

DISCLOSURE STATEMENT AMENDMENT

Date of Disclosure Statement: July 15, 2016

Date of this Amendment: December 28, 2017

Name of Development: The Cliffs

Name of Developer: K-Squared Construction Ltd.

Developer's Address for Service in BC: 50910 Ford Creek Place
Chilliwack, BC V4Z 1K5

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

Scott Hrusik
Re/Max Nyda Realty
#1 – 7300 Vedder Road, Chilliwack, BC
604-858-7179

NOTE: If the developer intends to use its own employees to market the strata lots, disclose whether the employees are licensed under the Real Estate Services Act and whether they are acting on behalf of the purchaser.

This Disclosure Statement has been filed with the Superintendent of Real Estate, but neither the Superintendent, nor any other authority of the government of the Province of British Columbia, has determined the merits of any statement contained in the Disclosure Statement, or whether the Disclosure Statement contains a misrepresentation or otherwise fails to comply with the requirements of the *Real Estate Development Marketing Act*. It is the responsibility of the developer to disclose plainly all material facts, without misrepresentation.

The Disclosure Statement, dated July 15, 2016, is amended as follows:

1. Exhibit "B" – Strata Form P is deleted in its entirety and replaced with the attached Exhibit "B" – Amended Strata Form P.

DEEMED RELIANCE:

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Disclosure Statement, if any, and any omission to state a material fact. The developer, its directors and any person who has signed or authorized the filing of this Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under section 22 of the 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 December 28, 2017

Signed:

K-Squared Construction Ltd. by its Authorized Signatory:



Marvin Kingma
Date Dec. 28, 2017

Director in his personal capacity:



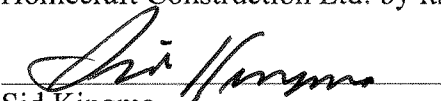
Marvin Kingma
Date Dec. 28, 2017

Director in his personal capacity:



Robert Kingma
Date Dec 28, 2017

Homecraft Construction Ltd. by its Authorized Signatory:



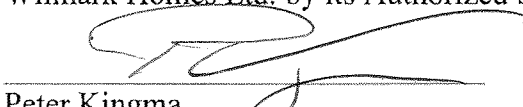
Sid Kingma
Date Dec 28, 2017

Director in his personal capacity:



Sid Kingma
Date Dec. 28, 2017

Wilmark Homes Ltd. by its Authorized Signatory:



Peter Kingma
Date Dec 28, 2017

Director in his personal capacity:



Peter Kingma
Date Dec 28, 2017

Exhibit "B"

FORM_STRATA_V9

NEW WESTMINSTER LAND TITLE OFFICE

Nov-30-2017 09:54:24.001

CA6479317

STRATA PROPERTY ACT FILING
PROVINCE OF BRITISH COLUMBIA

PAGE 1 OF 6 PAGES

- Your electronic signature is a representation by you that:
 - you are a subscriber; and
 - you have incorporated your electronic signature into
 - this electronic application, and
 - the imaged copy of each supporting document attached to this electronic application, and have done so in accordance with Sections 168.3 and 168.41(4) of the *Land Title Act*, RSBC 1996, C.250.
 - Your electronic signature is a declaration by you under Section 168.41 of the *Land Title Act* in respect of each supporting document required in conjunction with this electronic application that:
 - the supporting document is identified in the imaged copy of it attached to this electronic application;
 - the original of the supporting document is in your possession; and
 - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.
- Each term used in the representation and declaration set out above is to be given the meaning ascribed to it in Part 10.1 of the *Land Title Act*.

Bradley Waal YL8SKI	Digitally signed by Bradley Waal YL8SKI
	Date: 2017.11.29 16:32:44 -08'00'

1. CONTACT: (Name, address, phone number)

Waal and Co.

