



RE/MAX Nyda Realty



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Out!**



36169
JUNCTION
Creek



JUNCTION CREEK

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Escape to Home at Junction Creek...

Attractive & Livable

Would you like to have easy access to the Freeway in a minute or two? Is convenient shopping within a short walk important?

Private Valley Setting

What if you could get all of this in a community that is situated in a small and Private valley setting with a genuine babbling brook running through the property flanked by mature trees? Would you enjoy a green space comprising several acres at your doorstep?

Safe Neighbourhood

Is safety important to you? Would you like to live or raise your children in an intimate community of just 50 homes where neighbors watch out for each other? Is it important to have an excellent variety of schools and churches nearby?

Built With Pride

Is it important to have your new home built by a local builder that has a reputation for value and close attention to detail? A builder that takes pride in creating affordable yet attractive communities?

All That & More

The newest Kingma Brothers community of Junction Creek is Located on Lower Sumas Mountain Road, just north of the Whatcom Road Exit in beautiful East Abbotsford, B.C. Major improvements are being made to the roads in the area, new commercial development has taken place and more is coming soon, so you can be sure it will be a shrewd real estate investment.

Old Fashioned Quality

All homes are beautifully designed & detailed, with that inviting, small town feel that's missing on so many new homes. A Junction Creek home is one that you will be pleased to own and proud to show to your friends.

A Unique Community

Junction Creek will be a town home community with a twist - your home will not be attached to another, but will be completely free-standing. All homes will have a double garage, many with a 2 car driveway. They will all be attractively landscaped with grass, shrubs & trees and maintenance is included in your reasonable monthly strata fee.



Scott Hrusik
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1-800-830-7175



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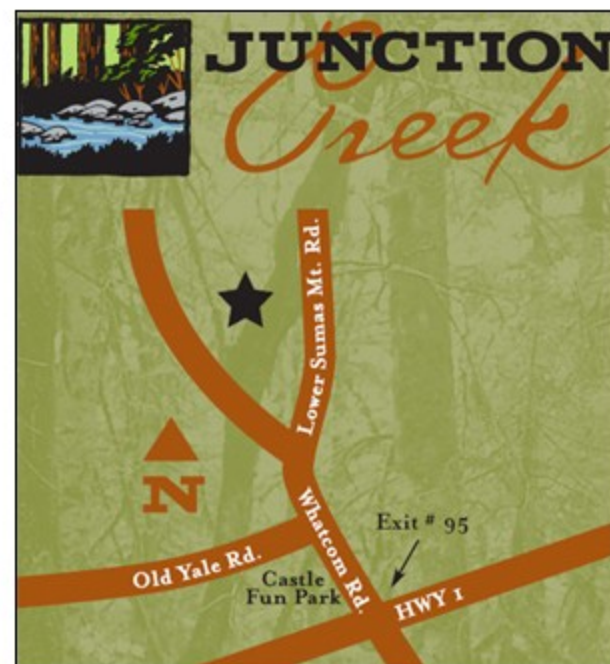
Location: Welcome to East Abbotsford

Well, believe it or not, you can have all of this and much more at Junction Creek? The newest Kingma Brothers community of Junction Creek is located on Lower Sumas Mountain Road, just north of the Whatcom Road Exit in beautiful Abbotsford, B.C. Major improvements are being made to the roads in the area right now. New commercial development has taken place and a more is coming soon. East Abbotsford is the hottest location in town and Junction Creek is poised to be the next real estate phenomenon in this popular and growing area.

Homes are beautifully designed and detailed. All homes have that inviting, small town feel and appearance that is missed on so many of today's new homes. A Junction Creek home is one that you will be pleased to own and proud to show to your friends.

Junction Creek is a town home community with a twist. Your home is not attached to another but is completely free standing, just like a single family community. All homes have a double garage and many have a driveway large enough for 2 more cars. Junction Creek will be attractively fenced and your rear yard will be screened from those on the sides for privacy. Landscaping will be complete with grass, shrubs and trees throughout and maintenance is included in your reasonable monthly strata fee.

We have no doubt that a home in Junction Creek will prove to be one of the best real estate decisions you could make. It is a unique community in an excellent location that cannot be repeated.





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Plans and Prices - See how your new home is designed

SELECT A LOT

Sold Out!



developer reserves the right to make any changes without notice

**Strata fee on all homes is \$146.60/month, includes: water, sewer, house structure insurance, exterior maintenance, lawn care.

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Features and Specifications

Exterior

- 30 Year Fiberglass Shingles
- Vinyl Windows with Screens
- Extensive & Detailed Wood & Stone Accents
- Exposed Aggregate Concrete Driveway
- Premium Deep Tint Vinyl Siding

Interior

- Insulated Steel Garage Door w/ Opener
- 9 Foot Ceilings on Main Floor (selected models)
- Wood Window and Closet Returns
- Ceiling Cove
- Chandelier Rings
- Premium Floor Coverings
- Premium Laminate Flooring (selected areas)
- Built-in Vacuum Roughed-in
- Natural Gas Fireplace & Furnace
- Stone & Cedar Fireplace Facings
- Fridge, Stove & Dishwasher
- 2" Window Blinds
- Security System Roughed-in
- Designer Light Fixtures & Hardware
- Shaker Maple Cabinets
- Kitchen Islands
- Wrought Iron Railings
- One Piece Fiberglass Tubs and Showers

[Download Spec Sheet](#)[Appliance Information](#)[Cabinet Information](#)[Flooring Information](#)[Available Extras](#)[Warranty Information](#)**Scott Hrusik**

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The developer reserves the right to make changes to the plans and specification without notice

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Financing Your Beautiful New Junction C

We offer an affordable financing option for Junction Creek

- 12month capp
- 1.25 off posted rate on terms 3 yr or more
- \$699.00 cash back on terms 5 yr or more (1yr & 2yr terms 1.00 off posted rate)

Contact Angela Fehlaauer to discuss financing

Angela Fehlaauer

Manager, Residential Mortgages

Fraser Valley

Ph: 604 795 6735

Fax: 604 794 3995

Email: angie.fehlaauer@td.com



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Contact Sales for Junction Creek

Feel free to use this form to contact us with any questions or comments you have regarding Junction Creek. You can also contact us directly using the numbers to the left.

Name:

* Required

Email Address:

* Required

Phone Number:

Tell us what you are looking for:

* Required

Security Code



Enter Security Code

* Required

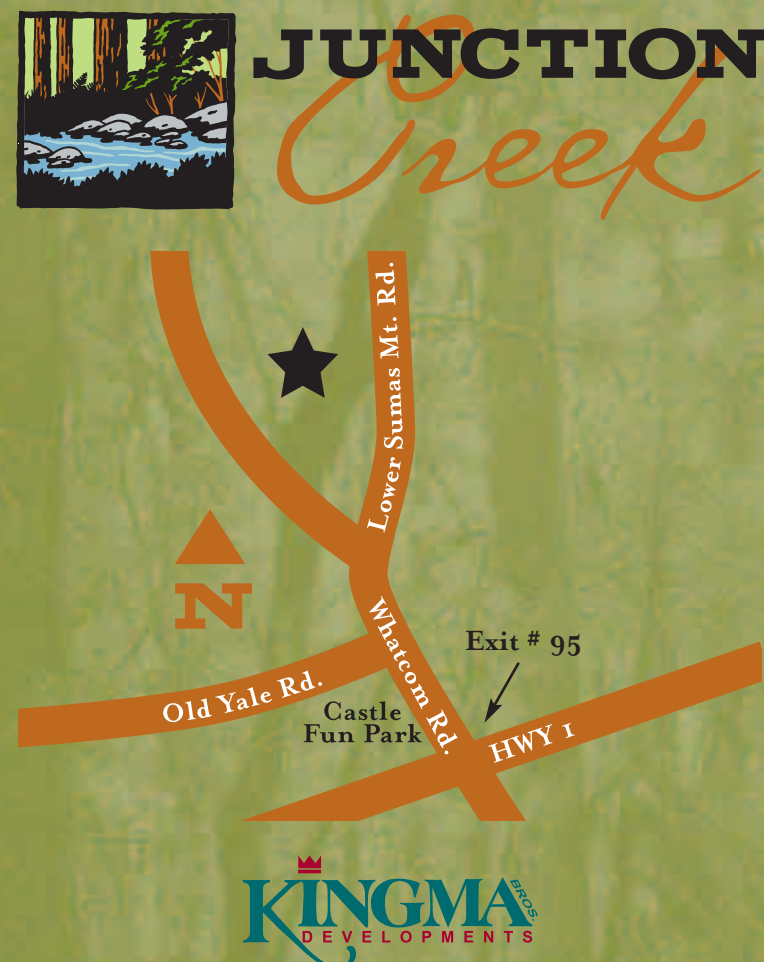
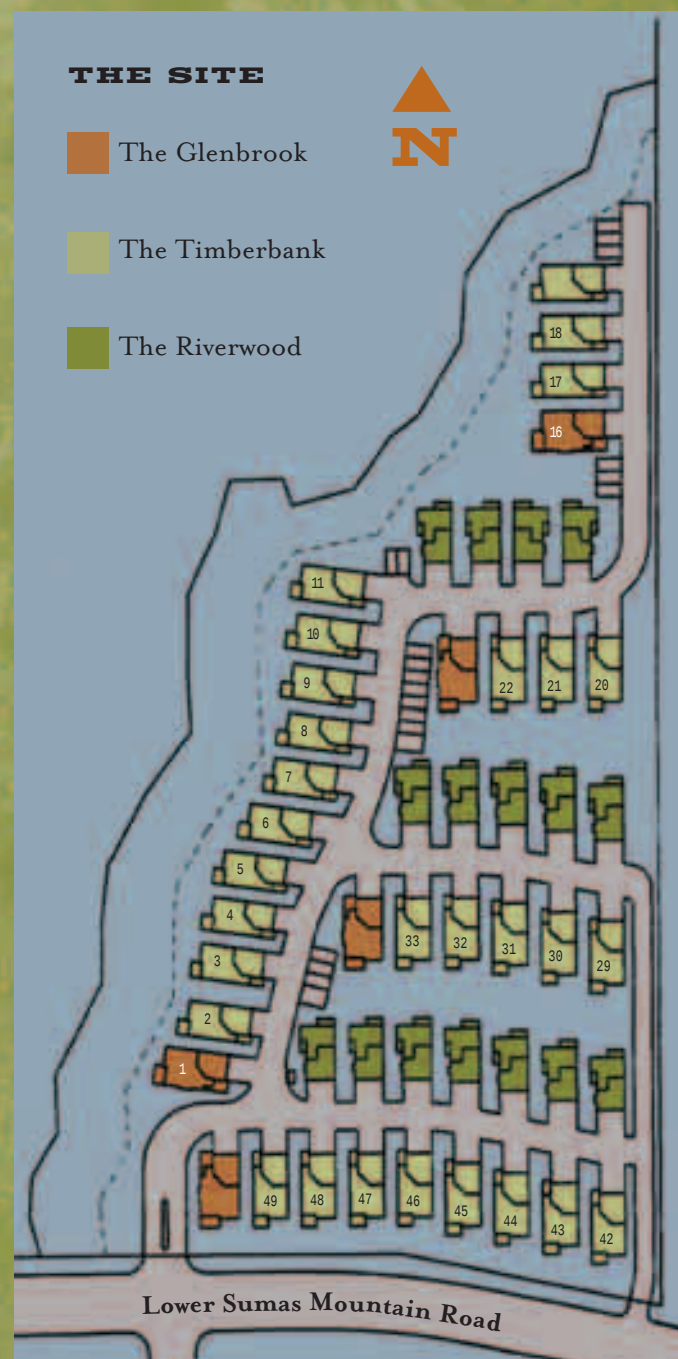


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Kingma Bros. Developments Ltd. are renowned builders of fine single and multi-family communities. They've won many provincial housing awards ('Georgies') for 'Excellence in Environmental Awareness', 'Best Sales Team', 'Excellence in Customer Service' among others, and are committed to the home building industry for the long term, having successfully marketed their homes regardless of current market conditions. You'll find their highly qualified team of sales, construction, development, customer service and business administration professionals will ensure your home buying experience is a pleasant one.

With their extensive involvement in establishing living communities, you can feel confident that their neighbourhoods are the best operated and maintained in the Fraser Valley, and that Junction Creek will be an excellent investment and a wonderful place for you and your family to call home.

Escape to Home
Escape to Home.
*50 Whistler ~ Inspired Homes in a
 Private yet Central Location.*

The builder retains the right to make modifications to specifications without notice.



B C C O N D O S . N E T



A New Community of Whistler-inspired Homes

~ Featuring Pleasing Colours, Architectural Details & Efficient Designs ~

ATTRACTIVE & LIVABLE.

Would you like to have easy access to the Freeway in a minute or two? Is convenient shopping within a short walk important?

PRIVATE VALLEY SETTING.

What if you could get all of this in a community that is situated in a small and private valley setting with a genuine babbling brook running through the property flanked by mature trees? Would you enjoy a green space comprising several acres at your doorstep?

SAFE NEIGHBOURHOOD.

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The Glenbrook (A Unit ~ 2314 sq.ft.)



The Timberbank (B Unit ~ 2130 sq.ft.)



The Riverwood (C Unit ~ 1714 sq.ft.)



~ FEATURES ~

- 30 yr. Fibreglass Shingles
- Vinyl Windows w/ Screens
- Extensive & Detailed Wood & Stone Accents
- Exposed Aggregate Concrete Driveway
- Premium Deep Tint Vinyl Siding
- Insulated Steel Garage Door w/ Opener
- 9 ft. Ceilings on Main Floor (selected models)
- Wood Window & Closet Returns
- Ceiling Cove & Chandelier Ring
- Premium Floor Coverings
- Premium Laminate Flooring (selected areas)
- Built-in Vacuum Roughed-in
- Natural Gas Fireplace & Furnace
- Stone & Cedar Fireplace Facings
- Fridge, Stove & Dishwasher
- 2" Window Blinds
- Security System Roughed-in
- Designer Light Fixtures & Hardware
- Shaker Maple Cabinets
- Kitchen Islands
- Wrought Iron Railings
- 1 pc. Fibreglass Tubs & Showers

...and much more!



DISCLOSURE STATEMENT

OF

JUNCTION CREEK

Filed: _____

This Disclosure Statement refers to and contains information for the Seven (7) phases of the Development.

Legal Description: Lot 1 Section 19 Township 19 New Westminster District Plan BCP26905

Developer: Homecraft Construction Ltd. and Wilmark Homes Ltd.

Mailing Address and

Address for Service: 3367 Arcadian Way, Abbotsford, BC V2S 7T4

Developer's Agent: Re/Max Nyda Realty
#1 - 7300 Vedder Road
Abbotsford BC V2R 4G6

Attention: Scott Hrusik

DISCLAIMER

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.



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 public 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 Act and regulations, the developer or the developer's trustee must promptly return deposit to the purchaser.



