, or bank draft;	\$_____
(c)	a further deposit (the " <b>Third Deposit</b> ") of 5% of the Purchase Price, payable on the day that is 6 months from the date of acceptance of this Contract by the Receiver; payable by way of certified cheque, or bank draft;	\$_____
(d)	a further deposit (the " <b>Fourth Deposit</b> ") of 5% of the Purchase Price, payable 3 months following the date the Third Deposit becomes due, payable by way of certified cheque, or bank draft;	\$_____
the balance of the Purchase Price, subject to adjustments, to be paid on the Completion Date by bank draft or certified cheque.		

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Interest on the Deposit will, in all cases, be for the benefit of the Receiver and will not be applied on account of the Purchase Price. If the Purchaser defaults in the Purchaser's obligations hereunder, the Receiver may, at its option, retain the Deposit and interest thereon without prejudice to any other remedy, which the Receiver may have in respect of the Purchaser's default in accordance with the terms of this Contract.

3. **Completion, Possession and Adjustment Dates.** For more information about the Completion, Possession and Adjustment Dates, see Addendum "A" attached hereto.
4. **Furnishings.** The Purchase Price includes the following items unless otherwise noted in the Disclosure Statement:
 

(a) fridge	(d) electric stove	(g) oven
(b) a hood fan	(e) microwave	(h) dishwasher
(c) window coverings	(f) washer and a dryer	

Fixtures and features as represented in the Disclosure Statement will also be included, provided that the Receiver may substitute materials of reasonably equivalent or better quality, in its discretion. Presentation centre or display suite decorator features, fixtures, wall treatments, finishings, fittings, dining light fixtures and furnishings are not included in the Purchase Price unless expressly set out in an Addendum hereto.

5. **Acceptance.** This Contract will be open for acceptance until \_\_\_\_\_, 202\_\_ and upon acceptance by the Receiver signing a copy of this Contract, there will be a binding agreement of sale and purchase in respect of the Strata Lot for the Purchase Price, on the terms and subject to the conditions set out herein.

**THE TERMS AND CONDITIONS ATTACHED HERETO AS ADDENDUM "A" ARE PART OF THIS CONTRACT. READ THEM CAREFULLY BEFORE YOU SIGN.**

**THE PURCHASER HAS EXECUTED THIS CONTRACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.**

(Witness)	(Purchaser)	(Name of Purchaser)
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(Witness)	(Purchaser)	(Name of Purchaser)
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**THE PURCHASER'S OFFER TO PURCHASE CONTAINED HEREIN IS ACCEPTED BY THE RECEIVER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.**

**KSV RESTRUCTURING INC.**, solely in its capacity as the Court-appointed receiver of certain real and personal property of Surrey Centre District NW GP Ltd., District Northwest Limited Partnership and 105 University View Homes Ltd., and not in any other capacity by its authorized signatory:

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

**Addendum "A"****1.0 AGREEMENT**

1.1 Once this Contract is accepted by the Receiver, the Purchaser agrees to purchase from the Receiver the Strata Lot at the Purchase Price and upon the terms set forth in the agreement created by the acceptance of this Contract by the Receiver, this Addendum and all additional addendums and schedules. Title to the Strata Lot on the Completion Date (as hereinafter defined) shall be subject only to:

- (a) the exceptions listed in Section 23(1) of the *Land Title Act*;
- (b) the charges and encumbrances referred to in the Disclosure Statement; and
- (c) claims of builders liens or other encumbrances where the Receiver's Solicitors have undertaken to remove same pursuant to paragraph 7.1 hereof;

(collectively, the "**Permitted Encumbrances**").

The Purchaser agrees to execute any and all agreements as may be required pursuant to the terms and conditions of the Permitted Encumbrances confirming the Purchaser acknowledges and assumes obligations under the Permitted Encumbrances.

**2.0 DESCRIPTION OF STRATA LOT**

2.1 The Strata Lot is part of the Development which is situated on the Lands as shown on the proposed strata plan attached to the Disclosure Statement, and as more particularly described in the Disclosure Statement.

2.2 The Purchaser acknowledges and agrees that the Receiver will not be the builder, developer, or creator of the Strata Lot or the Development, and the Receiver has not participated in the design, construction, or development of the Strata Lot or the Development. The Purchaser further acknowledges that the Receiver makes no representations or warranties, express or implied, regarding the condition, quality, structural integrity, or compliance of the Strata Lot or the Development with any applicable laws, codes, or regulations. The Purchaser agrees that the Receiver will not be responsible for, and expressly disclaims any liability for, any defects, deficiencies, or issues related to the construction, design, or condition of the Strata Lot or the Development, whether known or unknown at the time of sale.

**3.0 PURCHASER'S ACKNOWLEDGEMENTS**

3.1 Disclosure Statement. The Purchaser acknowledges that the Purchaser has received a copy of the Receiver's Disclosure Statement for the Development and has been given a reasonable opportunity to read the Disclosure Statement before signing this Contract. The signing of this Contract by the Purchaser will constitute:

- (a) a receipt for the Disclosure Statement; and
- (b) the Purchaser's acknowledgment that the Purchaser had an opportunity to read the Disclosure Statement before signing this Contract.

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**INITIALS**

**Addendum "A"**

- 3.2 Consent to Electronic Delivery of Disclosure Statement. Where the Purchaser has on the first page of this Contract, or on any subsequent addendum to this Contract provided an email address, the Purchaser consents to the Receiver delivering the Disclosure Statement and any amendments to the Purchaser at the email address provided and the Purchaser acknowledges and agrees that such email delivery of the Disclosure Statement has afforded the Purchaser a reasonable opportunity to read the Disclosure Statement all as at the time of the Receiver's delivery of the email as shown by the Receiver's copy of the sent email.

**4.0 PURCHASE PRICE, DEPOSIT AND PAYMENT**

Initials	

- 4.1 Payment of the Purchase Price. The Purchaser will pay the Purchase Price to the Receiver as follows:

- (a) the Deposit in the amount set out in paragraph 2 of the Contract shall be paid by the Purchaser to the Receiver's Solicitors, Bennett Jones LLP in Trust, by way of certified cheque or bank draft. The Receiver shall be entitled, but not obligated, to invest the Deposit in an interest bearing trust account with a Canadian chartered bank, trust company or credit union with interest to accrue to the credit of the Receiver, except as otherwise expressly provided herein. Notwithstanding the foregoing, the Receiver may, at its sole option, wait to forward the Initial Deposit to the Receiver's Solicitors until the rescission period pursuant to the *Real Estate Development Marketing Act* has passed and the Purchaser has not rescinded this Agreement by such time; and
- (b) the Balance of the Purchase Price plus or minus adjustments shall be paid by the Purchaser to the Receiver's Solicitors on the Completion Date by way of certified cheque or bank draft.