Notaries Public

9086 Young Road

Chilliwack

BC V2P 4R5

Corry Newport, Auth. Agent

Client LTO #011001

604-795-0070

Document Fees: \$28.63

Deduct LTSA Fees? Yes

2. IDENTIFICATION OF ATTACHED STRATA PROPERTY ACT FORM OR OTHER SUPPORTING DOCUMENT:

Form-PA Amended Phased Strata Plan Declaration

LTO Document Reference:

3. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

029-073-545

LOT B SECTION 30 TOWNSHIP 29 NEW WESTMINSTER DISTRICT PLAN
EPP25418 EXCEPT PHASES 1, 2 AND 3 STRATA PLAN EPS3450

Strata Property Act

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

We, Homecraft Construction Ltd. (Inc. No. BC020743) and Wilmark Homes Ltd. (Inc. No. BC0199454), (the "Company"), of 33677 Arcadian Way, Abbotsford, BC, V2S 7T4, declare:

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

(Parcel Identifier)	(Legal Description of Strata Lot)
029-073-545	Lot B Section 30 Township 29 New Westminster District Plan EPP25418 Except Phases 1, 2 and 3 Strata Plan EPS3450

2. That the plan of development is as follows:

- a) a schedule setting out the number of phases in the order in which the phases will be deposited and specifying any common facility to be constructed in conjunction with a particular phase;

Number of Phases – 10

Order of Deposit – Phase 1 will be first and each Phase thereafter will continue consecutively in order

- b) a sketch plan showing
 - i) all the land to be included in the phased strata plan,
 - ii) the present parcel boundaries,
 - iv) the approximate boundaries of each phase

- c) a schedule setting out the estimated date for the beginning of construction and completion of construction of each phase;

<u>Phase</u>	<u>Commencement</u>	<u>Completion</u>
1	April 1, 2016	September 30, 2016
2	August 1, 2016	December 31, 2016
3	November 1, 2016	March 31, 2017
4	February 1, 2017	May 31, 2018
5	September 15, 2017	July 31, 2018
6	January 1, 2018	September 30, 2018
7	April 1, 2018	December 31 2018
8	July 1, 2018	March 31 st , 2019
9	October 1, 2018	June 30, 2019
10	January 1, 2019	September 30, 2019

- d) a statement of the unit entitlement of each phase and the total unit entitlement of the completed development;

<u>Phase</u>	<u>Unit Entitlement</u>
1	5
2	5
3	5
4	7
5	5
6	5
7	5
8	3
9	5
10	5
Total Unit Entitlement:	50

- e) a statement of the maximum number of units and general type of resident or other structure to be built in each phase.

Maximum Number of Total Units – 50
 General Type of Residence – Multi-Family

<u>Phase</u>	<u>Units</u>
1	5
2	5
3	5
4	7
5	5
6	5
7	5
8	3
9	5
10	5
Total Units:	50

3. The Company will elect to proceed with each phase on or by the following dates [date for the beginning of construction as set out in section 2(c) of this form]:

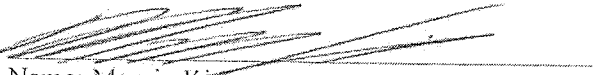
<u>Phase</u>	<u>Commencement</u>
1	April 1, 2016
2	August 1, 2016
3	November 1, 2016
4	February 1, 2017
5	September 15, 2017
6	January 1, 2018
7	April 1, 2018
8	July 1, 2018
9	October 1, 2018
10	January 1, 2019

Date: November 2, 2017

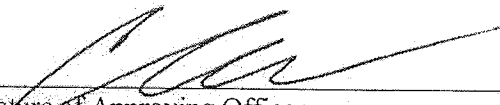
Homecraft Construction Ltd. by its Authorized Signatory:


Name: Marvin Kingma

Wilmark Homes Ltd. by its Authorized Signatory:


Name: Marvin Kingma

Date of Approval: Nov 29/2017 *


Signature of Approving Officer -

City of Chilliwack
Name of Municipality

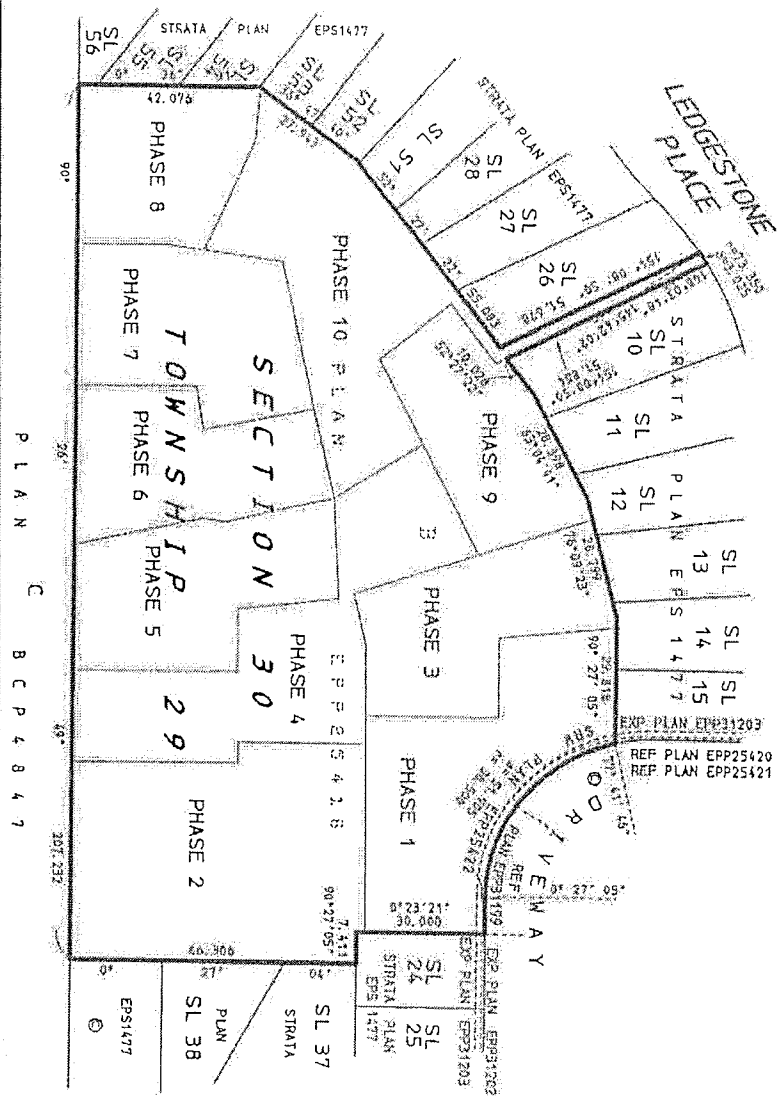
- Section 222(2) of the Act provides that approval expires after one year unless the first phase is deposited before that time.

SKETCH PLAN TO ACCOMPANY AMENDING FORM P SHOWING PHASES OF STRATA DEVELOPMENT ON LOT B SECTION 30 TOWNSHIP 29 NEW WESTMINSTER DISTRICT PLAN EPP25418.

BGGS 92H.011

SCALE 1 : 1000 (METRIC)

LEGEND:
 Bearings are astronomic, and are derived from Plan EPP25418.
 ALL DISTANCES ARE IN METRES AND ARE HORIZONTAL GROUND



ASTRONOMIC NORTH

THE NAME OF THE DEVELOPMENT IS **"THE CLIFFS"**
 THE CIVIC ADDRESS IS -
 50634 LEDGESTONE PLACE
 CHILLIWACK, B. C.

CITY OF CHILLIWACK.

THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT.

[Signature]
 DATED THIS 27TH DAY OF SEPTEMBER 1992

TUNBRIDGE & TUNBRIDGE
 BRITISH COLUMBIA LAND SURVEYORS
 CANADA LANDS SURVEYORS
 5-7965 VENTURE PLACE, CHILLIWACK, B. C.
 PHONE: 604-792-4264, MICHRO@TUNBRIDGE.CA
 FILE: 888PHAS2 CD 3H