JUNCTION CREEK

TABLE OF CONTENTS

Right of Rescission.....	2
1. DEVELOPER.....	5
1.1 Name & Incorporation Information.....	5
1.2 Address for Service.....	5
1.3 Statement of Incorporation.....	5
1.4 Directors and Officers.....	5
2. GENERAL DESCRIPTION.....	5
2.1 Description of Lots.....	5
2.2 Permitted Usage of Lots.....	6
2.3 Phasing.....	6
2.4 Recreational Facilities.....	6
3. STRATA INFORMATION.....	6
3.1 Unit Entitlement.....	6
3.2 Voting Rights.....	6
3.3 Common Property and Facilities.....	6
3.4 Limited Common Property.....	7
3.6 Bylaws.....	7
3.6 Parking.....	7
3.7 Furnishings and Equipment.....	7
3.8 Budget.....	7
3.9 Utilities and Services.....	8
3.10 Strata Corporation Management.....	10
3.11 Fire and Liability Insurance.....	10
3.12 Rental Disclosure.....	10
4. TITLE AND LEGAL MATTERS.....	10
4.1 Legal Description.....	10
4.2 Ownership of the Development.....	11
4.3 Encumbrances and Agreements.....	11
4.4 Proposed Encumbrances.....	11
4.5 Outstanding Litigation or Liabilities.....	11
4.6 Environmental Matters.....	11



5. CONSTRUCTION AND WARRANTIES	11
5.1 Construction Dates	11
5.2 Construction Warranties	12
5.3 Previously Occupied Building	12
6. APPROVALS AND FINANCES	12
6.1 Development Approval	12
6.2 Construction Financing	13
7. MISCELLANEOUS	13
7.1 Deposits	13
7.2 Purchase Agreement	13
7.3 Developer's Commitments	13
7.4 Other Material Facts	13
DEEMED RELIANCE	15
DECLARATION	16
STATUTORY DECLARATIONS	17

LIST OF SCHEDULES

Schedule "A" – Sketch Plan;
 Schedule "B" – Form P – Phased Strata Plan Declaration;
 Schedule "C" – Form V – Schedule of Unit Entitlement;
 Schedule "D" – Budget;
 Schedule "E" – Rental Disclosure Statement;



1. The Developer:

1.1 Name: Homecraft Construction Ltd.

Jurisdiction of Incorporation: British Columbia

Date of Incorporation March 25, 1980

Incorporation Number: BC0207043

Name: Wilmark Homes Ltd.

Jurisdiction of Incorporation: British Columbia

Date of Incorporation November 2, 1979

Incorporation Number: BC0199454

1.2 Address for Service: 33677 Arcadian Way
Abbotsford, BC V2S 7T4

1.3 The Developer was not incorporated specifically for the Development of this project.

The Developer maintains other assets other than this Development.

1.4 Directors and Officers:

Homecraft Construction Ltd.

Name: Sidney Kingma

Office: President/Secretary

Occupation: Businessman

Address: 33677 Arcadian Way, Abbotsford, BC V2S 7T4

Wilmark Homes Ltd.

Name: Peter Kingma

Office: President/Secretary

Occupation: Businessman

Address: 189 Barker Road, Abbotsford, BC V3G 1S5

2. General Description

2.1 General Description of the Development

The Development is located at 36169 Lower Sumas Mountain Road, Abbotsford, BC . The Legal Description of the lands constituting the Development is as follows:

Lot 1 Section 19 Township 19 New Westminster District Plan BCP26905

The Strata Development (the "Development") includes FIFTY (50) Strata Lots ("Lots") which will be owned individually, together with a proportionate share in the common property including other assets of the Strata Corporation which are owned as tenants in common by the owners of the Lots. A copy of the Phased Sketch Plan is attached hereto as Schedule "A".

2.2 Permitted Usage of Lots

The Development is zoned RM-16 by the City of Abbotsford. All the Lots in the Development are intended for residential use only subject to the restrictions, if any, contained in the Strata Corporation by-laws, and the City of Abbotsford zoning regulations.

2.3 Phasing

The Development is a SEVEN (7) Phase development. When all phases are complete, the development will contain FIFTY (50) Strata Lots consisting of detached town homes for single family occupancy. The Developer proposes to market the lots in Phase One under the initial offering. Each subsequent Phase shall be marketed in conjunction with the construction of the phases. A Developer may elect not to proceed with a phase upon compliance with Section 235 of the Strata Property Act. All parts completed will become one Strata Corporation.

The Phasing has been approved by Ron Hintche, Approving Officer for the City of Abbotsford. The approved Form P, Phased Strata Plan Declaration is attached hereto as Schedule "B".

Prior to substantial completion of each Phase, a Strata Plan under the "Strata Property Act" of the Province of British Columbia will be filed converting the title to the property into Strata Lots and the remaining property of the development of subsequent phases.

2.4 Recreation Facilities

There are no Recreation Facilities included in the Development.

3. Strata Information

3.1 Unit Entitlement

The Unit Entitlement of each Lot is a figure indicating its share in the common property and assets of the Development, by which its contribution to the expenses of the common property is determined. A Form V Schedule of Unit Entitlement is attached hereto as Schedule "C".

3.2 Voting Rights

Each Strata Lot shall entitle the owner(s) to one vote in the Strata Corporation.

3.3 Common Property

- The Driveway, which provides access to each strata lot represents the Common Property.
- Visitor parking is designated as Common Property.

3.4 Limited Common Property

Limited Common Property is an area within the Common Property that may be used exclusively by one or more Lot Owners and any additional maintenance expense created thereby will be paid by such owners. Such designation may only be removed by unanimous resolution of the members of the Strata Corporation.

There shall be designated as Limited Common Property:

- Driveways for each property.
- Land surrounding each town house has been designated as Limited Common Property for the sole use of the owner of the Strata Unit.

3.5 Bylaws

The Bylaws proposed by the Strata Corporation are those contained in the Strata Property Act.

3.6 Parking

Parking Arrangements include the following:

- Each strata lot has a garage available for parking;
- Vehicle parking on the Driveway to each strata lot is permitted if the Vehicle fits entirely on the driveway;
- Visitor Parking is located throughout the Development;

3.7 Furnishings and Equipment

The Following Equipment and Furnishings will be included in the purchase of each Strata Lot:

- Fridge
- Stove
- Dishwasher
- Blinds for all Windows

3.8 Budget

An estimated budget for a typical full year of operating expenses of the Strata Corporation, based on current costs, is attached hereto as Schedule "D". The Estimated Costs are based on costs experienced by existing operations of Strata Lots which the Developer is aware.

As the Unit Entitlement is equal for all Strata Lots, please refer to Schedule "D" which sets out the Monthly assessment for each lot.

3.9 Utilities and Services.

(i) Water

The Development will be served, at the cost of the Developer, by a water system provided by the City of Abbotsford and water lines will be Installed to each Lot.

The anticipated date of completion of such service is March 30, 2007.

Water will be supplied to any lot in the Development on application for and payment of usual application and hookup charges by the Developer to the City of Abbotsford.

(ii) Electricity

The Development will be serviced with electricity, at the cost of the Developer, by B.C. Hydro and Power Authority, and electrical service will be installed to each Lot.

The anticipated date of completion of such service is March 30, 2007.

Electricity will be supplied to any Lot in the Development on application for and payment of usual application and hookup charges by the Developer to B.C. Hydro and Power Authority.

(iii) Sewerage

Sanitary sewers/and storm sewers will be installed in accordance with the requirements of the City of Abbotsford at the cost of the Developer to each Lot in the Development.

The anticipated date of completion of such service is March 30, 2007.

Any Lot may be connected to the sanitary/and storm sewer system upon application for, and payment of, usual application and hookup charges by the Developer.

(iv) Gas

The Development will be serviced with natural gas by Terasen Gas at the cost of the Developer and gas lines will be installed to each Lot.

The anticipated date of completion of such service is March 30, 2007.

Gas will be supplied to any Lot in the Development on application for and payment of usual application and hookup charges by the Developer.

(v) Sidewalks

There will be no sidewalks within the Development.

(vi) Lighting

The Development will be serviced with internal lighting at the cost of the Developer.

The anticipated date of completion of such lighting is March 30, 2007.

(vii) Garbage Collection

Garbage collection service will be provided to the Development by a private contractor.

(viii) Fire Protection

There is fire protection for the Development provided by the City of Abbotsford.

There is a fire hydrant located within the development.

Fire hall facilities are located approximately 1.5 km from the Development.

(ix) Police Protection

There is presently police protection for the Development provided by Abbotsford City Police.

Police protection facilities are located approximately 5 km from the Development.

(x) School Facilities

Following is a list of school facilities available in area and the approximate distance from the Development:

Distance from Development

Mountain Elementary School	1.5 kilometers
Yale Middle School	4 kilometers
Yale Senior Secondary School	4 kilometers
University College of the Fraser Valley	8 kilometers
Abbotsford Traditional Secondary	1 kilometers

Purchasers are advised to contact Abbotsford School District No. 34, 2790 Tims Street, Abbotsford, BC V2T 4M7 to determine if school facilities can provide accommodation and transportation.

(xi) Public Transport

Public transportation provided by the City of Abbotsford is available on the bus route on Marshall Road or Whatcom Road.

(xii) Telephone

The Development will be serviced with telephone service at the cost of the Developer and telephone service will be installed to each Lot.

The anticipated date of completion of such service is March 30, 2007.

Telephone service will be supplied to any Lot in the Development on application for and payment of usual application and hookup charges by the Purchaser.

(xiii) Access

Access to the Development is by a driveway off Lower Sumas Mountain Road, in Abbotsford, British Columbia.

Construction of above access driveway will be completed by the Developer.

Anticipated date of completion is March 30, 2007.

(xiv) Internal Roads

All roads within the Development will be black topped.

The anticipated date of completion of roads is March 30, 2007.

3.10 Strata Corporation Management

The Developer has arranged management of the Strata Corporation with Homelife Glenayre Property Management located at 45269 Keith Wilson Road, Chilliwack, BC V2R 5S1. The Phone Number is 604-858-7368.

3.11 Fire and Liability Insurance

The Developer has had its contractor place the following insurance coverage in respect to the Development, which names the Developer as an additional insured:

Builders' Risk Broad Form Insurance with fire and all-risk coverage (with a \$2,500.00 deductible) and with Comprehensive General Liability Coverage of \$2,000,000.00. Such Insurance was placed through Koch B & Y Insurance Services Inc..

The Developer will replace the insurance coverage set out above on completion of the Development with standard condominium insurance with fire and other risk coverage equal to the value of the buildings and with at least \$2,000,000.00 liability insurance coverage.

The Purchaser is responsible for insurance the contents of his strata lot.

3.12 Rental Disclosure

Under Section 139 of the Strata Property Act, a Developer must disclose to any Purchaser the intention to lease Lots in order to ensure that such lots may be leased in the future. A Rental Disclosure Statement will be filed with the Superintendent of Real Estate and a copy is attached hereto as Schedule "E".

4. Title and Legal Matters of the Development

4.1 Legal Description

Parcel Identifier: 026-874-687

Lot 1 Section 19 Township 19 New Westminster District Plan BCP26905

4.2 Ownership of the Development

The Title to the Development is presently in the name of the Developer.

4.3 Encumbrances and Agreements Affecting More than One Lot

Existing Encumbrances and Legal Notations

There is one (1) legal notation on Title, which will remain namely:

This Title May be Affected by a Permit under Part 26 of the Local Government Act, See BA172757, Expires: N/A

There are Non-Financial Charges on Title, which will remain namely:

Covenant BF380483 in favour of District of Abbotsford;
Covenant BA361617 in favour of City of Abbotsford;
Covenant BA275289 in favour of City of Abbotsford;
Statutory Right of Way BA275291 in favour of City of Abbotsford;

4.4 Proposed Encumbrances

The Developer does not intend to register any more encumbrances on the title to the property.

4.5 Outstanding or Contingent Litigation or Liabilities

There is no outstanding or anticipated litigation in respect to the Development or against the Developer which may affect the Development.

4.6 Environmental Matters

There have been no changes from the natural state in the Development other than normal clearing and grading. The landscaping is to be completed in phases and in any event not later than the completion of the Development.

Based on a physical examination of these lands and after conferring with the City of Abbotsford, the Developer is not aware of any flooding danger to these lands.

5. Construction and Warranties

5.1 Construction Dates

The date of commencement of construction of the Development is April 1, 2007.

The estimated date of completion of construction of the Development is December 31, 2009.

5.2 Construction Warranties

The Builder will provide a warranty as to the construction and finishing of the Development, including Strata Lots and Common Property for a period of one (1) year from the date of substantial completion for each Strata Unit.

The substantial completion date of the Development is estimated to be December 31, 2009 for all phases.

The Developer will provide a New Home Warranty on each of the Strata Units as established by St. Paul's over each of the Strata Units from the date of substantial completion of each unit.

The Developer is licensed under the Home Owner Protection Act R.S.B.C. with St. Paul's Guarantee, a warranty provider. The warranty will provide for a warranty of materials and labour for a period of one (1) year after construction, two (2) years for Mechanical, a five (5) year water penetration warranty and a ten (10) year structural repair warranty.

5.3 Previously Occupied Building

The Development is not being converting into strata lots from a previously occupied building.

6. Approvals and Finances

6.1 Development Approval

Approval of the Development was given by the City of Abbotsford on the 27th day of March, 2006.

Building Permits

Building Permits were issued by the City of Abbotsford for the first phase that permit construction of the first phase of the Development as described in this Disclosure Statement. The Building Permit Numbers for Phase One Units are as follows:

# 1 – BP 2006 121847	# 2 – BP 2006 121848	# 3 – BP 2006 121849
#35 – BP 2006 121881	# 36 – BP 2006 121882	#37 – BP 2006 121883
#46 – BP 2006 121902	#46 – BP 2006 121892	

The Development complies with all building restrictions, zoning regulations and other restrictions governing the use and development of the Development or any Lot therein.

Development Cost Charges

All costs which are the responsibility of the Developer, will be paid for in full from the Developer's own cash flow.

The Developer had submitted a payment of the Development Cost Charges (for \$1,099,950.00) assessed by the City of Abbotsford for all Fifty (50) units.

Builders Lien Holdback

The Developer will hold back seven (7%) percent builders lien holdbacks under the Builders Lien Act. These funds are payable to various sub contractors should a Builders Lien be filed.

6.2 Construction Financing

The Developer is using their own funds for construction of the Development.

7. Miscellaneous

7.1 Deposits

All monies received shall be held in trust with the Re/Max Nyda Realty or Waal & Co. Notaries Public until the Strata Plans have been deposited in the Land Title Office and the premises are capable of being occupied and the instrument evidencing the purchasers interest has been deposited in the Land Title Office.

The Developer has not entered into a deposit protection contract.

7.2 Purchase agreement

The Developer does not intend to require the use of any particular form of contract of purchase and sale. Some addenda must be signed as well as specification sheets.

7.3 Developer's Commitments

The Developer has not made any specific commitment in regards to the Development.

7.4 Other Material Facts

Lot Taxes

Each Lot owner shall be responsible for real property taxes for his Lot. Property Taxes are levied by and payable to the City of Abbotsford, at 32315 South Fraser Way, Abbotsford, BC V2T 1W7.