- 4.2 Handling of the Deposit. Subject to paragraphs 4.4 and 4.5 hereof, the Deposit shall be dealt with as follows:

- (a) if the Purchaser completes the purchase of the Strata Lot on the terms and conditions herein contained, then the Deposit shall form part of and be applied to the Purchase Price and be paid by the Receiver's Solicitors to the Receiver. Any interest earned thereon shall be paid to the Receiver;
- (b) if the Purchaser fails to complete the purchase of the Strata Lot or fails to pay any part of the Deposit on the terms and conditions herein contained, then the Deposit paid together with interest accrued thereon shall be paid by the Receiver's Solicitors to the Receiver forthwith;
- (c) if the Contract is terminated pursuant to paragraph 5.1 or if the Purchaser fails to provide notice of waiver or satisfaction of the Purchaser's conditions pursuant to paragraph 9.2 hereof, then the Deposit together with all interest accrued thereon shall be paid by the Receiver's Solicitors to the Purchaser and the Purchaser shall have no further claims against the Receiver; and
- (d) if the Receiver fails to complete the sale of the Strata Lot on the terms and conditions herein contained, then the Deposit together with all accrued interest thereon shall be paid by the Receiver's Solicitors to the Purchaser and the Purchaser shall have no further claims against the Receiver.

Notwithstanding the aforementioned, the Purchaser acknowledges and agrees that the Receiver's Solicitors will be permitted to charge and deduct and retain a deposit administration fee from each

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**Addendum "A"**

payment made by the Purchaser comprising the Deposit of not more than \$75.00 plus applicable taxes to be paid by the Purchaser, and that any payment made by the Purchaser that is returned for non-sufficient funds will be subject to a service charge of \$25.00 in each such instance.

- 4.3 Residency. Notwithstanding the provisions of paragraph 4.2 hereof, if the Purchaser is a non-resident of Canada as defined under the *Income Tax Act* (Canada), the Purchaser authorizes the Receiver's Solicitors to remit directly to the Receiver General for Canada such non-resident withholding tax in respect of interest earned on the Deposit as may be required by the *Income Tax Act* (Canada).
- 4.4 Authorization to Deal with Deposit. The Receiver and the Purchaser hereby irrevocably authorize the Receiver's Solicitors:
- (a) to deal with the Deposit and all interest earned thereon in accordance with the provisions hereof, notwithstanding the provisions of Section 18 of the *Real Estate Development Marketing Act*; and
  - (b) to interplead the Deposit and all interest thereon, at the expense of the party ultimately determined to be entitled to such funds, should any dispute arise regarding the obligations of the Receiver's Solicitors with respect to the Deposit.
- 4.5 Deposit Protection Agreement Under REDMA. Under Section 19 of the *Real Estate Development Marketing Act*, a developer who desires to use for the developer's own purposes a deposit the developer has placed with a trustee under Section 18 of the *Real Estate Development Marketing Act* may, by entering into a deposit protection agreement in relation to that deposit, obtain the deposit from that trustee and use that deposit only for the developer's own purposes. Section 10 of the *Real Estate Development Marketing Regulation* provides that if a developer enters into a deposit protection agreement, the developer must provide notice of the deposit protection agreement to a purchaser by including the following information in the disclosure statement:
- (a) the name and business address of the insurer;
  - (b) the name of the developer who entered into the deposit protection agreement; and
  - (c) the date on which the insurance takes effect.

The Purchaser acknowledges and agrees that the Receiver may enter into such a deposit protection agreement with respect to the Deposit. The Receiver agrees that if it enters into such a deposit protection agreement with respect to the Deposit, it will comply with Section 10 of the *Real Estate Development Marketing Regulation* regarding that deposit protection agreement.

For further terms regarding deposit insurance please see Section 8.3 hereof and Section 7.1 of the Disclosure Statement.

- 4.6 Builders Liens. That portion, if any, of the Purchase Price required by law to be held back by the Purchaser in respect of builder's lien claims (the "**Lien Holdback**") will be paid on the Completion Date to the Receiver's Solicitors. The Lien Holdback will be held in trust by the Receiver's Solicitors pursuant to the *Strata Property Act* and *Builders Lien Act* (or successor statutes) solely in respect of lien claims registered in the applicable land title office in connection with work done at the request of the Receiver. The Receiver's Solicitors are authorized to invest the Lien Holdback in an interest bearing trust account and to pay to the Receiver the Lien Holdback plus interest, if any, accrued thereon as permitted by law; which payment will occur upon expiration of the period during which the Lien Holdback must be retained pursuant to the *Strata Property Act* and the *Builders Lien Act* (the "**Lien Holdback Period**"), less the amount of any builder's lien claims filed against the Strata Lot of which the Purchaser or the Purchaser's solicitor or notary public notifies the Receiver's

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Solicitor in writing by 4:00 p.m. on the last day of the Lien Holdback Period. The Purchaser hereby authorizes the Receiver to bring any legal proceedings required to clear title to the Strata Lot of any lien claims filed with respect to the Strata Lot, including payment of the whole or any part of the Lien Holdback into Court if desired by the Receiver.

**5.0 COMPLETION, POSSESSION AND ADJUSTMENT DATES**

5.1 Completion Date. The completion of the purchase and sale of the Strata Lot shall take place on the date (the "**Completion Date**") specified by the Receiver in a notice delivered to the Purchaser or the Purchaser's Solicitor stating that the Strata Lot is, or is expected to be "Ready to be Occupied" and that the title to the Strata Lot has or is expected to have been issued by the Land Title Office, provided that the Receiver or the Receiver's Solicitor will give not less than 14 days' notice thereof and provided further that if the Land Title Office is not open for business on such day, then the Completion Date shall be the next business day. "Ready to be Occupied" refers to the Strata Lot only and not to any other strata lot or the common property within the Development and the Strata Lot will be deemed to be "Ready to be Occupied" if the City of Surrey has issued an occupancy permit to occupy the Strata Lot (the "**Occupancy Permit**"), whether such permit is conditional or unconditional. In the event the Occupancy Permit is a conditional permit issued by the City of Surrey, the Receiver will provide the Purchaser with an unconditional Occupancy Permit for the Strata Lot or the Development as soon as is reasonably practical. If the Completion Date has not occurred on or before December 31, 2030 (the "**Outside Date**"), and the parties have not agreed to an extension, this Contract shall be terminated whereupon the Purchaser will be entitled to repayment by the Receiver of the Deposit together with any interest earned thereon as the Purchaser's sole remedy and the parties will thereafter have no further obligations, liabilities or commitments to, from or against one another provided that:

- (a) if paragraph 5.3 hereof is applicable then the Outside Date will be extended for a period equivalent to such delay, which period will be determined solely by the Receiver;
- (b) the Receiver may, at its sole option, exercisable by notice to the Purchaser, in addition to any other extension pursuant to this Section 5.0, and whether or not any delay described in this Section 5.0 has occurred, elect to extend the Outside Date for up to 250 days; and
- (c) where the Receiver has extended the Outside Date for the full time set out in subsection (b) above and provided the Receiver is still actively carrying on construction of the Development the Receiver may, at its sole option, provide notice to the Purchaser that it has elected to extend the Outside Date for up to a further 110 days.

5.2 Notice of Completion Date. The notice of the Completion Date delivered to the Purchaser or the Purchaser's Solicitors may be based on the Receiver's estimate as to when the Strata Lot will be "Ready to be Occupied" and when the title to the Strata Lot will be issued by the Land Title Office, and if the Strata Lot is not "Ready to be Occupied" or if the title is not issued by the Land Title Office on or before the Completion Date so estimated, then the Receiver may extend the Completion Date from time to time as required by the Receiver until the Strata Lot is "Ready to be Occupied" and the title is to be issued in the Land Title Office, by notice of such extension to the Purchaser or the Purchaser's Solicitors, from time to time.

5.3 Force Majeure. If the Receiver is delayed from completing construction of the Strata Lot as a result of an event or circumstance of any nature or kind whatsoever beyond the reasonable control of the Receiver (including, without limitation, epidemic, pandemic, outbreak, disease or other public health emergency (including, for greater certainty, SARS-CoV-2, COVID-19 or any other widespread contagious infection, disease or illness, regardless of whether any particular governmental or health authority deems same to be an epidemic, pandemic, outbreak, disease or other public health emergency, and including any quarantine or other public health order relating

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to any of the foregoing), earthquake, flood or other acts of God, fire, explosion or accident, howsoever caused, acts or orders of any governmental authority, acts of war (including, without limitation, cyber-war), terrorism, riot, civil disorder, insurrection, rebellion or revolution, strike, lockout, inability to obtain or delay in obtaining labour, supplies, materials or equipment, delay or failure by carriers or contractors, breakage or other casualty, climatic condition, interference of the Purchaser or inability to obtain permits or other approvals in a timely manner by any governmental authority (including, without limitation, the City)), then the time within which the Receiver must do anything hereunder and the Completion Date referred to in paragraph 5.1 will be extended for a period equivalent to such period of delay which period will be determined solely by the Receiver.

- 5.4 **Adjustments.** The Purchaser will assume and pay all taxes, rates, local improvement assessments, utilities and other charges, and all other adjustments both incoming and outgoing of whatever nature in respect of the Strata Lot shall be made, as of the Completion Date. The Purchaser shall pay GST in accordance with paragraph 5.7 below. If the amount of any such taxes, utilities or other items have been levied in respect of the Lands prior to registration of the strata plan, the portion thereof which shall be allocated to the Strata Lot will be in proportion to the unit entitlement the Strata Lot bears to the aggregate of the unit entitlement for all strata lots in the Development.
- 5.5 **Possession.** Provided the Receiver's Solicitors have received the balance of the Purchase Price and all other amounts payable by the Purchaser to the Receiver in respect of the Strata Lot on the Completion Date, the Purchaser shall have vacant possession of the Strata Lot at 12:00 p.m. on the second business day following the Completion Date (the "**Possession Date**").
- 5.6 **Risk.** The Strata Lot will be and remain at the risk of the Receiver until 12:01 a.m. on the Completion Date, after which time it will be at the risk of the Purchaser.
- 5.7 **GST.** The Purchaser will pay all costs in connection with the sale and purchase of the Strata Lot (including property transfer tax and any applicable taxes, including GST, and any other federal or provincial sales, service, transition, value added or other tax required to be paid by the Purchaser in connection with the purchase and sale of the Strata Lot), other than the costs the Receiver incurred in clearing title to the Strata Lot. The Purchaser acknowledges that GST and provincial sales taxes are, without duplication, applicable to the sale and purchase of the Strata Lot and will be payable by the Purchaser. The Purchaser acknowledges and agrees that the Purchase Price is exclusive of all applicable taxes, including GST, and any other federal or provincial sales, service, value added or other tax or new housing rebate, which for greater clarity are not included in the Purchase Price.

**6.0 CONSTRUCTION**

- 6.1 **Construction.** The Receiver may make changes to features, design, and materials of the Development as are, in the Receiver's opinion, desirable and reasonable. The Purchaser understands and agrees that the building plans, design, and specifications for the Development may be varied to a minor extent in the reasonable discretion of the Receiver, that the area of the Strata Lot shown on the proposed strata plan is approximate, and that the address or suite and Strata Lot number assigned to the Strata Lot are subject to change at the Receiver's discretion. The Purchaser also acknowledges and agrees that any materials used in finishing of the Strata Lot, including, without limitation, natural stone, ceramic, porcelain, wood and laminates, may have conspicuous variations in colour, grain, vein and texture, pattern and size and any such variations are merely characteristic of the respective materials and will not be considered as defects or deficiencies in the Strata Lot and that certain materials used in the finishing of the Strata Lot may be subject to staining or changed coloration over time.
- 6.2 **Measurement.** The Purchaser acknowledges and agrees with the Receiver that if the area of the Strata Lot shown on the Final Strata Plan varies by more than five (5%) percent from the area shown on the Preliminary Plan as at the date of this Contract, the Purchase Price shall be amended

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by multiplying the Purchase Price by the area of the Strata Lot shown on the Final Strata Plan and dividing the product by the area of the Strata Lot shown on the Preliminary Plan. In the event that the actual area of the Strata Lot shown on the Final Strata Plan varies by five (5%) percent or less from the area shown on the Preliminary Plan, there shall be no adjustment to the Purchase Price. The Purchaser acknowledges and agrees that the Purchaser will have no claim against the Receiver as a result of a change in area of the Strata Lot other than for the adjustment to the Purchase Price as aforesaid.

- 6.3 Access. The Purchaser acknowledges and agrees that the Purchaser will not be entitled to have access to the Strata Lot prior to the Possession Date without the prior written permission of the Receiver (which the Receiver may withhold in its absolute discretion) and then only if accompanied by a representative of the Receiver, subject to paragraph 6.4. The Purchaser hereby releases the Receiver and its directors, officers, shareholders, unit holders, partners, employees, agents, contractors, representatives, associates, affiliates, successors and assigns (collectively, the **"Released Parties"**) from and against any loss, cost, damage, injury or death resulting from any act or omission of any one or more of the Released Parties, including that arising from the negligence of any one or more of the Released Parties, or any condition within the Strata Lot or the Development and agrees to indemnify and hold harmless the Released Parties from and against any loss, cost, damage, injury or death resulting from the presence of the Purchaser or any person on behalf of the Purchaser within the Strata Lot or the Development, or any act or omission negligent or otherwise of the Purchaser or any person on behalf of the Purchaser while within the Strata Lot or the Development. The Purchaser hereby acknowledges and the Receiver hereby confirms that the Receiver has acted as agent for and on behalf of the other Released Parties with respect to obtaining the foregoing release and indemnity from the Purchaser for the benefit of such Released Parties.
- 6.4 Inspection. The Purchaser and a representative of the Receiver shall inspect the Strata Lot at a reasonable time designated by the Receiver prior to the Completion Date. If the Purchaser fails or refuses to inspect the Strata Lot at the time designated by the Receiver the Purchaser is deemed to have waived or forfeited any such right and is deemed to be satisfied with and have accepted the physical condition of the Strata Lot. At the conclusion of such inspection, a conclusive list of any defects or deficiencies (collectively, the **"Deficiencies"**) shall be prepared that are to be rectified by the Receiver including the estimated dates and timeframes by which such corrections are to occur. The parties shall sign the list of Deficiencies and the Purchaser shall be deemed to have accepted the physical condition of the Strata Lot subject only to the Deficiencies. The Purchaser covenants and agrees to complete the purchase of the Strata Lot on the Completion Date on the terms and conditions herein contained notwithstanding that the Deficiencies may be rectified after the Completion Date. The Purchaser is not entitled to holdback any amount of the Purchase Price on closing in respect of the Deficiencies or other deficiencies. In the event of a disagreement between the Purchaser and the Receiver as to what constitutes a defect or deficiency, or whether or not a defect or deficiency has been rectified, the decision of the architect for the Development or any replacement therefor appointed by the Receiver in the Receiver's sole discretion will be conclusive, final and binding on the parties. Following the Completion Date, the Purchaser agrees to provide the Receiver and its representatives, contractors and agents with access to the Strata Lot at all reasonable times on reasonable notice from the Receiver in order for the Receiver or its representatives, contractors or agents to rectify any outstanding Deficiencies, and the Purchaser will in no manner interfere with or impede any such person while he or she is carrying out such work.
- 6.5 New Home Warranty. Prior to the Completion Date, the Purchaser and a representative designated by the Receiver will perform a walk-through of the Strata Lot (the **"Final Walk-Through"**) to inspect the Strata Lot and complete the Certificate of Possession Form (the **"Certificate of Possession"**) required by the new home warranty provider for the Development (the **"Warranty Provider"**). Once the Final Walk-Through is complete, the Purchaser will sign and deliver to the Receiver the

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Certificate of Possession required by the Warranty Provider. The Purchaser acknowledges that the Certificate of Possession must be delivered to the Receiver immediately after the Final Walk-Through. The Receiver will then submit the Certificate of Possession to the Warranty Provider, which shall trigger the new home warranty pursuant to the *Homeowner Protection Act* (British Columbia) (the "**HPA**"). The Receiver shall have no liability, responsibility, or obligation with respect to any warranty claims, including but not limited to those arising under the HPA and regulations and similar statutory warranty or guarantee, in connection with the sale of the Strata Lot, whether such claims arise by operation of law, contract, or otherwise, after the Completion Date. The Purchaser acknowledges and agrees that, following the Completion Date, any and all warranty claims relating to the Strata Lot, including those arising under any new home warranty or similar program, shall be solely the responsibility of the Purchaser or any third party designated by the Purchaser, and the Receiver shall have no obligation to address or resolve any such claims.

- 6.6 Service Facilities. The Purchaser acknowledges that the Development may include services facilities and equipment such as transformers, fire protection systems and equipment, mechanical and electrical systems and equipment, electrical room, vents, ducts, fans, elevators, garage gates, garbage compactors and other such facilities and equipment (collectively the "**Service Facilities**"). The Service Facilities will be located as required by the relevant authorities or as recommended by the Receiver's consultants.

## 7.0 CONVEYANCE

- 7.1 Conveyance. It shall be the Purchaser's responsibility to prepare the documents necessary to complete this transaction and the Purchaser shall deliver to the Receiver a freehold transfer, in registrable form (the "**Transfer**"), and a statement of adjustments, to the Receiver's Solicitor at least 7 business days prior to the Completion Date. The Receiver will provide the Purchaser or the Purchaser's Solicitors with a form of acknowledgement whereby the Purchaser acknowledges receipt of the Disclosure Statement and any subsequent amendments to the Disclosure Statement, which the Purchaser will be required to sign and return to the Receiver or the Receiver's Solicitor prior to the Completion Date. In the event the Purchaser has not received any of the amendments listed in the acknowledgement the Purchaser or the Purchaser's Solicitors shall inform the Receiver's Solicitors forthwith and shall not be obligated to sign and return the acknowledgement until the Purchaser has received all such amendments and been provided a reasonable opportunity to review same. The Purchaser agrees prior to the Completion Date to sign and deliver to the Receiver the owner registration in the form required by the Warranty Provider. The Purchaser acknowledges that the Strata Lot will not be covered by the Warranty Provider should the Purchaser fail to deliver the signed owner registration form prior to the Completion Date. The Purchaser will be responsible for obtaining all other documents required for the closing.