Lot Expenses

The following utilities are separately metered or assessed to each Lot and are the responsibility of each Lot Owner:

- Electricity
- Cablevision
- Telephone
- Gas

Other Expenses

The following utilities are paid by the Strata Corporation and their cost will be prorated to the owners of the Lots and included in the monthly assessments:

- Water for Lots
- Sewer for Lots
- Garbage for Lots
- Grounds and Building Maintenance

Seeding the Contingency Reserve Fund

Under Section 12 of the Act, a Developer must establish a Contingency Reserve Fund by making a minimum contribution to that fund at the time of the first conveyance of the strata lot to a purchaser. The minimum contribution is the lesser of:

- 5% of the Strata Corporation's interim budget, multiplied by the number of years and partial years since the deposit of the strata plan; and
- 25% of the Strata Corporation's interim budget

The Developer intends to contribute the minimum contribution upon the sale of the first unit in each phase.

Fines for not holding First Annual Meeting within time

Under Section 16 of the Act, a Developer must hold the first annual general meeting within 6 weeks of the earlier of :

- The date on which 50% plus one of the strata lots have been conveyed to purchasers; and ,
- The date that is 9 months after the first conveyance of a strata lot to a purchaser.

Documents that must be delivered to the Strata Corporation

Sections 20(2) and 35 of the Act list all of the documents that a Developer must provide at the first annual general meeting. The documents set out in section 20(2) relate exclusively to the Developer and include copies of:

- 1) all plans required to obtain a building permit and any amendments to the building permit plans;
any document in the Developer's possession that indicates the location of pipes, wires, cables, chutes, ducts, or other service facilities that are not shown on a plan;
- 2) all contracts entered into by the Strata Corporation;
any Disclosure Statement filed under the Real Estate Act and
any Rental Disclosure Statement;
the registered strata plan from the Land Title Office;
- 3) the names and addresses of contractors, subcontractors and persons primarily responsible for supplying labour or materials to the project;
- 4) the names and addresses of any technical consultants, including building envelope specialist, if any;
the name and address of any project manager; and
- 5) all warranties, manuals, schematic drawings, operating instructions, service guides, manufacturers documentation and other similar information relating to common property or common assets.

Fines if accrued expenses exceed Interim Budget

Under Section 7 of the Act, a Developer must pay the Strata Corporation's expenses up to the end of the month in which there is the first conveyance of a strata lot to a purchaser. Under Section 14 of the Act, after that month and before the first annual budget takes effect, if the Strata Corporation's expenses exceed the estimated expenses in the interim budget then the Developer must pay the excess to the Strata Corporation. In addition to paying the amount of the excess expenses, where those excess expenses are more than 10% or 20% of the amounts estimated in the interim budget, Section 3.1 (1) of the Regulations requires a Developer to respectively pay to the Strata Corporation a further amount equal to two or three times the amount of excess.

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 defenses available under Section 22 of the Act.

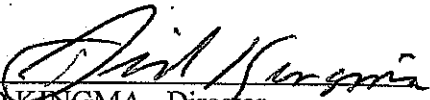


DECLARATION

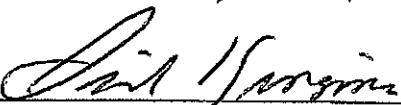
The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of March, 2007.

Signed:

HEMECRAFT CONSTRUCTION LTD. by its Authorized Signatory:


SID KINGMA - Director

Date

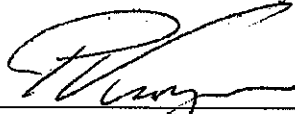

SID KINGMA - Authorized Signatory

Date

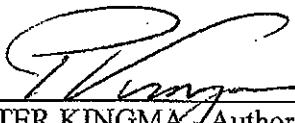

PETER KINGMA - Authorized Signatory

Date

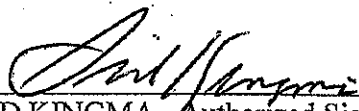
WILMARK HOMES LTD. by its Authorized Signatory:


PETER KINGMA - Director

Date


PETER KINGMA - Authorized Signatory

Date


SID KINGMA - Authorized Signatory

Date

DOMINION OF CANADA
IN THE MATTER OF THE REAL
ESTATE DEVELOPMENT MARKETING
ACT AND THE DISCLOSURE STATEMENT
OF PROVINCE OF BRITISH COLUMBIA

For Property described as:

City of Abbotsford
BRITISH COLUMBIA

PID: 004-638-140

Lot 3 Except Firstly: Part Dedicated Road on Plan LMP8629

Secondly: Part Subdivided by Plan BCP26905;

Section 19 Township 19 New Westminster District Plan 3178

TO WIT:

I, SID KINGMA, of Abbotsford, British Columbia, DO SOLEMNLY DECLARE:

1. THAT I am the Director of HOMECRAFT CONSTRUCTION LTD., the Developer referred to in the above described Disclosure Statement, dated the day of March, 2007.
2. THAT every matter of fact stated in the said Disclosure Statement is correct.
3. THAT a true copy of it will be delivered to the prospective purchaser or lessee.
4. AND I MAKE this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as it made under oath.

DECLARED before me at the City of
Abbotsford, in the Province of British
Columbia, this 12 day of March, 2007

A Commissioner for taking Affidavits
for the Province of British Columbia


SID KINGMA

DOMINION OF CANADA
IN THE MATTER OF THE REAL
ESTATE DEVELOPMENT MARKETING
ACT AND THE DISCLOSURE STATEMENT
OF PROVINCE OF BRITISH COLUMBIA

For Property described as:

City of Abbotsford
BRITISH COLUMBIA

PID: 004-638-140

Lot 3 Except Firstly: Part Dedicated Road on Plan LMP8629
Secondly: Part Subdivided by Plan BCP26905;
Section 19 Township 19 New Westminster District Plan 3178

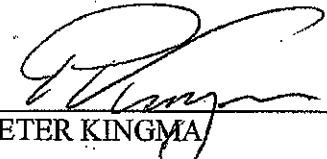
TO WIT:

I, PETER KINGMA, of Abbotsford, British Columbia, DO SOLEMNLY DECLARE:

1. THAT I am the Director of WILMARK HOMES LTD., the Developer referred to in the above described Disclosure Statement, dated the day of March, 2007.
2. THAT every matter of fact stated in the said Disclosure Statement is correct.
3. THAT a true copy of it will be delivered to the prospective purchaser or lessee.
4. AND I MAKE this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as it made under oath.

DECLARED before me at the City of
Abbotsford, in the Province of British
Columbia, this 12 day of March, 2007

A Commissioner for taking Affidavits
for the Province of British Columbia


PETER KINGMA

Schedule "A"

SKETCH PLAN TO ACCOMPANY FORM P SHOWING PHASES OF
STRATA DEVELOPMENT ON LOT 1 SECTION 19 TOWNSHIP 19
NEW WESTMINSTER DISTRICT PLAN BCP.....

SCALE: 1:1250 (METRIC)

ALL DISTANCES ARE IN METRES

LEGEND:

BEARINGS ARE GRID,
AND ARE DERIVED FROM
PLAN BCP

GRID NORTH

CITY OF ABBOTSFORD.

THIS PLAN LIES WITHIN THE
FRASER VALLEY REGIONAL DISTRICT.

TUNBRIDGE & TUNBRIDGE

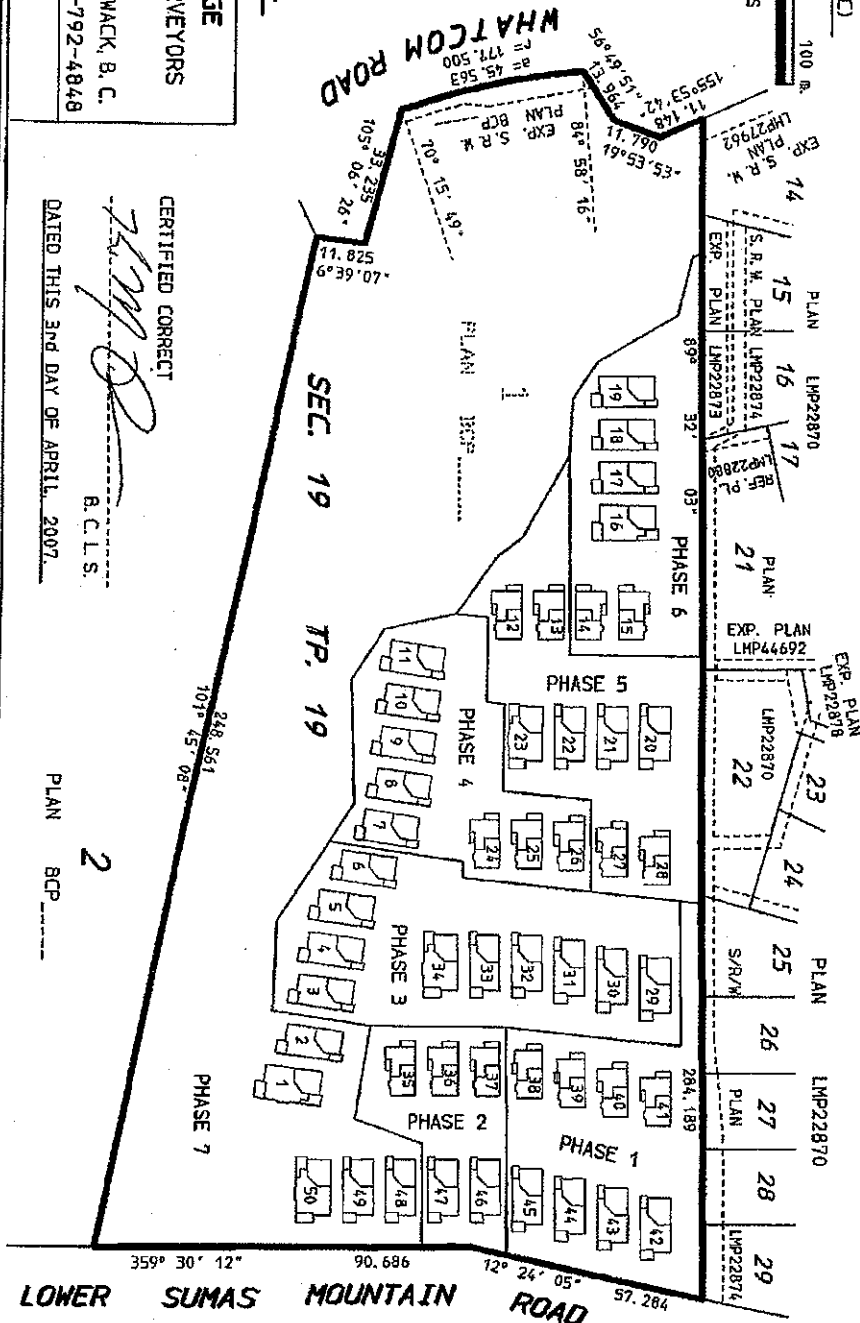
BRITISH COLUMBIA LAND SURVEYORS

CANADA LANDS SURVEYORS

102-45928 HOCKING AVE, CHILLIWACK, B. C.

PHONE: 604-792-4264 FAX: 604-792-4848

FILE : D-303PH3 CD 1M



CERTIFIED CORRECT

[Signature]

B. C. L. S.

DATED THIS 3RD DAY OF APRIL, 2007.

PLAN BCP 2

Schedule "B"

Strata Property Act

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

We, HOMECRAFT CONSTRUCTION LTD., Inc. 207043 and WILMARK HOMES LTD., Inc. No. 199454 of 33677 Arcadian Way, Abbotsford, BC V2S 7T4, 604-853-7778, (the "Company") declare:

1. That the Company intends to create a strata plan by way of phased development of the following land which the Company owns or on which the company holds aright to purchase:

(Parcel Identifier)

(Legal Description of Strata Lot)

026-874-687

Lot 1 Section 19 Township 19 New
Westminster District Plan BCP26905

2. That the plan of development is as follows:

(a) The project is comprised of seven phases with no common facilities.

b) A sketch plan (attached hereto as Schedule "A") shows

- i) all the land to be included in the phased strata plan,
- ii) the present parcel boundaries,
- 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	Commencement	Completion
1	March 15, 2007	August 15, 2007
2	August 15, 2007	January 15, 2008
3	January 15, 2008	June 15, 2008
4	June 15, 2008	November 15, 2008
5	November 15, 2008	April 15, 2009
6	April 15, 2009	September 15, 2009
7	September 15, 2009	December 31, 2009

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

Phase	Unit Entitlement
1	8
2	5
3	10
4	8
5	8
6	6
7	5
Total Unit Entitlement:	50

- e) The maximum number of units and general type of resident or other structure to be built in each phase is as follows:

- a) The Maximum Number of units in this Multi-Family Development is 50 Units.
- b) The Units are Free-Standing Townhouses each with 3 bedrooms on 3 levels. Each unit has been approved for Single Family Occupancy.

Phase	Units
1	8
2	5
3	10
4	8
5	8
6	6
7	5
Total Units:	50

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

Phase	Commencement
1	March 15, 2007
2	August 15, 2007
3	January 15, 2008
4	June 15, 2008
5	November 15, 2008
6	April 15, 2009
7	September 15, 2009



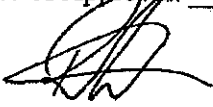
HEMECRAFT CONSTRUCTION. LTD.
by its Authorized Signatory:


SID KINGMA

WILMARK HOMES LTD.
by its Authorized Signatory:


PETER KINGMA

Date of Approval: MAY 18, 2007 *


Signature of Approving Officer – Ron Hintsche

City of Abbotsford
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.