On the Completion Date, provided the Receiver's Solicitors have received the balance of the adjusted Purchase Price and all other amounts payable by the Purchaser to the Receiver in respect of the Strata Lot or satisfactory provision for its payment to the Receiver has been made, subject to Section 7.2 the Receiver will deliver the following documents to the Purchaser's Solicitors:

- (a) a certified copy of the approval and vesting order to be issued by the Supreme Court of British Columbia (the "**Court**") in the proceedings bearing No. S-246994 (the "**Receivership Proceedings**") (as may be amended, or amended and restated from time to time, the "**AVO**");
- (b) a letter from the Receiver's Solicitors authorizing registration of the AVO; and
- (c) a copy of the certificate executed by the Receiver (the "**Receiver's Certificate**") substantially in the form attached as Schedule "C" to the AVO solely for the purposes of submission to the Land Title Office by the Purchaser's solicitors in connection with the filing

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of the AVO (if required), which shall not constitute legal delivery of the Receiver's Certificate to the Purchaser for the purposes of the AVO,

each in a form that the Purchaser can submit to the Land Title Office (collectively, the **"Transmission Documents"**). Notwithstanding the receipt by the Purchaser's solicitors of the Receiver's Certificate as set out above in this Section 7.1 or the use by the Purchaser's solicitors of the Receiver's Certificate in connection with the filing of the AVO at the Land Title Office, the Purchaser acknowledges and agrees that the Receiver's Certificate shall not be considered or deemed to have been legally delivered by the Receiver to the Purchaser except in the circumstances set out in Section 7.2.

On the Completion Date, the Receiver will transfer title to the Strata Lot to the Purchaser free and clear of all registered liens, mortgages, charges and encumbrances of any nature whatsoever save and except Permitted Encumbrances and on or before the Completion Date, the Receiver will have taken whatever steps are necessary in order to obtain or make arrangements for any release or discharge of any registered liens, mortgages, charges and encumbrances save and except the Permitted Encumbrances. The Purchaser acknowledges and agrees that the Receiver will be using the purchase money received from the Purchaser to obtain a partial discharge of any construction mortgage and security collateral thereto. The Purchaser's Solicitor or notary public will pay the balance of the adjusted Purchase Price **on or before 4:30 p.m.** on the Completion Date **by way of certified cheque or bank draft** made payable and delivered at the Purchaser's expense to the Receiver's Solicitors in trust on their undertaking to pay an amount required in a written statement of indebtedness from the holder of the prior encumbrance to require the holder of the prior encumbrance to provide the Receiver's Solicitors with a registrable discharge of such prior encumbrance and to register the discharge of the aforesaid charges from title to the Strata Lot and, in the case of a claim of builders lien, on his undertaking to pay an amount sufficient to cause same to be discharged within 30 days after the Completion Date. If the Purchaser is relying upon a new mortgage to finance the Purchase Price, the Purchaser, while still required to pay the balance of the adjusted Purchase Price on the Completion Date, may wait to pay same until after the Transfer and new mortgage documents have been lodged for registration at the applicable Land Title Office but only if before such lodging against title to the Strata Lot, the Purchaser has:

- (d) deposited in trust with the Purchaser's Solicitors the cash balance of the Purchase Price not being financed by the mortgage;
- (e) fulfilled all the new mortgagee's conditions for funding except lodging for registration; and
- (f) made available to the Receiver's Solicitors an undertaking given by the Purchaser's Solicitors to pay on the Completion Date the balance of the adjusted Purchase Price upon the lodging of the Transfer and the new mortgage documents and the advance by the new mortgagee of the mortgage proceeds or withdraw the Transfer from registration at the Land Title Office.

7.2 Receiver's Certificate. Notwithstanding the receipt by the Purchaser's Solicitors of the Receiver's Certificate pursuant to Subsection 7.1(c) and the filing of the Transmission Documents at the Land Title Office, the delivery and effect of the Receiver's Certificate is deemed not to have been made, and the Purchaser's Solicitors shall not release the Receiver's Certificate to the Purchaser, until the Receiver's Solicitors have confirmed to the Purchaser's Solicitors that (i) the Receiver's Solicitors have received the balance of the adjusted Purchase Price and all other amounts payable by the Purchaser in respect of the Strata Lot and (ii) the Purchaser's Solicitors may release the Receiver's Certificate to the Purchaser for the purposes of the AVO.

7.3 Extension. If for any reason the Transmission Documents are not accepted for full registration at the Land Title Office to transmit title to the Strata Lot to the Purchaser as contemplated in this

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Contract, then the Receiver will have the right, at the Receiver's sole discretion, to extend the Completion Date for a period of up to 30 days. In such event, the Receiver will not be obligated to pay the Purchaser for any additional costs, fees, penalties or other expenses associated with the extension of the Completion Date or any costs incurred by the Purchaser as a result of the extension. The Receiver will provide the Purchaser with notice of the new Completion Date at least seven (7) business days prior to the extended Completion Date.

- 7.4 Costs. The Purchaser will pay all costs (including the Purchaser's Solicitor's fees and disbursements) in connection with the completion of purchase and the sale (including applicable GST or other federal or provincial sales, value-added, property transfer or other tax other than income tax) required to be paid by the Receiver or the Purchaser in connection with the purchase and sale of the Strata Lot other than the costs of the Receiver incurred in clearing title to the Strata Lot of financial encumbrances and the legal fees of the Receiver.
- 7.5 Property Law Act. The Purchaser acknowledges that the Receiver is a Court-appointed receiver and not the Registered Owner on the legal title to the Strata Lot. The Purchaser agrees to accept transmission of title to the Strata Lot from the Registered Owner by way of the AVO, notwithstanding any provision of the *Property Law Act (British Columbia)* to the contrary. The Receiver and the Purchaser acknowledge and agree that, upon the delivery and acceptance of the Transmission Documents by the Land Title Office and the delivery of the Receiver's Certificate to the Purchaser (including through its counsel) for the purposes of the AVO and Section 3.0 of this Contract, the Receiver will be deemed to have concurrently assigned, transferred and conveyed all of the Registered Owner's beneficial right, title and interest in and to the Strata Lot to the Purchaser.

**8.0 ASSIGNMENT BY PURCHASER**

- 8.1 Assignment Registry. Without the Receiver's prior consent, any assignment of this purchase agreement is prohibited. An assignment under the *Real Estate Development Marketing Act* is a transfer of some or all of the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer. Each proposed party to an assignment agreement must provide the Receiver with the information and records required under the *Real Estate Development Marketing Act*.
- 8.2 Collection of Assignment Information. Before the Receiver consents to the assignment of this purchase agreement, the Receiver will be required to collect information and records under the *Real Estate Development Marketing Act* from each proposed party to an assignment agreement, including personal information, respecting the following:
- (a) the party's identity;
  - (b) the party's contact and business information; and
  - (c) the terms of the assignment agreement.

Information and records collected by the Receiver must be reported by the Receiver to the administrator designated under the *Property Transfer Tax Act*. The information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the *Real Estate Development Marketing Act*, which includes disclosure to the Canada Revenue Agency.

- 8.3 Assignment. The Purchaser may only assign (which includes the addition or removal of a purchaser to or from the Contract) the Purchaser's interest in the Strata Lot or in this Contract or direct the transfer of the Strata Lot to any other or additional party with the written consent of the Receiver, in its sole discretion, and unless the Receiver so consents the Receiver shall not be

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required to convey the Strata Lot to anyone other than the Purchaser named herein. The Receiver will not entertain any assignment requests following the earliest estimated date for completion or construction (as that term is defined in the Disclosure Statement). Any assignment must be in the Receiver's standard form assignment agreement. If, with the consent of the Receiver, the Purchaser assigns the Purchaser's interest in the Strata Lot or this Contract or directs the transfer of the Strata Lot to any other or additional party, the Purchaser will pay to the Receiver an administration fee, as a condition for agreeing to the assignment, and for the associated legal and administrative costs, in the amount of \$5,000.00, plus applicable GST on such fee at the time the assignment form is delivered to the Receiver, except that such administration fee will be a flat fee of \$2,500.00 plus GST if the assignee is the Purchaser's spouse, parent, child, sibling, grandparent, grandchild or a company beneficial owned and controlled by the Purchaser. The Purchaser shall also pay to the Receiver the Assignment Registry Reporting Fee applicable at the time of the assignment, plus applicable GST, for the purposes of the Receiver reporting the assignment to the Province of British Columbia. No assignment by the Purchaser of the Purchaser's interest in the Strata Lot or this Contract or direction of transfer to any other person shall release the Purchaser from any of the Purchaser's obligations or liabilities hereunder. If the Purchaser assigns the Purchaser's interest in the Strata Lot pursuant to this paragraph 8.3, and a deposit protection agreement is in place, then from the date of the assignment:

- (a) the Purchaser (for the purpose of the remainder of this paragraph 8.3, the **"Assignor"**) shall not make or pursue any claims or proceedings against the deposit insurer with respect to this Contract, the Strata Lot or the Deposit;
- (b) the Assignor quit claims and releases absolutely the deposit insurer from any and all liabilities, obligations, promises or covenants to the Assignor with respect to this Contract, the Strata Lot or the Deposit and confirms that the Assignor no longer has any interest in or claim to the Deposit;
- (c) the Assignor and the person to whom the Assignor assigns its interest in the Strata Lot (for the purpose of the remainder of this paragraph 8.3, the **"Assignee"**) acknowledge and agree that the benefit of the deposit protection agreement issued by the deposit insurer in respect of the Deposit is assigned from the Assignor to the Assignee concurrently with the assignment of this Contract and that the deposit insurer will amend its records so that the insured benefit under the deposit protection agreement in respect of the Deposit is transferred from the Assignor to the Assignee; and
- (d) the Assignor and the Assignee expressly acknowledge and agree that the deposit insurer can rely on the benefit of, and seek to enforce against either or both of them, the provisions of this paragraph notwithstanding that the deposit insurer is not a party to the assignment agreement.

8.4 No Solicitation. The Purchaser and its agents will not advertise or solicit offers from the public with respect to the resale of the Strata Lot by the Purchaser or the Purchaser's interest under this Contract before the Completion Date without the express written consent of the Receiver, which consent may be arbitrarily withheld.

8.5 Continued Marketing. The Purchaser agrees that after completion of the conveyance contemplated by this Contract, the Purchaser shall allow the Receiver to maintain professional signage on the Strata Lot for the purposes of offering the balance of the Receiver's strata lots in the Development for sale. In addition the Purchaser acknowledges that the Receiver and the Receiver's representatives intend to continue marketing additional strata lots in the Development and in any other neighbouring developments that the directors of the Receiver are marketing in their capacity as directors of a different developer under a different disclosure statement after the completion of the sale of the Strata Lot to the Purchaser, and that such continued marketing may include, without limitation, the maintenance of one or more strata lots owned by the developer as sales or

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administration offices and/or display suites, marketing events held at the Development and tours of the Development for prospective purchasers. The Purchaser agrees not to unreasonably interfere with the Receiver and the Receiver's representatives in the course of such continued marketing.

**9.0 MISCELLANEOUS**

9.1 Time of Essence. Time is of the essence hereof and unless all payments on account of the Purchase Price, together with adjustments thereto as provided herein and all other amounts payable by the Purchaser hereunder are paid when due, then the Receiver may, at the Receiver's option:

- (a) terminate this Contract and in such event the Deposit together with all accrued interest thereon will be absolutely forfeited to the Receiver on account of damages (being the minimum amount of damages the parties agree the Receiver is expected to suffer as a result of such termination), without prejudice to the Receiver's other remedies, including a right to pursue the Purchaser for any unpaid Deposit and recover any additional damages; or
- (b) elect to extend the time for completion and complete the transaction contemplated by this Contract to a certain date determined by the Receiver, in which event time shall remain of the essence and the Purchaser will pay to the Receiver, in addition to the Purchase Price, interest on the unpaid portion of the Purchase Price and other unpaid amounts payable hereunder at the rate of 18% per annum, such interest to be calculated daily from the date upon which such payment and amounts were due to the date upon which such payment and amounts are paid.

If from time to time the Purchaser's default continues beyond the last extended date for completion established pursuant to subsection (b) the Receiver may thereafter elect to terminate this Contract pursuant to subsection (a) or permit a further extension pursuant to subsection (b).

In the event the Receiver elects to terminate this Contract the Purchaser acknowledges and agrees the Receiver's Solicitors are entitled to rely on any certificate provided to the Receiver's Solicitors under the *Real Estate Development Marketing Act* in connection with same and pay the Deposit and accrued interest thereon as directed by the Receiver notwithstanding the Receiver's knowledge of any adverse claim to the Deposit including a claim by the Purchaser.

9.2 Purchaser's Conditions. Notwithstanding anything herein contained to the contrary if the Purchaser's obligation to purchase the Strata Lot is subject to one or more conditions then the conditions shall be set out in an Addendum attached hereto, and, if such conditions exist then the Receiver, may, on written notice delivered to the Purchaser require the Purchaser to either satisfy or waive any or all conditions by delivering written notice within 48 hours from the time the Receiver gives notice to the Purchaser. If such written satisfaction or waiver is not received within such time, then this Contract shall terminate and the Deposit together with all accrued interest thereon shall be promptly refunded to the Purchaser.