11/00

Strata Property Forms

34-19

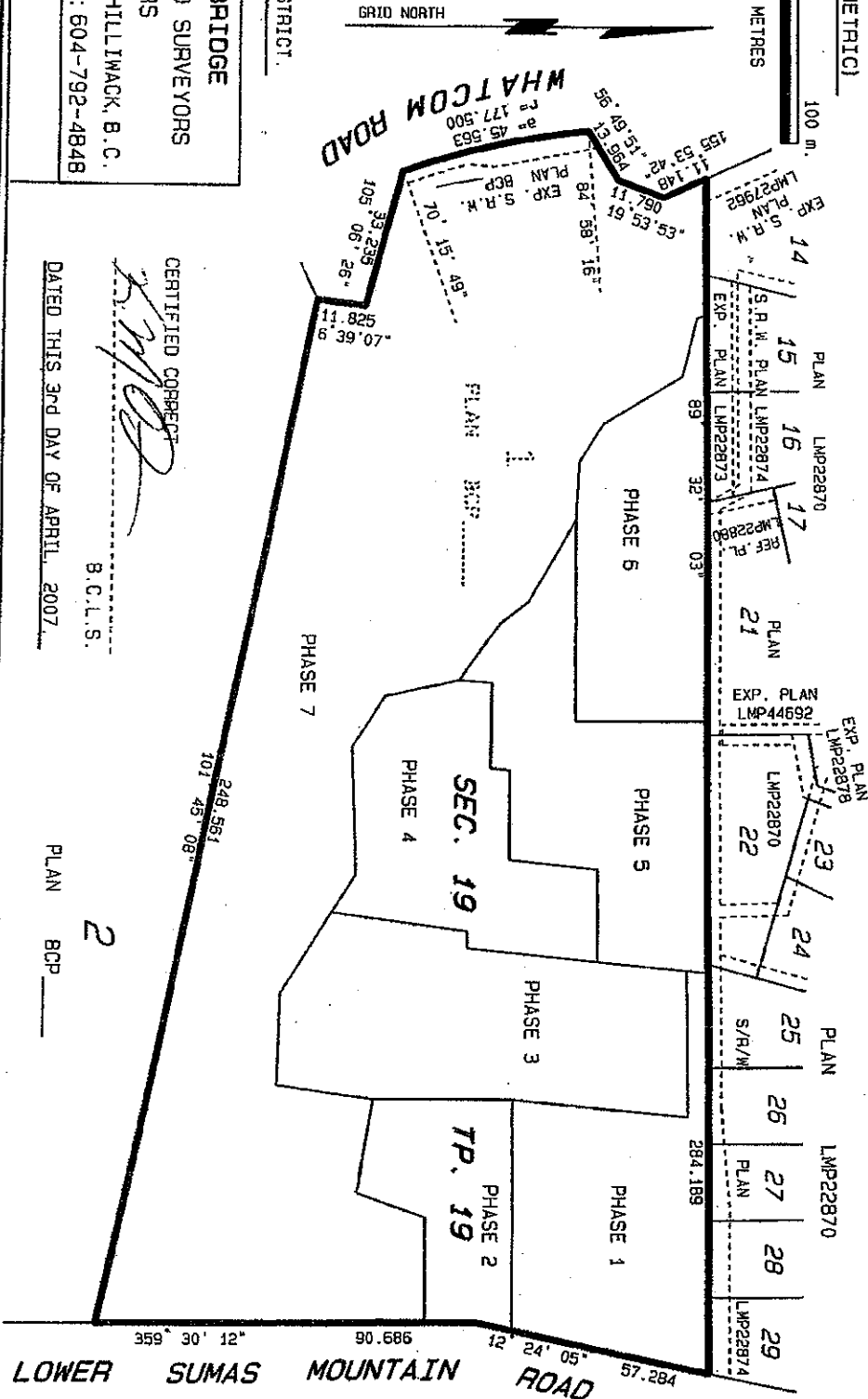
ALL DISTANCES ARE IN METRES

BEARINGS ARE GRID,
AND ARE DERIVED FROM
PLAN BCP

THIS PLAN LIES WITHIN THE
FRASER VALLEY REGIONAL DISTRICT.

CERTIFIED CORRECT
B.C.L.S.
DATED THIS 3RD DAY OF APRIL, 2007.

PLAN BGP



Schedule "C"

Strata Property Act

FORM V

SCHEDULE OF UNIT ENTITLEMENT

(Sections 245(a), 246 and 264)

Re: Strata Plan _____, being a strata plan of

(parcel identifier) (legal description of strata Lot)

026-874-687

Lot 1 Section 19 Township 19 New Westminster District
Plan BCP26905

Complete and file only the applicable form of schedule.

STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS

The unit entitlement for each residential strata lot is one of the following (check appropriate box), as set out in the following table:

☐

- a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246(3)(a)(i) of the *Strata Property Act*.

Certificate of British Columbia Land Survey

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

Dated: _____

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



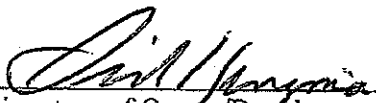
Strata Lot No.	Sheet No.	Habitable Area in m2	Unit Entitlement	%* of Total Unit Entitlement**
1			1	12.50
2			1	12.50
3			1	12.50
4			1	12.50
5			1	12.50
6			1	12.50
7			1	12.50
8			1	12.50
Total number of lots - 8			Total unit entitlement - 8	100.00%

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

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

Dated: March 12, 2007

Homecraft Construction Ltd. by its Authorized Signatory:


Signature of Owner/Developer

Wilmark Homes Ltd. by its Authorized Signatory:


Signature of Owner/Developer



Schedule D
Junction Creek
Proposed Budget
 (Based on 50 units)

	<u>Annual Budget</u>	Per Unit
Income		
Maintenance Fee Income	\$ 81,900.00	\$ 1,638.00
Interest and Other Income		
Total Income	<u>\$ 81,900.00</u>	
Expense		
ADMINISTRATION		
Bank Charges and Interest	\$ 360.00	
Insurance	17,500.00	350
Management Services	7,632.00	144
Office and Sundry	350.00	
Accounting Fees	1,000.00	
Total ADMINISTRATION	<u>\$ 26,842.00</u>	
MAINTENANCE		
General Maintenance	\$ 2,000.00	
Landscaping	19,650.00	
Road Sweeping	400.00	
Snow Removal	1,500.00	
Storm Sewer Clearing	500.00	
Total MAINTENANCE	<u>\$ 24,050.00</u>	
UTILITIES AND SERVICES		
Garbage	4,770.00	90
Electricity	\$ 1,250.00	
Water & Sewer	21,000.00	
Total UTILITIES AND SERVICES	<u>\$ 27,020.00</u>	
Total Expense	<u>\$ 77,912.00</u>	
Contingency Fund Contribution	<u>\$ 3,895.60</u>	
Total Expenses + Contingency funding	<u>\$ 81,807.60</u>	
Net Income	<u>\$ 92.40</u>	
ANNUAL STRATA FEE	\$ 1,638.00	
MONTHLY STRATA FEE	\$ 136.50	

Schedule "E"

Strata Property Act

FORM J

RENTAL DISCLOSURE STATEMENT

(Section 139)

Re: Strata Plan BCP _____

(parcel identifier) (legal description of strata lot)

026-874-687 Lot 1 Section 19 Township 19 New Westminster District Plan BCP26905

1. The development described above includes 50 residential strata lots.
2. The residential strata lots described below are rented out by the owner/developer as of the date of this statement and the owner/developer intends to rent out each strata lot until the date set out opposite its description,

Description of Strata Lot

Date Rental Period Expires

Strata Lots 1 – 50

N/A

3. In addition to the number of residential strata lots rented out by the owner/developer as of the date of this statement, the owner/developer reserves the right to rent out a further 50 residential strata lots, as described below, until the date set out opposite each strata lot's description.

Description of Strata Lot

Date Rental Period Expires

Strata Lots 1 – 50

April 1, 2019

4. There is no bylaw of the strata corporation that restricts the rental of strata lots.

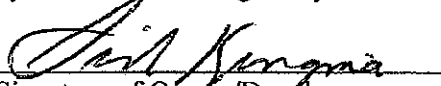
OR

~~There is a bylaw of the strata corporation that restricts the rental of strata lots, the text of which is attached to and forms part of this statement.~~

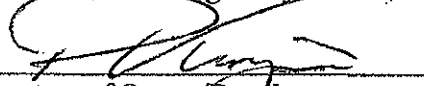
(Strike out sentence which does not apply)

Date: March 12, 2007

Homecraft Construction Ltd.
by its Authorized Signatory:


Signature of Owner/Developer

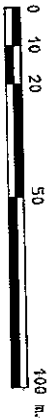
Wilmark Homes Ltd.
by its Authorized Signatory:


Signature of Owner/Developer

**STRATA PLAN OF PART OF LOT 1 EXCEPT: PHASE 1 STRATA PLAN
BCS2657 SECTION 19 TOWNSHIP 19 NEW WESTMINSTER DISTRICT
PLAN BCP26905**

B. C. G. S. 926.009

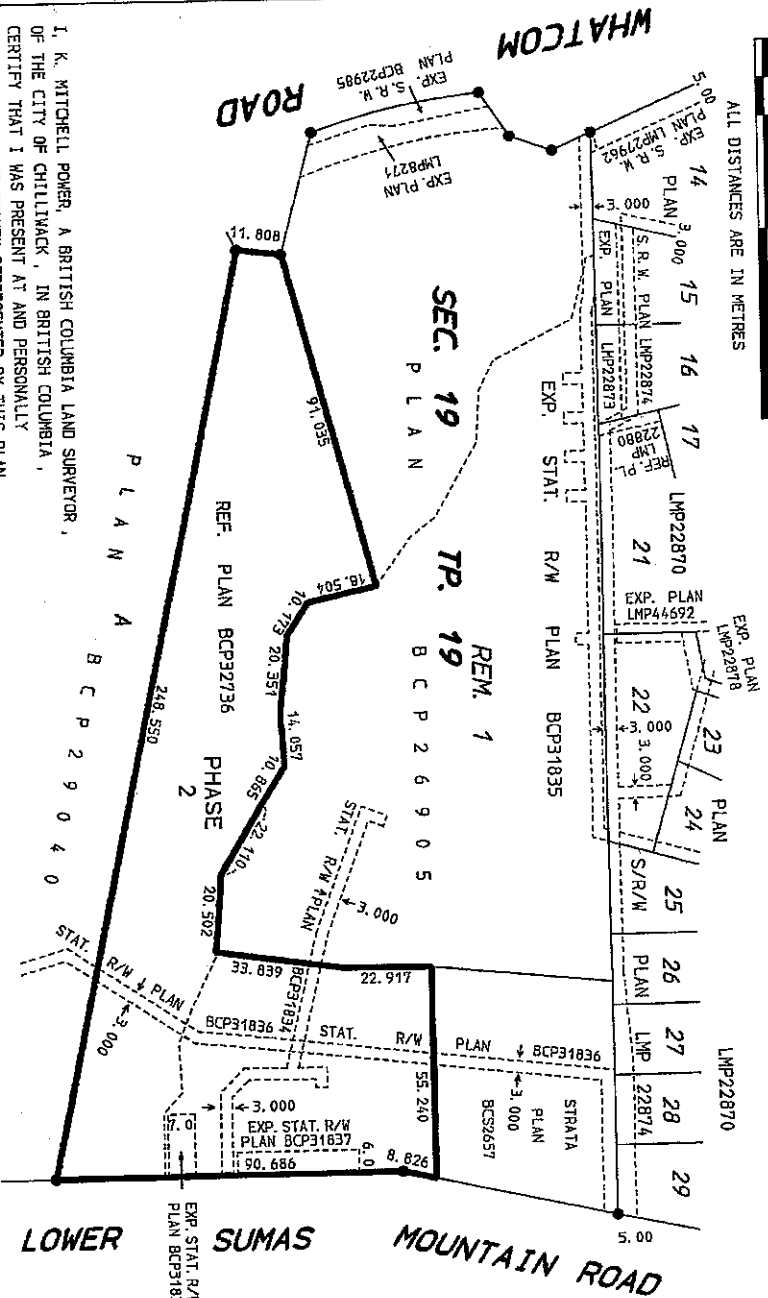
SCALE: 1:1250 (METRIC)



ALL DISTANCES ARE IN METRES

LEGEND:

● STANDARD IRON POST FOUND



I, K. MITCHELL POWER, A BRITISH COLUMBIA LAND SURVEYOR,
OF THE CITY OF CHILLIWACK, IN BRITISH COLUMBIA,
CERTIFY THAT I WAS PRESENT AT AND PERSONALLY
SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN,
AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD
SURVEY WAS COMPLETED ON THE 10TH DAY OF MARCH, 2008.
THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST
FILED UNDER NO. 78,211, ON THE 11TH DAY OF MARCH, 2008.

B. C. L. S.

APPROVED AS PHASE 2 OF A 6 PHASE STRATA PLAN
UNDER SECTION 224 OF THE STRATA PROPERTY ACT.
DATE: MARCH 31, 2008
APPROVING OFFICER FOR CITY OF ABBOTSFORD

CITY OF ABBOTSFORD.
THIS PLAN LIES WITHIN THE
FRASER VALLEY REGIONAL DISTRICT.



SHEET 1 OF 15 SHEETS
**STRATA PLAN BCS2657
PHASE 2**

DEPOSITED AND REGISTERED IN
THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B. C.

APRIL 1, 2008.

Tom MacDonnell
REGISTRAR

38647152-161

THE NAME OF THE
DEVELOPMENT IS -
"JUNCTION CREEK"

THE CIVIC ADDRESS IS -
36169 LOWER SUMAS MOUNTAIN ROAD
ABBOTSFORD, B. C.

I, K. MITCHELL POWER, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN
ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT
IS THE SUBJECT OF THE STRATA PLAN.
DATE: MARCH 10, 2008

K. Mitchell Power
B. C. L. S.

I, K. MITCHELL POWER, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE
NOT, AS OF MARCH 10, 2008 BEEN PREVIOUSLY OCCUPIED.

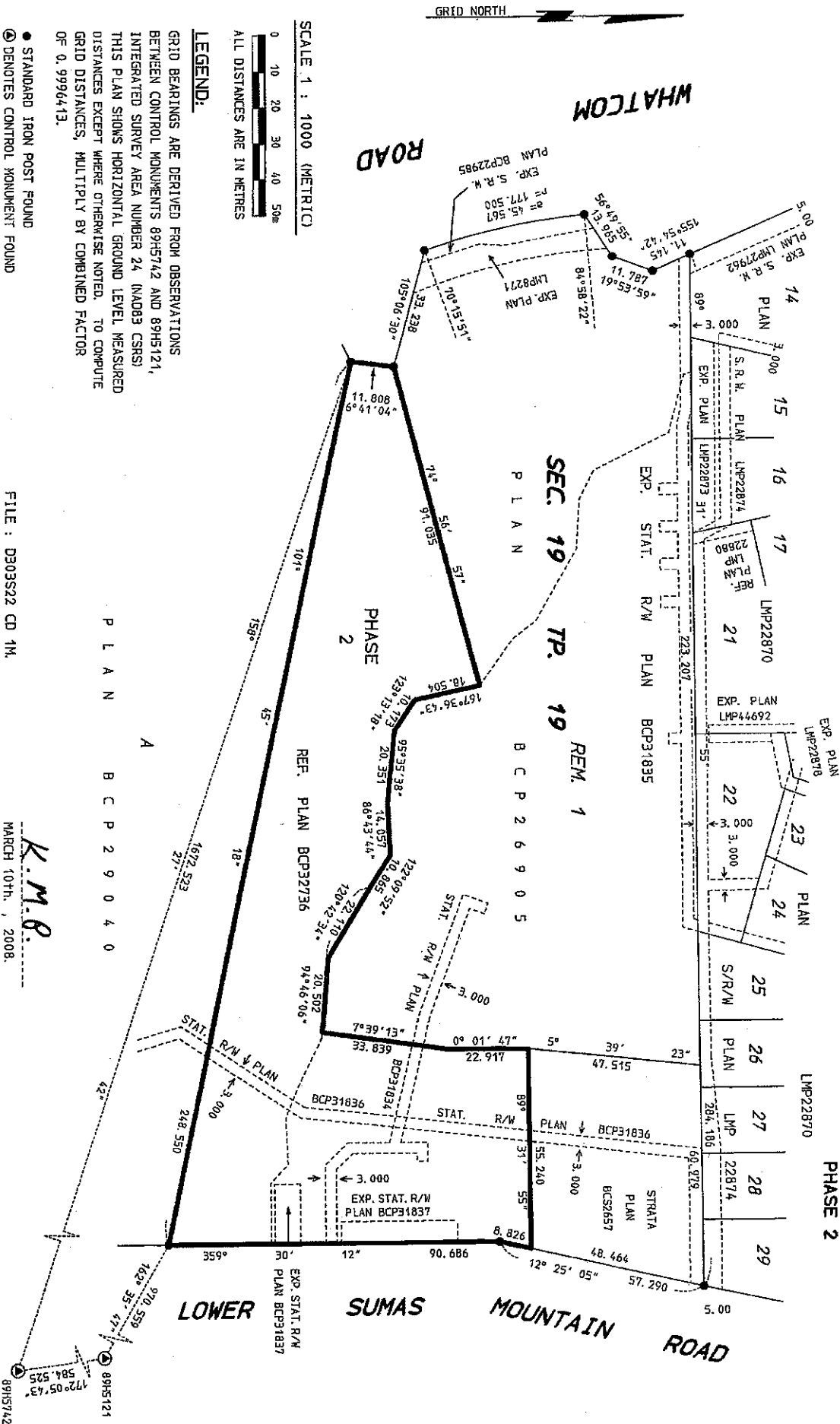
K. Mitchell Power
B. C. L. S.

TUNBRIDGE & TUNBRIDGE
BRITISH COLUMBIA LAND SURVEYORS
CANADA LANDS SURVEYORS
102-45928 HOCKING AVE, CHILLIWACK, B. C.
PHONE: 604-792-4264 FAX: 604-792-4848
FILE: D-303S21 CD 1W.

ORIGINAL MYLAR

PHASE 2 PERIMETER

SHEET 2 OF 15 SHEETS
STRATA PLAN BCS2657
PHASE 2



SCALE 1 : 1000 (METRIC)



LEGEND:

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 89H5742 AND 89H5121, INTEGRATED SURVEY AREA NUMBER 24 (NAD83 CSRS). THIS PLAN SHOWS HORIZONTAL GROUND LEVEL MEASURED DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY BY COMBINED FACTOR OF 0.9996413.

- STANDARD IRON POST FOUND
- ⊙ DENOTES CONTROL MONUMENT FOUND

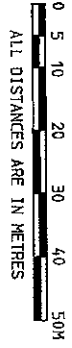
FILE : D303S22 CD 1M.

MARCH 10TH, 2008.

ORIGINAL MYLAR

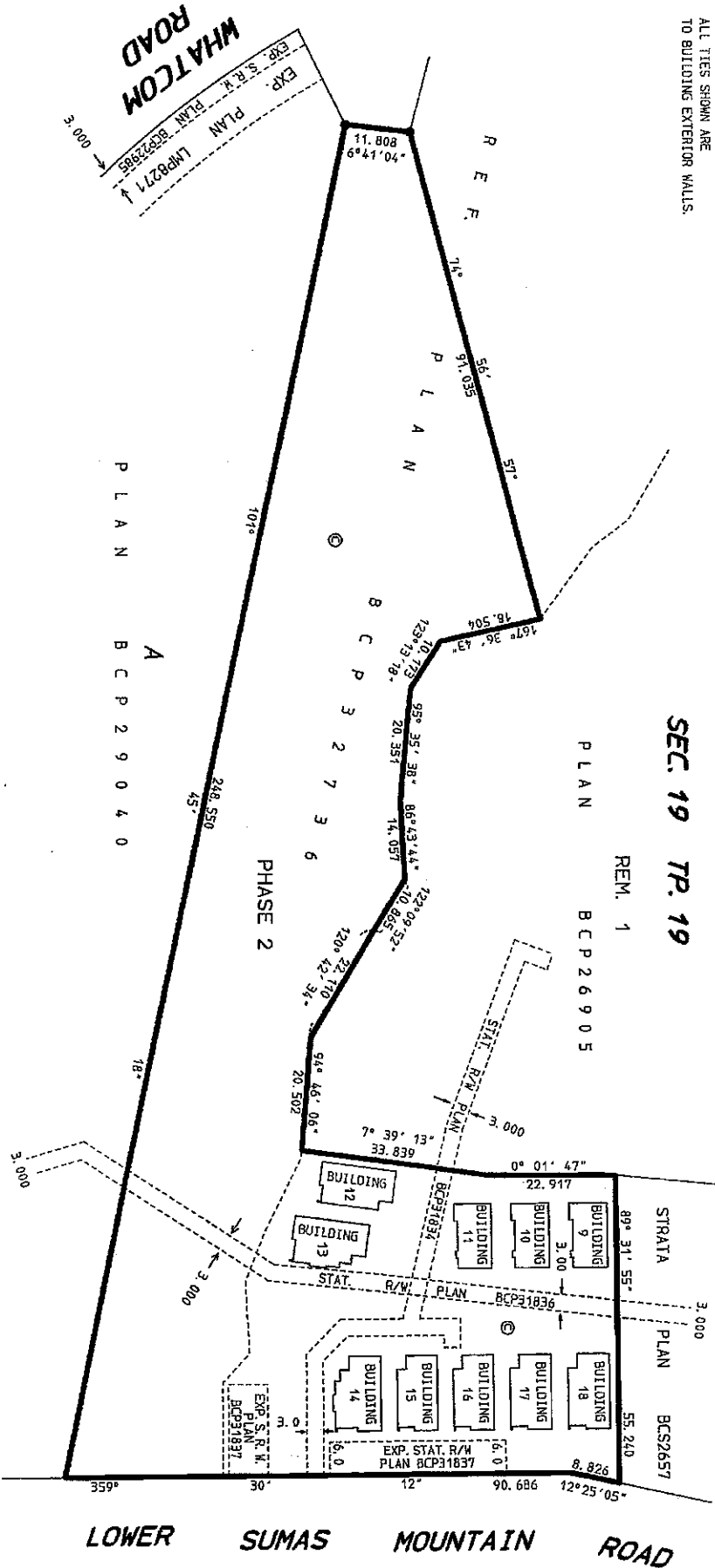
PHASE 2 BUILDINGS.

SCALE: 1:750 (METRIC)



LEGEND:

⊙ DENOTES COMMON PROPERTY.
ALL TIES SHOWN ARE
TO BUILDING EXTERIOR WALLS.



SHEET 3 OF 15 SHEETS
STRATA PLAN BCS2657
PHASE 2

K.M.B.
MARCH 11, 2008. B.C.L.S.

FILE D303523 CD 1M.

EXTERIOR BUILDING DIMENSIONS.

SCALE: 1: 400 (METRIC)

0 10 20 30m

ALL DISTANCES ARE IN METRES

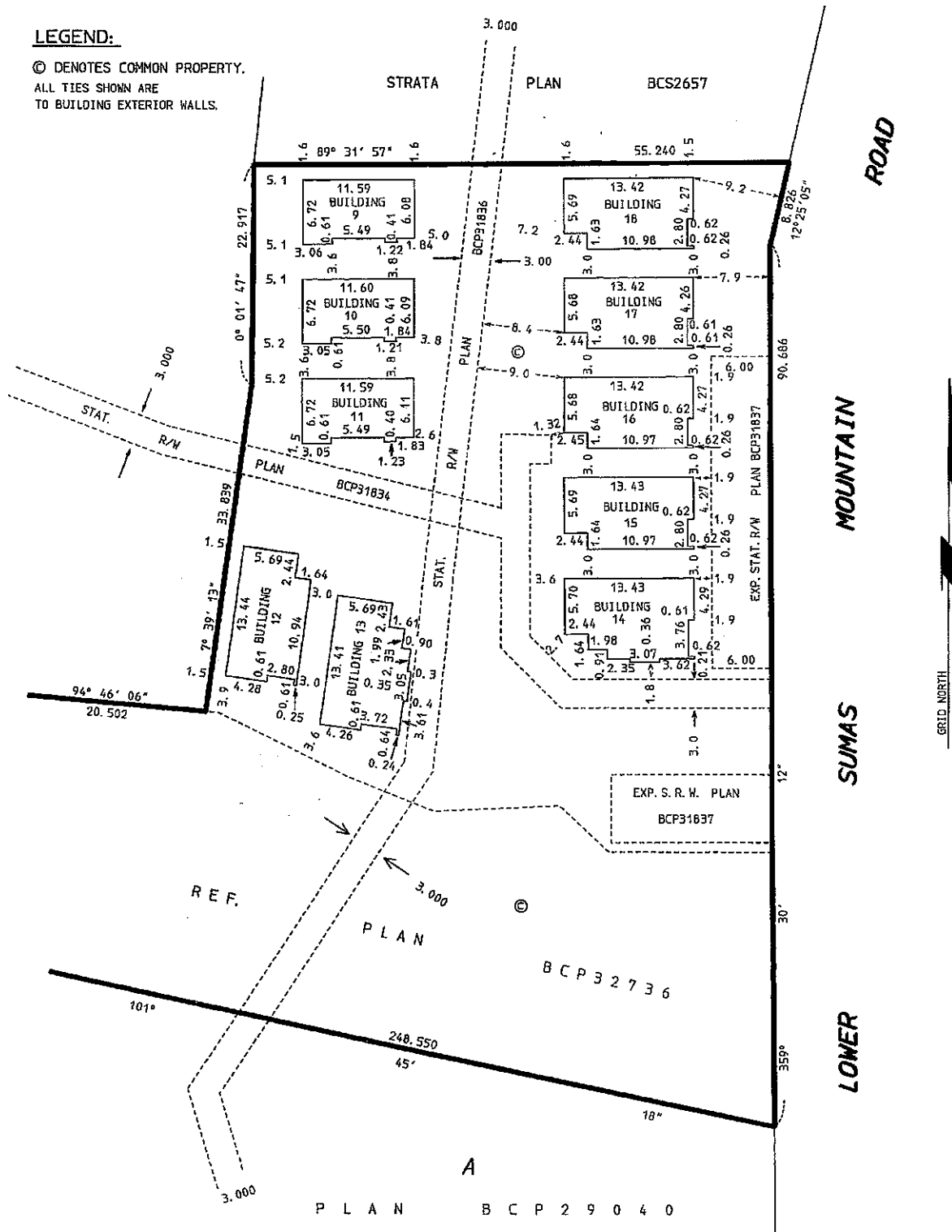
LEGEND:

© DENOTES COMMON PROPERTY.
ALL TIES SHOWN ARE
TO BUILDING EXTERIOR WALLS.

SHEET 4 OF 15 SHEETS

STRATA PLAN BCS2657

PHASE 2



K.M.O.

MARCH 10, 2008. B.C.L.S.

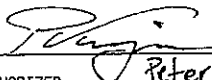
FILE D303S24 CD 1M.

STRATA PROPERTY ACT.
SIGNATURES.

SHEET 5 OF 15 SHEETS
STRATA PLAN BCS2657
PHASE 2.

OWNER:

HEMECRAFT CONSTRUCTION LTD.
INC. NO. 207043


AUTHORIZED SIGNATORIES
Peter Kingma

WITNESS : Jennifer Vance

JENN VANCE
Conveyancer
Address of witness : 9086 Young Road
Chilliwack, BC V2P 4R5
Occupation of witness : 604-795-0070

OWNER:

WILMARK HOMES LTD.
INC. NO. 199454

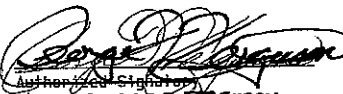

AUTHORIZED SIGNATORIES
Peter Kingma

WITNESS : Jennifer Vance

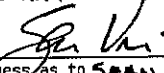
JENN VANCE
Conveyancer
Address of witness : 9086 Young Road
Chilliwack, BC V2P 4R5
Occupation of witness : 604-795-0070

CHARGE HOLDER:

OWNER: CITY OF ABBOTSFORD


Authorized Signatory
MAYOR GEORGE F. FERGUSON


Authorized Signatory
WILLIAM FLITTON, CITY CLERK

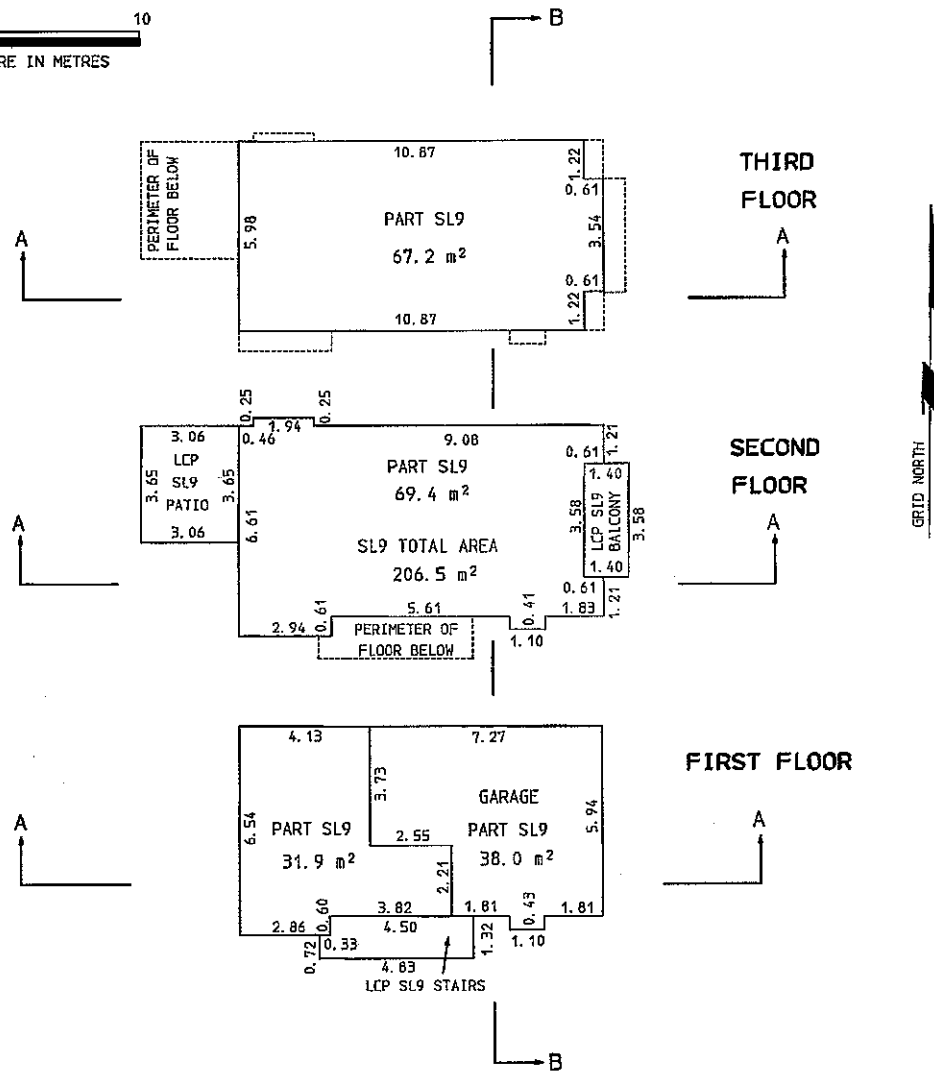
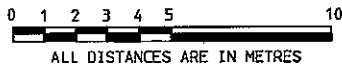

Witness as to **SEAN VISSER**
Signature (s)

Address of 32315 South Fraser Way
Witness Abbotsford, BC
Occupation of Property Negotiator
Witness

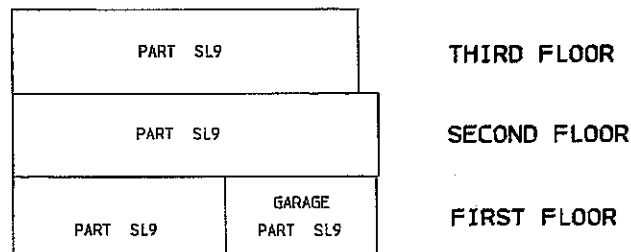
BUILDING 9
STRATA LOT 9.