9.3 Notices and Tender. Any notice to be given to the Purchaser will be sufficiently given if deposited in any postal receptacle in Canada addressed to the Purchaser at the Purchaser's address as set out on the first page of this Contract or the Purchaser's Solicitors at their offices and sent by regular mail, postage prepaid, or if delivered by hand or if transmitted by fax or email to the Purchaser's Solicitors at their office or to the Purchaser, or if delivered to the Purchaser by email at the email address set out on the first page of this Contract. For clarity, the Purchaser hereby consents to the delivery by the Receiver and the receipt by the Purchaser of all notices to be provided hereunder, including without limitation any amendments to the Disclosure Statement, by delivery by email. Such notice shall be deemed to have been received if so delivered or transmitted, when delivered

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or transmitted and if mailed, on the second business day (exclusive of Saturdays, Sundays and statutory holidays) after such mailing, or, in the event of delivery by email, the notice shall be deemed to be delivered as of the date and time the notice shows as being sent from the sender's email address. The address, fax number and email address (if any) for the Purchaser will be as set out on the first page of this Contract or such other address, fax number or email address the Purchaser has last notified the Receiver in writing. Any documents to be tendered on the Purchaser may be tendered on the Purchaser or the Purchaser's Solicitors. Any notice to be given to the Receiver may be given to the Receiver or the Receiver's Solicitors in the same manner, and shall be deemed to have been received, as provided for in the preceding provisions of this section, *mutatis mutandis*. Any documents or money to be tendered on the Receiver shall be tendered by way of certified funds or bank draft and shall be delivered at the Purchaser's expense to the Receiver or the Receiver's Solicitors.

- 9.4 Capacity and Receiver's Liability. The Purchaser acknowledges that: (a) the Receiver is entering into this Contract solely in its capacity as the Court-appointed receiver of the Strata Lot and all right, title and interest of the Registered Owner, Surrey Centre District NW GP Ltd. and District Northwest Limited Partnership in all presently owned or held personal property of whatsoever nature and kind pertaining to the Strata Lot, and not in its personal, corporate or any other capacity; (b) the Receiver shall have no personal or corporate liability of any kind whether in contract, tort or otherwise, arising from or in connection with this Contract; and (c) the Receiver's authority to act in respect of the Strata Lot and the parking stall(s) and/or storage locker(s) if any, assigned or sold to the Purchaser, is governed by the AVO and the order of the Court appointing the Receiver (as may be amended or amended and restated from time to time, the "**Receivership Order**").

Notwithstanding any other term of these terms and conditions, and without limiting the generality of Subsections 2.1 and 2.2 herein, the Purchaser acknowledges that this Contract may contain (or contemplate the delivery of) documents and other information that the Receiver has not verified or that are not within the actual possession of the Receiver, and the Purchaser further acknowledges that the Receiver makes no representations or warranties and shall have no personal or corporate liability of any kind in respect of such documents or information, or the current or future accuracy or sufficiency of same.

Without limiting the foregoing, the Purchaser acknowledges that, pursuant to the Receivership Order, the Receiver shall have no liability or obligation as a result of, among other things, its appointment or the carrying out of the provisions of the Receivership Order, save and except for any gross negligence or wilful misconduct on the Receiver's part or amounts in respect of obligations imposed specifically on receivers by applicable legislation. The Receiver is also afforded protection from certain liabilities under the *Bankruptcy and Insolvency Act* (Canada).

- 9.5 Proceeds of Crime Legislation. The Receiver may in its sole discretion terminate this Contract if the Receiver has reasonable grounds to suspect that any part of the transaction contemplated by this Contract is related to the commission or attempted commission of a "**money laundering offence**" or a "**terrorist activity financing offence**", as defined in the *Proceeds of Crime (Money Laundering) and Terrorist Financing Act* (Canada) and Regulations under that Act, as amended from time to time. In the event of such termination, the Deposit will be absolutely forfeited to the Receiver in accordance with paragraph 9.1(a) on account of damages without prejudice to the Receiver's other remedies, including a right to recover any additional damages.
- 9.6 Agency. The Purchaser understands and acknowledges that the Purchaser has no agency relationship with Rennie Marketing Systems and Rennie and Associates Realty Ltd. (the "**Receiver's Agent**"). The Purchaser acknowledges and agrees that the Receiver's Agent acts solely for the Receiver, and that the Receiver's Agent does not represent or act for the Purchaser in any capacity whatsoever. The Purchaser may wish to obtain independent advice in respect of this Contract. The Purchaser further acknowledges that the Receiver and the Receiver's Agent may

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allow the Receiver's Agent to assign its rights as receiver's agent with respect to the sale of the Strata Lot to an affiliate or related party of the receiver's agent at any time prior to the Completion Date.

- 9.7 Governing Law. The Contract, the agreement resulting from the acceptance of the Contract and all matters arising hereunder will be construed in accordance with and governed by the laws of British Columbia which will be deemed to be the proper law hereof, and the Court in the Receivership Proceedings will have the exclusive jurisdiction to entertain and determine all claims and disputes arising out of or in any way connected with this Contract and the validity, existence and enforceability hereof.
- 9.8 Purchaser Comprising More Than One Party. If the Purchaser is comprised of more than one party, then the obligations of the Purchaser hereunder will be the joint and several obligations of each party comprising the Purchaser and any notice given to one of such parties shall be deemed to have been given at the same time to each other such party.
- 9.9 Residency of Receiver. The Receiver represents and warrants to the Purchaser that it is a resident of Canada within the meaning of the *Income Tax Act* of Canada.
- 9.10 Contractual Rights. The Contract and the agreement which results from its acceptance creates contractual rights only and not any interest in land.
- 9.11 Further Assurances. The parties hereto shall do all further acts and things and execute all such further assurances as may be necessary to give full effect to the intent and meaning of this Contract.
- 9.12 References. All references to any party, whether a party to this Contract or not, will be read with such changes in number and gender as the context or reference requires.
- 9.13 Personal Information. The Purchaser hereby consents to the collection, use, and disclosure by the Receiver of the personal information about the Purchaser as may be required for the following purposes:
- (a) to obtain financing for the Receiver;
  - (b) to comply with requirements of the Receiver's lenders and bankers;
  - (c) to provide services and utilities to the Development and the Strata Lot including telephone, hydro, natural gas, and cablevision;
  - (d) for insurance coverage for the Property or the Development for carrying out its services;
  - (e) to a mortgage broker, if the Purchaser so requests, for the Purchaser's mortgage application for the Purchaser's purchase of the Strata Lot;
  - (f) to the Receiver's lawyers for all matters relating to this Contract;
  - (g) to carry out and complete the sale of the Strata Lot to the Purchaser;
  - (h) to the Receiver's accountants for preparation of financial statements and tax returns including GST returns;
  - (i) for reporting purposes to any trade or professional association governing the Receiver or any investigative body having authority over the Receiver to the extent such information is required to be reported to such association or body;
  - (j) to facilitate communications between the Purchaser and the Receiver;

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- (k) to disclose the information to affiliated companies of the Receiver so that those affiliated companies may provide the Purchaser with notice of real estate projects being developed by those affiliated companies; and
- (l) if the Strata Lot is listed on the Multiple Listing Service®, for the compilation, retention and publication associated real estate boards/associations of statistics.