SHEET 6 OF 15 SHEETS
STRATA PLAN BCS2657
PHASE 2

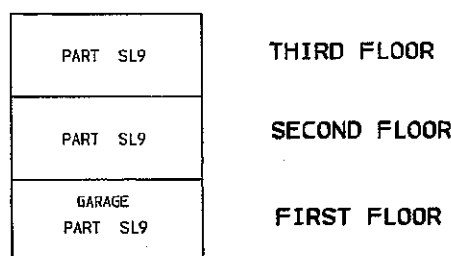
SCALE: 1:150 (METRIC)



SECTION A-A



SECTION B-B



LCP DENOTES LIMITED COMMON PROPERTY
 SL DENOTES STRATA LOT.
 © DENOTES COMMON PROPERTY

K. M. B.

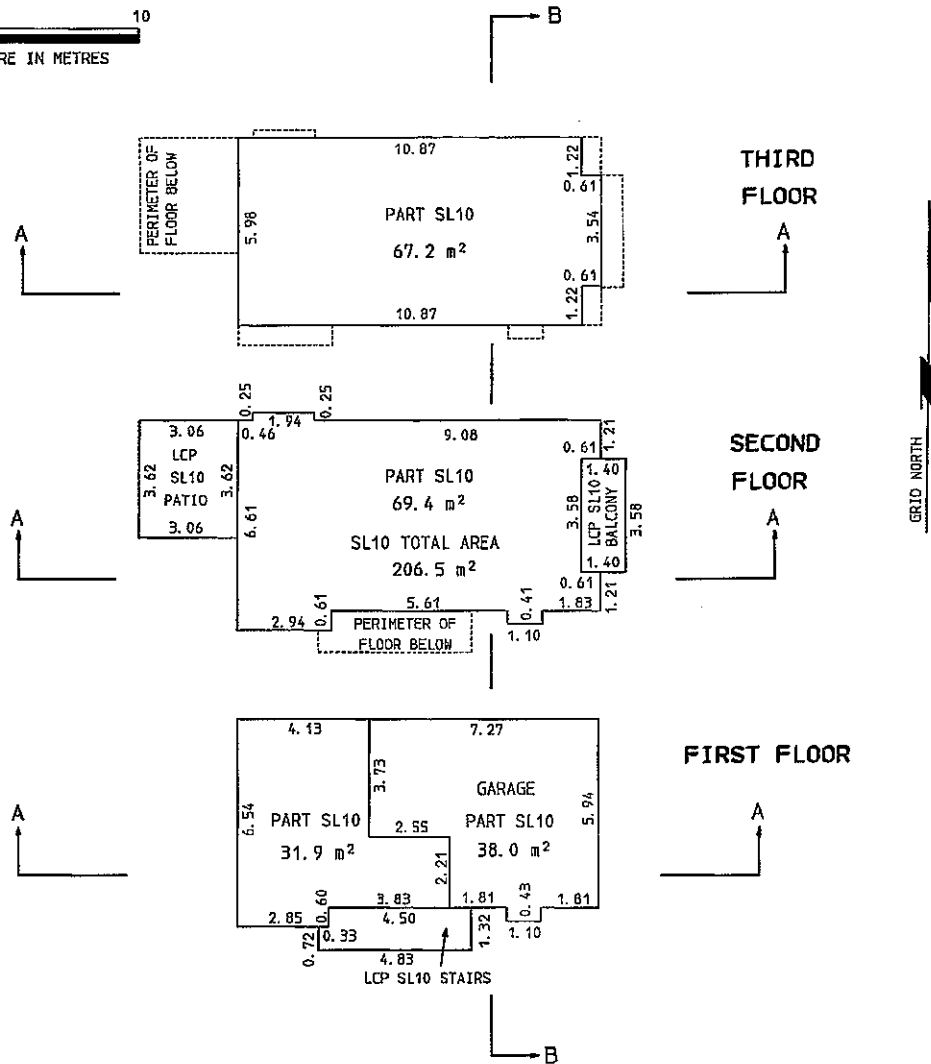
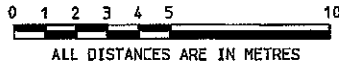
MARCH 10, 2008 B. C. L. S.

FILE D303S26 CD 1M.

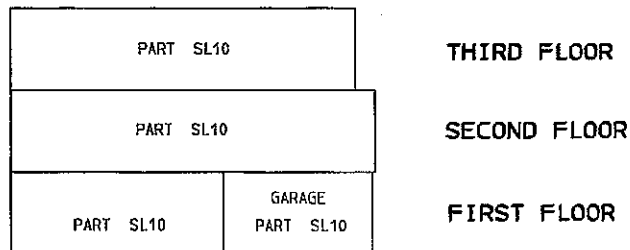
BUILDING 10
STRATA LOT 10.

SHEET 7 OF 15 SHEETS
STRATA PLAN BCS2657
PHASE 2

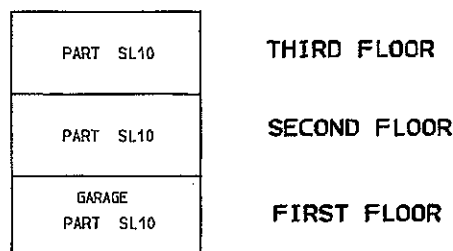
SCALE: 1: 150 (METRIC)



SECTION A-A



SECTION B-B



LCP DENOTES LIMITED COMMON PROPERTY
SL DENOTES STRATA LOT.
© DENOTES COMMON PROPERTY

K. M. P.

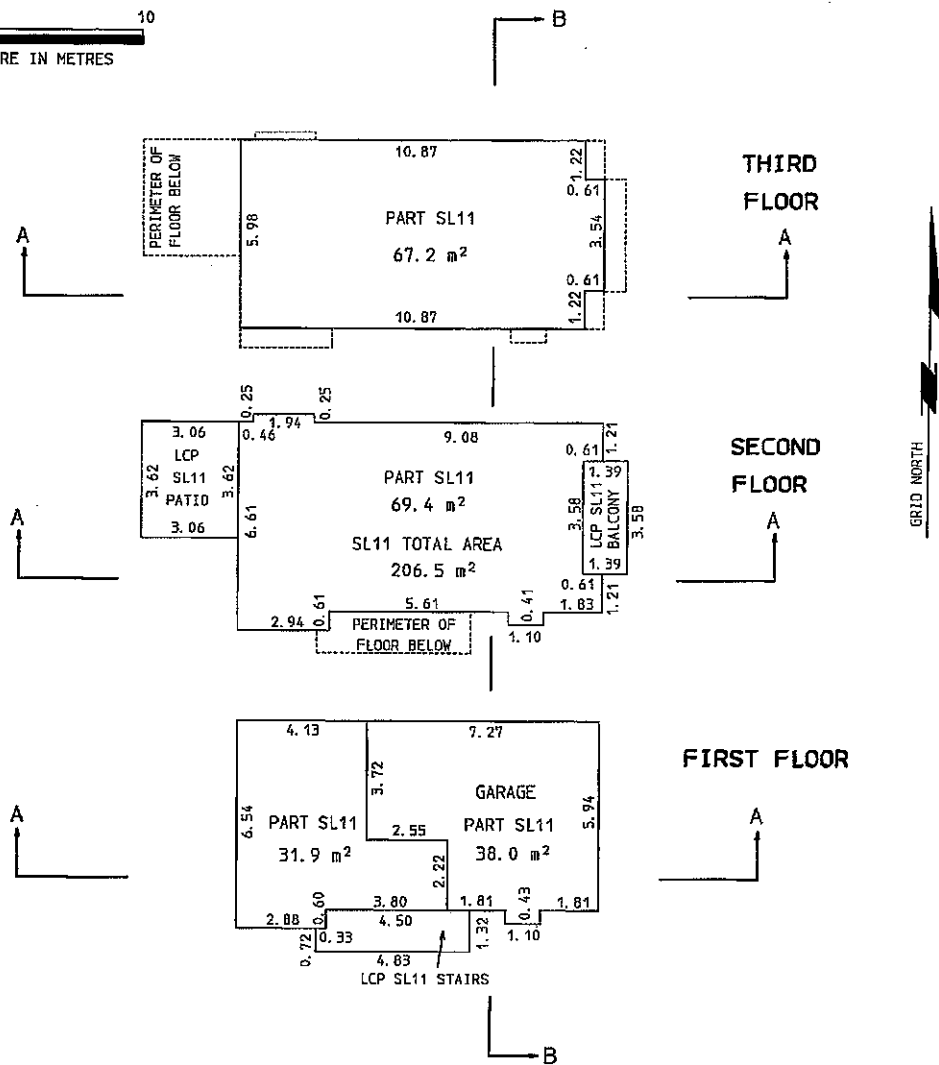
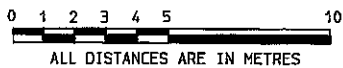
MARCH 10, 2008 B. C. L. S.

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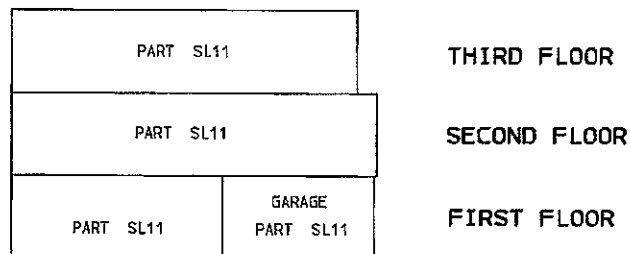
BUILDING 11
STRATA LOT 11.

SHEET 8 OF 15 SHEETS
STRATA PLAN BCS2657
PHASE 2

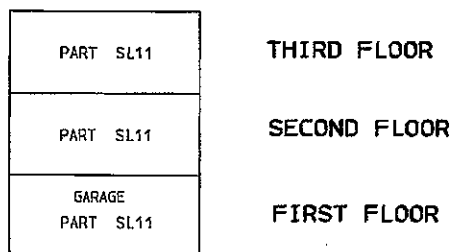
SCALE: 1: 150 (METRIC)



SECTION A-A



SECTION B-B



LCP DENOTES LIMITED COMMON PROPERTY
 SL DENOTES STRATA LOT.
 © DENOTES COMMON PROPERTY

K.M.B.

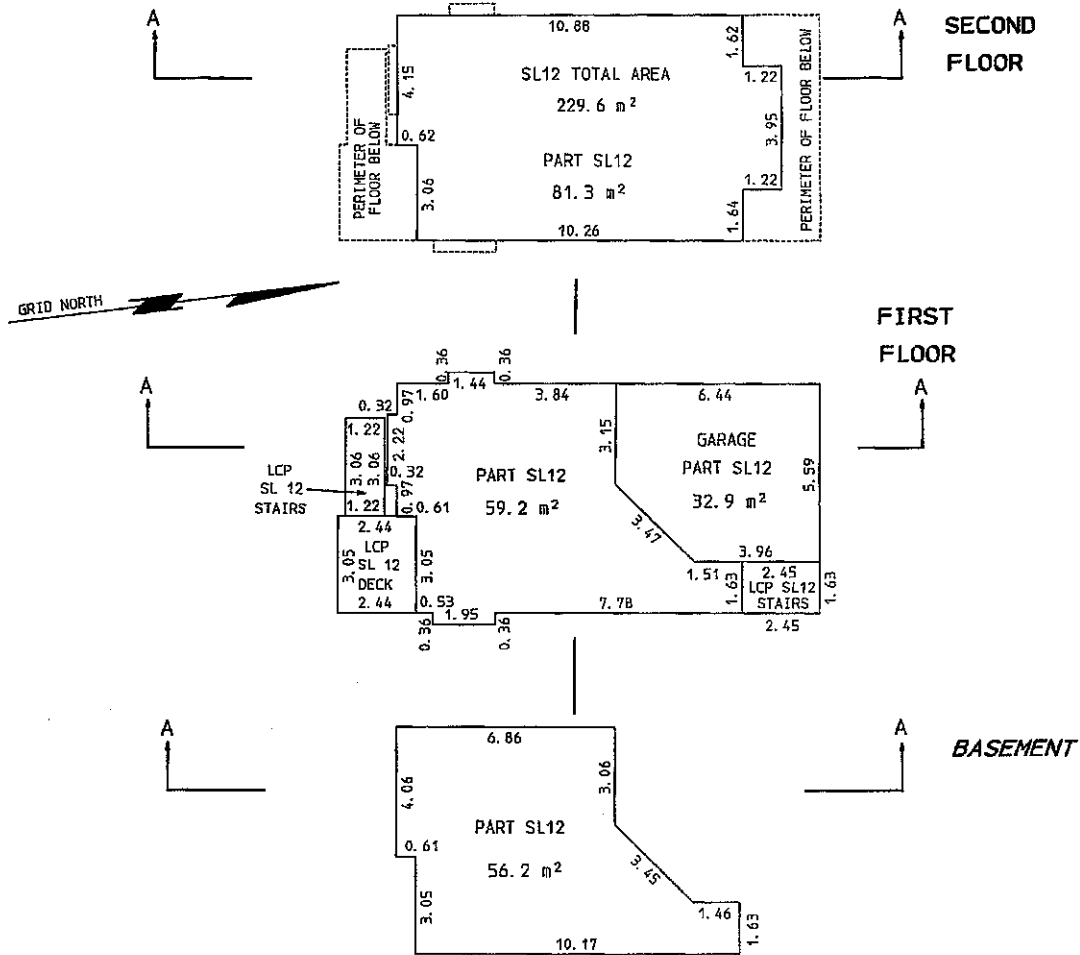
MARCH 10, 2008 B.C.L.S.

FILE D303S26 CD 1M.

BUILDING 12
STRATA LOT 12.

SHEET 9 OF 15 SHEETS
STRATA PLAN BCS2657
PHASE 2

SCALE: 1: 150 (METRIC)
 0 1 2 3 4 5 10
 ALL DISTANCES ARE IN METRES

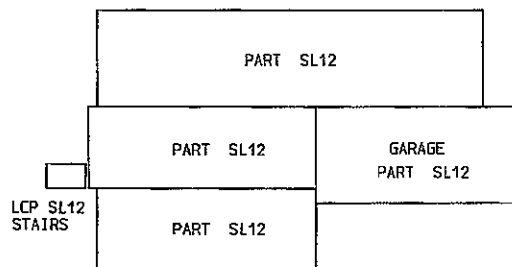


SECTION A-A

SECOND FLOOR

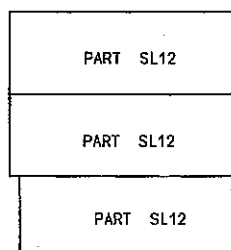
FIRST FLOOR

BASEMENT



SECTION B-B

LCP DENOTES LIMITED COMMON PROPERTY
 SL DENOTES STRATA LOT.



SECOND FLOOR

FIRST FLOOR

BASEMENT

K.M.B.

MARCH 10, 2008 B. C. L. S.

FILE D303S29 CD 1M.

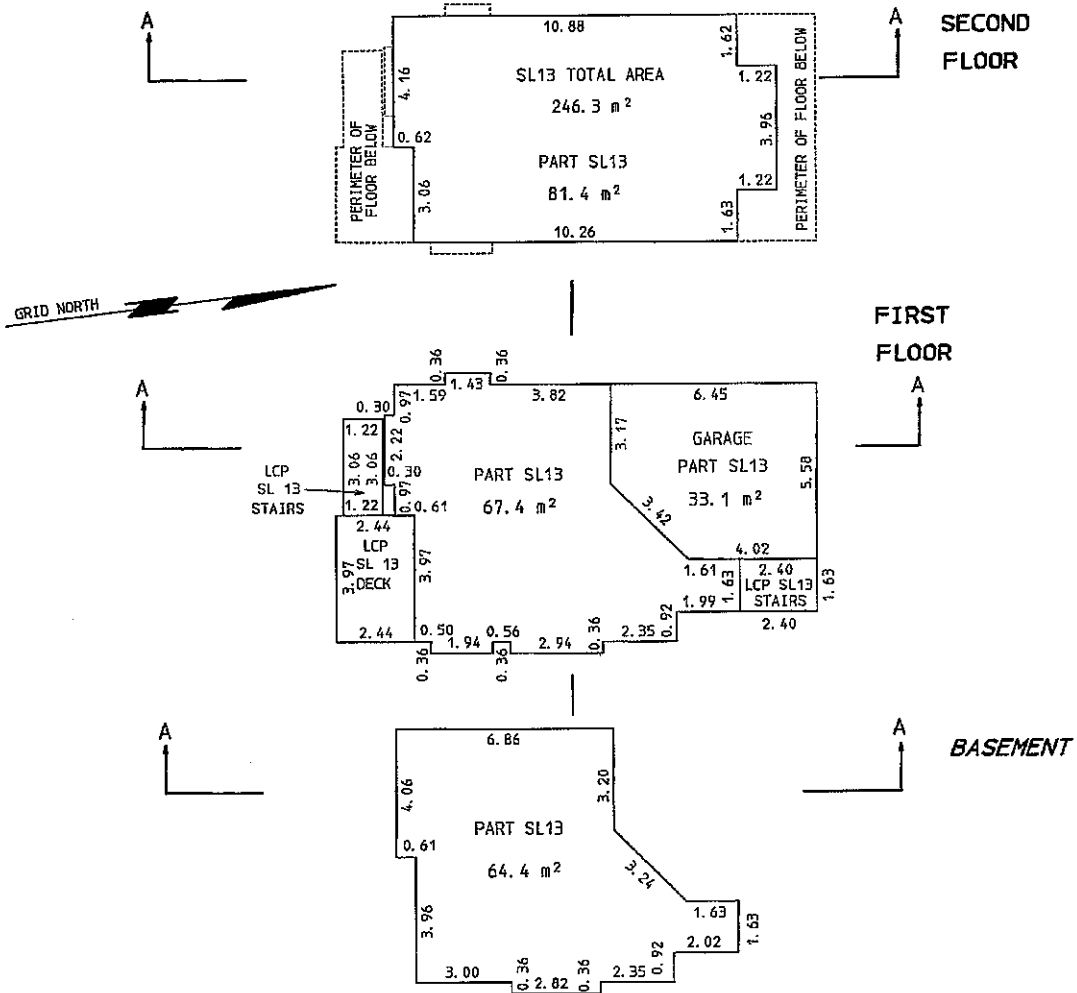
BUILDING 13
STRATA LOT 13.

SCALE: 1: 150 (METRIC)

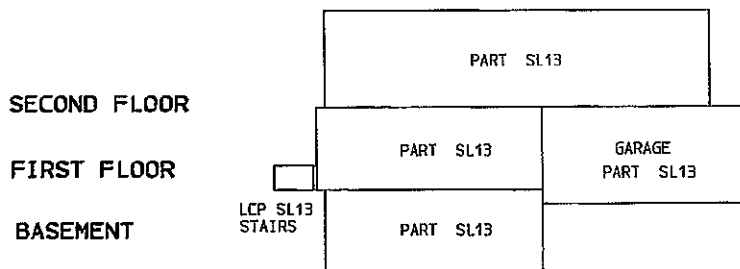
0 1 2 3 4 5 10

ALL DISTANCES ARE IN METRES

SHEET 10 OF 15 SHEETS
 STRATA PLAN BCS2657
 PHASE 2

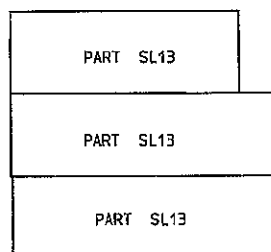


SECTION A-A



SECTION B-B

LCP DENOTES LIMITED COMMON PROPERTY
 SL DENOTES STRATA LOT.



K.M.P.

MARCH 10, 2008 B. C. L. S.

FILE D303S2A CD 1M.

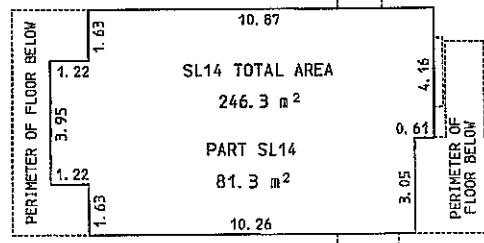
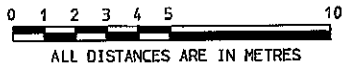
ORIGINAL MY AP

BCCONDOS.NET

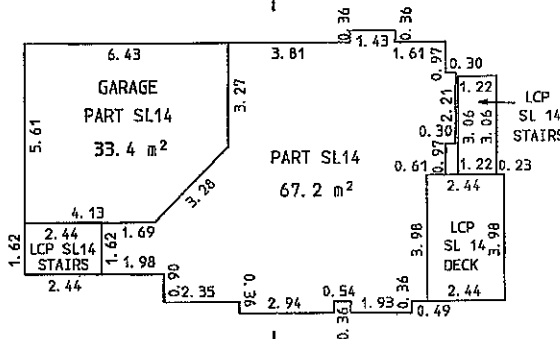
BUILDING 14
STRATA LOT 14.

SHEET 11 OF 12 SHEETS
STRATA PLAN BCS2657
PHASE 2

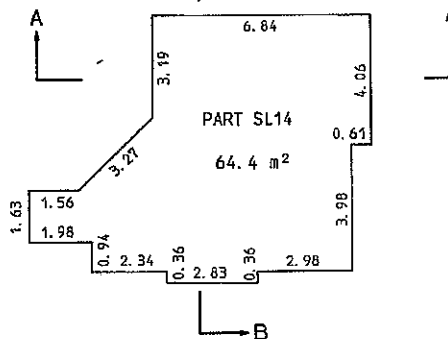
SCALE: 1: 150 (METRIC)



SECOND FLOOR



FIRST FLOOR



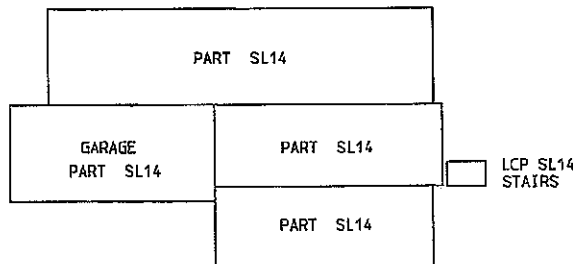
BASEMENT

SECTION A-A

SECOND FLOOR

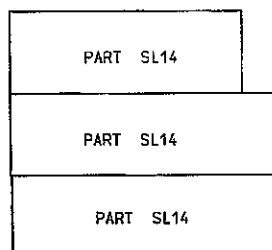
FIRST FLOOR

BASEMENT



SECTION B-B

LCP DENOTES LIMITED COMMON PROPERTY
SL DENOTES STRATA LOT.



SECOND FLOOR

FIRST FLOOR

BASEMENT

K. M. B.

MARCH 10, 2008 B. C. L. S.

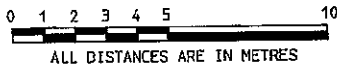
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ORIGINAL MYLAR

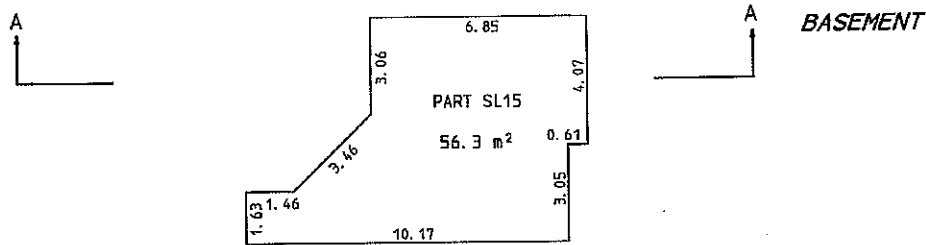
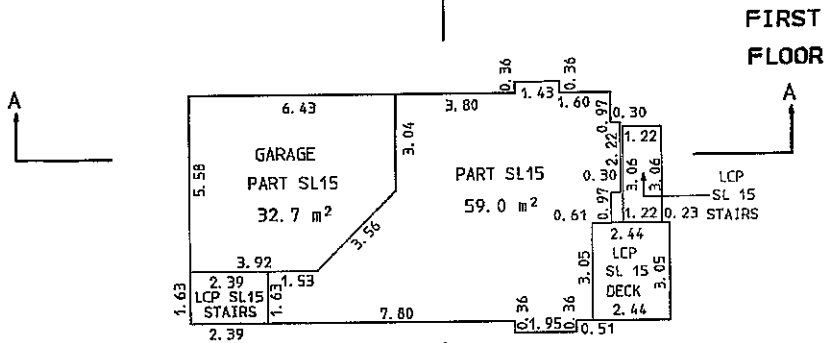
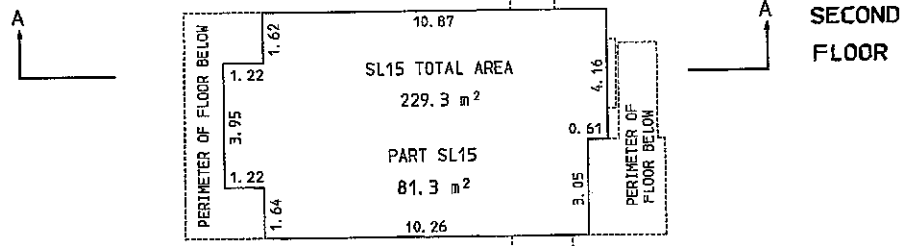
BCCONDOS.NET

BUILDING 15
STRATA LOT 15.

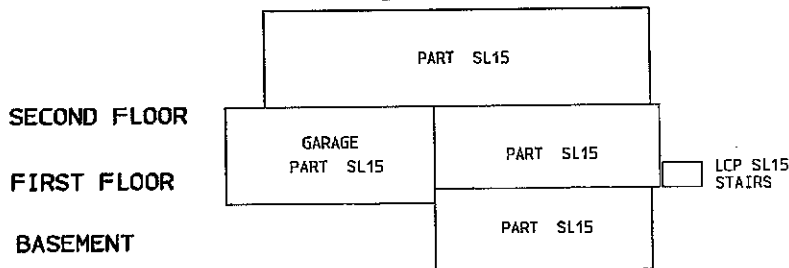
SCALE: 1: 150 (METRIC)



SHEET 12 OF 15 SHEETS
STRATA PLAN BCS2657
PHASE 2

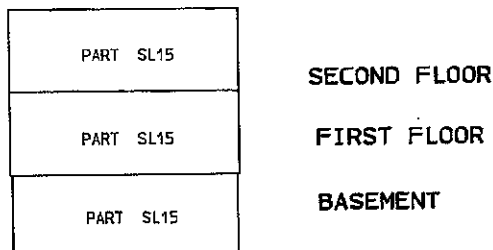


SECTION A-A



SECTION B-B

LCP DENOTES LIMITED COMMON PROPERTY
 SL DENOTES STRATA LOT.



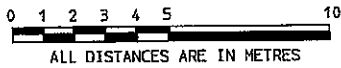
K.M.P.

MARCH 10, 2008 B. C. L. S.

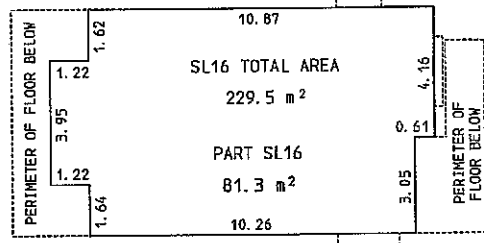
FILE 0303S2C CD 1M.

BUILDING 16
STRATA LOT 16.

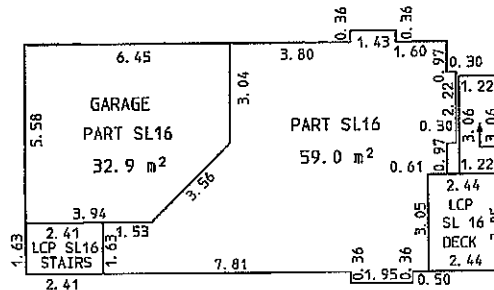
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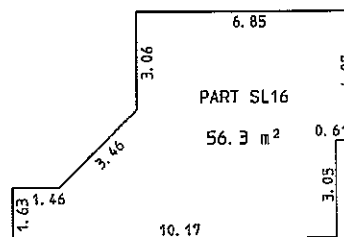
SHEET 13 OF 15 SHEETS
STRATA PLAN BCS2657
PHASE 2



SECOND FLOOR



FIRST FLOOR



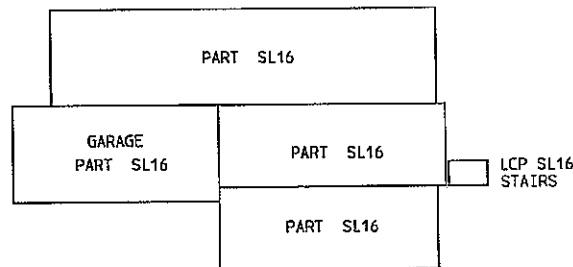
BASEMENT

SECTION A-A

SECOND FLOOR

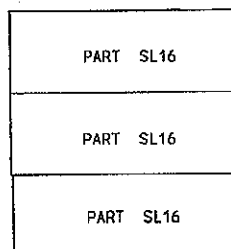
FIRST FLOOR

BASEMENT



SECTION B-B

LCP DENOTES LIMITED COMMON PROPERTY
 SL DENOTES STRATA LOT.



SECOND FLOOR

FIRST FLOOR

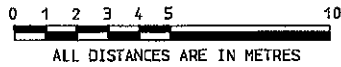
BASEMENT

MARCH 10, 2008 B. C. L. S.