The information that may be disclosed pursuant to this consent includes all information in, and copies of, this Contract and all addendums, attachments, and amendments to this Contract.

**10.0 PROHIBITION ON THE PURCHASE OF RESIDENTIAL PROPERTY BY NON-CANADIANS**

10.1 Prohibition on Purchase of Residential Property by Non-Canadians. The Purchaser acknowledges that the purchase of residential property within Canada is subject to the *Prohibition on the Purchase of Residential Property by Non-Canadians Act* (Canada), as may be amended from time to time (the "**Prohibition Act**") and the *Prohibition on the Purchase of Residential Property by Non-Canadians Regulations*, SOR 2022-250, as may be amended from time to time (collectively with the Prohibition Act, the "**Prohibition Legislation**"). The Purchaser acknowledges and agrees that the Strata Lot is a "Residential Property" within the meaning of the Prohibition Legislation.

(a) The Purchaser hereby certifies, declares, represents and warrants to the Receiver that:

(i) the Purchaser is either:

(A) not a "non-Canadian" within the meaning of the Prohibition Legislation; or

(B) a "non-Canadian" within the meaning of the Prohibition Legislation, but is an exempt person pursuant to section 4(2) of the *Prohibition Act*; and

(ii) all Supporting Documents (as defined herein) provided by the Purchaser to the Receiver are true, complete, accurate and authentic in all respects,

which representations and warranties will remain true, complete and accurate in all respects from the date hereof until, and including, the Completion Date.

(b) The Purchaser will, as soon as reasonably possible and in any event within 48 hours of execution of this Contract by the Purchaser, provide all documentation, records, and information (collectively, the "**Supporting Documents**") as may be necessary or required by the Receiver to confirm the truthfulness, completeness and accuracy of the representations and warranties made by the Purchaser pursuant to Subsection 10.1(a) hereof. Without limiting the foregoing, if the Purchaser is a corporation, the Purchaser will provide all governing documents, securities registers, and any other documentation necessary or required by the Receiver to confirm "control" of the corporation as defined in the Prohibition Legislation. For clarity, the Purchaser acknowledges that the Receiver is relying on the truthfulness, completeness, accuracy, and authenticity of the Supporting Documents.

(c) The Purchaser will indemnify and save harmless the Released Parties and the Receiver's Solicitors from and against any loss, cost, fine, penalty, expense, damage, demand, claim, action, cause of action and liability whatsoever (including, without limitation, any fines, penalties and interest imposed under the Prohibition Legislation) suffered or incurred by any of the Released Parties and/or the Receiver's Solicitors, directly or indirectly, as a result of any of the representations and warranties in Subsection 10.1(a) hereof being untrue, incomplete, inaccurate or misleading in any respect or any failure by the Purchaser to provide the Supporting Documents as required pursuant to Subsection 10.1(b) hereof.

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**Addendum "A"**

The Purchaser hereby acknowledges, and the Receiver hereby confirms that the Receiver is acting as agent for and on behalf of the Receiver's Solicitors with respect to obtaining the foregoing indemnity from the Purchaser for the benefit of Receiver's Solicitors.

(d) The Purchaser will:

- (i) execute, complete and deliver a copy of the certificate (the "**Certificate**") in the form required by the Receiver concurrently with the delivery of the Supporting Documents; and
- (ii) on or before (but not earlier than three days prior to) the Completion Date, execute, complete and deliver a sworn statutory declaration (the "**Statutory Declaration**") (which form will be prepared by the Receiver's Solicitors) confirming that the representations and warranties set out in Subsection 10.1(a) hereof and the declarations and certifications contained in the Certificate continue to be true, complete and accurate in all respects.

10.2 Purchaser Representations and Warranties. The Purchaser hereby represents and warrants to the Receiver each of the following:

- (a) the Purchaser has knowledge of the matters set out herein and has informed itself of the provisions of the Prohibition Act and has had the ability to obtain independent advice in respect of this Contract;
- (b) the Purchaser wishes to purchase Residential Property for its own account and not on behalf of a third party;
- (c) the Purchaser acknowledges that the Receiver is relying upon the representations warranties outlined herein in entering into Contract with the Purchaser;
- (d) the Purchaser is:
  - (i) not a Non-Canadian, as defined by the Prohibition Act; OR
  - (ii) a Non-Canadian, however, is exempted from the prohibition due to an exception (evidence of which has been provided to the Receiver).

10.3 Consent. The Purchaser consents to the collection, use, and disclosure of the information herein for the purpose of informing the Receiver that the Purchaser is legally permitted to purchase Residential Property.

10.4 Indemnity. The Purchaser hereby agrees to indemnify, defend and save harmless the Released Parties from and against any and all actions, suits, losses, penalties, damages and expenses which the Released Parties and their directors, officers, employees, agents, representatives, affiliates, associates, successors and assigns may suffer or incur or be put to by reason of any of the warranties or representations set forth in paragraph 10.2 being untrue or incorrect.

10.5 Termination. The Receiver may in its sole discretion terminate this Contract if the Receiver has reasonable grounds to suspect that any part of the transaction contemplated by this Contract is prohibited by, or contrary to, the Prohibition Act. In the event of such termination, the Deposit will be absolutely forfeited to the Receiver in accordance with paragraph 9.1(a) on account of damages without prejudice to the Receiver's other remedies, including a right to recover any additional damages.

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**INITIALS**

**Schedule "1"**  
**Legal Description of Lands**

SL: \_\_\_\_\_ Unit: \_\_\_\_\_

PID: 031-746-667  
LOT A SECTION 22 BLOCK 5 NORTH RANGE 2 WEST  
NEW WESTMINSTER DISTRICT PLAN EPP111526

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**INITIALS**