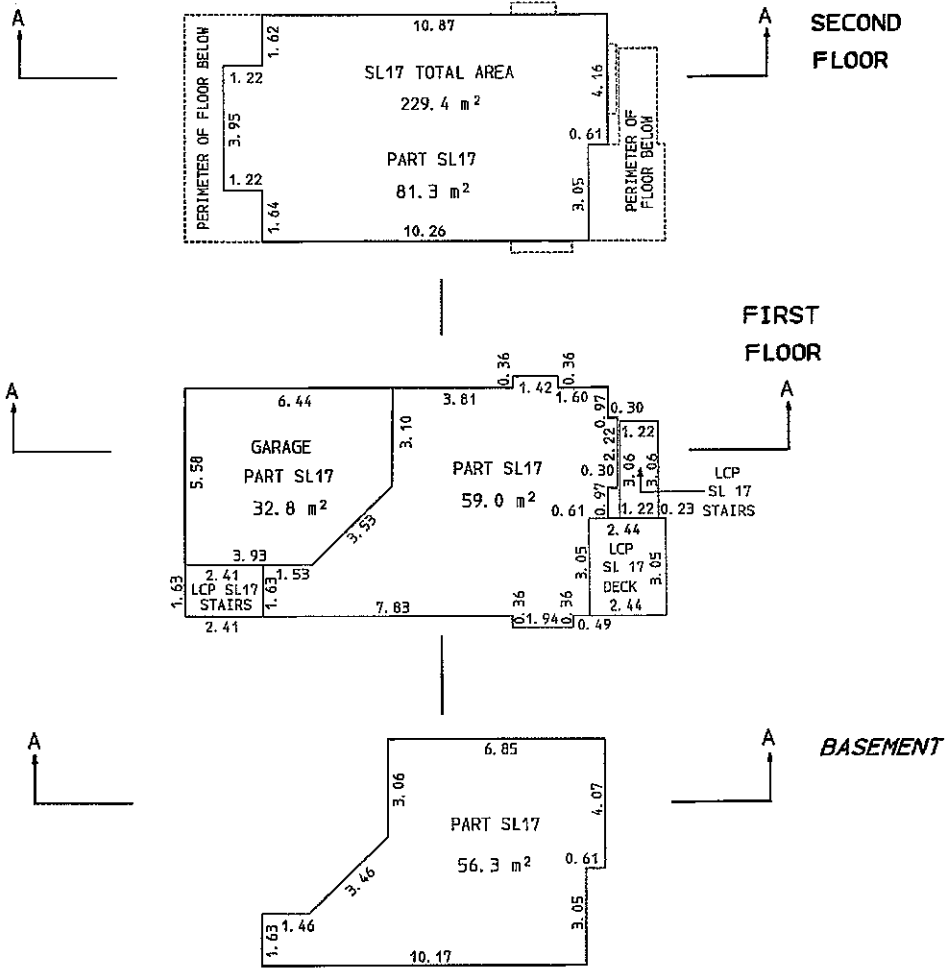
FILE D303S2D CD 1M.

BUILDING 17
STRATA LOT 17.

SCALE: 1:150 (METRIC)



SHEET 14 OF 15 SHEETS
STRATA PLAN BCS2657
PHASE 2



SECTION A-A

SECOND FLOOR

FIRST FLOOR

BASEMENT

SECTION B-B

LCP DENOTES LIMITED COMMON PROPERTY
 SL DENOTES STRATA LOT.

SECOND FLOOR

FIRST FLOOR

BASEMENT

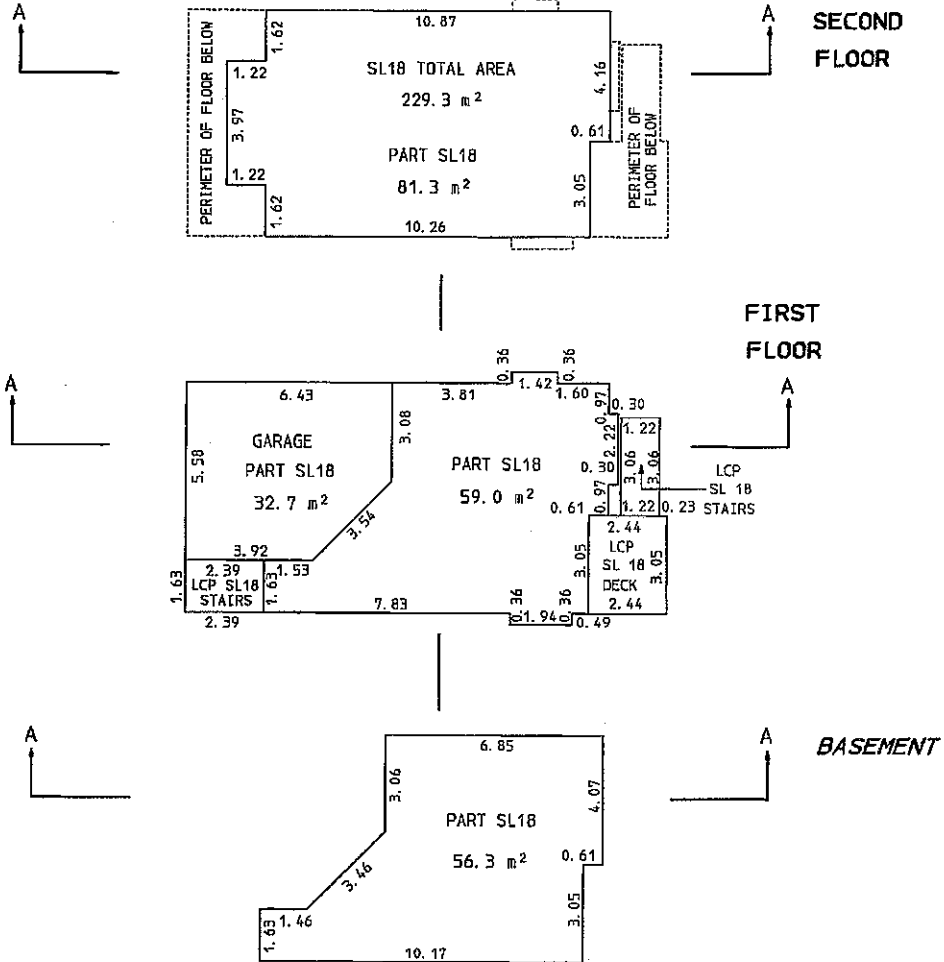
MARCH 10, 2008 B. C. L. S.

FILE D303S2E CD 1M.

BUILDING 18
STRATA LOT 18.

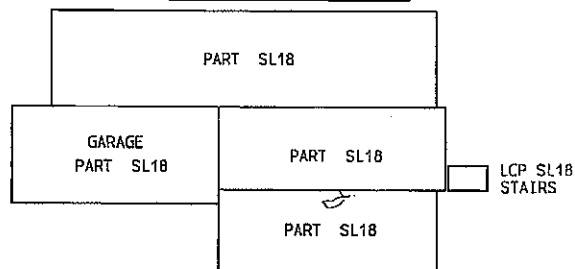
SHEET 15 OF 15 SHEETS
STRATA PLAN BCS2657
PHASE 2

SCALE: 1:150 (METRIC)
0 1 2 3 4 5 10
ALL DISTANCES ARE IN METRES



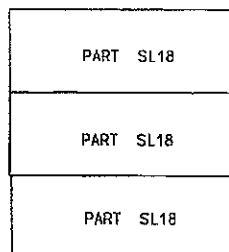
SECTION A-A

SECOND FLOOR
FIRST FLOOR
BASEMENT



SECTION B-B

LCP DENOTES LIMITED COMMON PROPERTY
SL DENOTES STRATA LOT.



SECOND FLOOR
FIRST FLOOR
BASEMENT

K.M.B.

MARCH 10, 2008 B.C.L.S.

FILE D303S2E CD 1M.



JUNCTION Creek

Your new home at Junction Creek is covered by a
2-5-10 year Travelers Guarantee Warranty
you will receive additional warranty Information package
upon the completion of your new home

Travelers Guarantee Company of Canada

Suite 2500, 650 West Georgia Street, Vancouver V6B 4N7

PO Box 11542

Toll free 1.800.555.9431

web www.travelersguarantee.com

Kingma Bros. Builder # 169 Warranty confirmation numbers

phase 5

home #8 #80092940

home #9 #80092941

home #23 #80092955

phase 6

home #10 #80092954

home #11 #80092958

home #12 #80092959

home #13 #80092945

phase 7

home #22 #80092954

home #26 #80092958

home #27 #80092959



Scott Hrusik

RE/MAX Nyda Realty
604.858.7179 or toll free 1.800.830.7175

view all details at
www.ScottHrusik.com

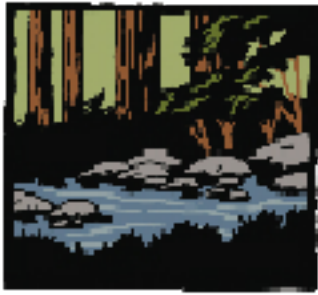


Carla Devison



B C C O N D O S . N E T





JUNCTION Creek

Your APPLIANCE DELIVERY at Junction Creek

Your new home at Junction Creek
has appliances supplied by
Coast Wholesale Appliances

Andy Chand

Builder Sales Representative
Coast Wholesale Appliances
34445 Marshall Road
Abbotsford, BC
V2S 5Z1
email: achand@coastappliances.com
Bus: 604.859.3373
Fax: 604 859 3775
Cell: 604.751.4100

If you wish to upgrade any of the appliances this is to be done direct with
Coast Wholesale and any upgrades must be paid prior to the delivery date.

- ***fridge, stove and dishwasher (standard black in color)
- ***dishwashers are delivered approx 30 days prior to completion for installation
- ***over the range micro's are delivered approx 30 days prior to completion
- ***check your unit at the time of offer - if the dishwasher and micro are installed already or delivered to the unit there will be an additional charge to change them.

All deliveries are the responsibility of the client



Scott Hrusik

RE/MAX Nyda Realty
604.858.7179 or toll free 1.800.830.7175

view all details at
www.ScottHrusik.com



Carla Devison



B C C O N D O S . N E T





JUNCTION Creek

Revised
September 21, 2009

***prices and specs are
subject to change
at any time***

Available extra's for Junction Creek

<u>extra</u>	<u>price</u>	<u>date</u>	<u>Buyer's initial</u>	<u>amount</u>
air conditioning	\$3600 +gst	up to completion date		\$
heat pump w/air	\$4900 +gst	up to completion date		\$
kitchen granite (no splash)	B unit \$2225 + gst	up to cabinet order date		\$
w/undermount sink	C unit \$2860 + gst	up to cabinet order date		\$
kitchen granite splash	B unit \$175 + gst	up to cabinet order date		\$
	C unit \$195 + gst	up to cabinet order date		\$
water to fridge	\$140 +gst	up to completion date		\$
garburator	\$460 +gst	prior to sink install		\$
gas to range	\$405 + gst	prior to drywall		\$
gas bar b q outlet	\$440 +gst	prior to drywall		\$
lamineate great room	B unit \$890 + gst	up to flooring order date		\$
	C unit \$1600 + gst	up to flooring order date		\$
decor switches	\$230 +gst	prior to electrical		\$
decor switches and plugs	\$345 + gst	prior to electrical		\$
built in vacuum	\$925 +gst	up to completion date		\$
security system	\$ 799 + gst	up to completion date		\$
extra paint color	\$150/ color + gst	prior to drywall		\$
4 pc bath downstairs	\$5000 + gst	prior to drywall		\$
			Total	\$ + 5% gst

Buyer name _____
agreed by Buyer _____

unit # _____
date _____





JUNCTION Creek

Your Cabinets at Junction Creek

Your new home at Junction Creek
has cabinets supplied by
New Castle Cabinets

Chris Dodinga

Builder Sales Representative

New Castle Cabinets

#1 - 45770 Railway Ave.

Chilliwack, BC

Bus: 604.795.7588

www.newcastlecabinets.com

If you wish to upgrade or color change any of the cabinets
this is to be done direct with New Castle Cabinets
and any upgrades must be paid prior to the instal date.



Scott Hrusik

RE/MAX Nyda Realty
604.858.7179 or toll free 1.800.830.7175

view all details at
www.ScottHrusik.com



Carla Devison



B C C O N D O S . N E T





JUNCTION Creek

Kingma Bros Specification Sheet

Purchaser(s): _____

Purchaser(s) Phone Numbers: Home: _____ Work: _____ Cellular: _____

Possession Date: _____

Unit Number: _____ Unit Type: A _____ B _____ C _____

Colour Scheme: _____



EXTERIOR SPECIFICATIONS

FRAMING: 2x4 interior and exterior walls.

ROOF: Layered fiberglass base shingle. Warranty: 30 years.

SIDING: Premium deep ting vinyl siding.

SOFFITS: Vinyl

GUTTERS: 5" continuous aluminum fascia gutter.

WINDOWS: Vinyl. Thermopane twin seal. Complete with screens. Grids inside the glass on all front windows as per plan. Wood returns with casing.

TRIM: Wood on front windows as per plan.
Wood on back windows for units backing Sumas Mountain Road

MASONRY: Stone accents on exterior as per plan.

GARAGE: Sized as per plan. Drywalled, painted and textured ceiling (not insulated).

GARAGE DOOR: Steel insulated with windows

GARAGE DOOR OPENER: Includes two remotes

SIDEWALKS: Front door to driveway.

FRONT STEPS: Exposed aggregate.

DRIVEWAY: Exposed Aggregate

INTERIOR SPECIFICATIONS

INSULATION: Exterior walls - R14 high density batts. Ceiling - R40 blown.

PAINTING: 2 coats latex on all walls. Acrylic on all doors and trims.

Colour _____



FIREPLACE: Located as per plan. Efficient gas. Rock facing with rough cut cedar mantle.

DOORS:

EXTERIORS		INTERIORS	
Front	Style: Single metal with window Hardware: passage set and deadbolt	Passage Doors:	Style: Painted Stante Fe. Hardware: Oil rubbed bronze knobs. Privacy sets on all bathrooms and master bedroom Passage sets on all other doors.
House to garage & garage to exterior	Style: 6 panel metal with closers. Hardware: passage set with deadbolt	Interior Bifolds	Santa Fe style painted cream. Wood returns with casing.

SUBFLOORING: Multiply on bathroom and laundry room floors.

RAILINGS: Stained wood & wrought iron on stairways as per plan.

BASEBOARDS: 4" colonial baseboard throughout except closets.

HEADER MOULDINGS: on main doors on hallway side only.

SHELVING: Metal system. Rod and shelf in all bedroom and coat closets. Single shelf over washer and dryer.



CABINETS: Shaker maple or painted antique white Islands to be opposite main cabinets.
Countertops: Full wrap roll top. Arborite as per colour scheme with granite countertops on islands.

Unit #

Other _____



STANDARD CABINET FEATURES:

- Adjustable shelves. Hidden European-style hinges. Microwave shelf with plug (C Units). Dishwasher space. Crown moldings.

MIRRORS: Framed Wood

PLUMBING: Main Bath: 3 piece with toilet, sink & tub n' wall with 1 row coloured tile around edge and shower head.
Ensuite: 3 piece with toilet, sink, 48" fiberglass shower with one row of coloured tile around the edge.
Shower door.
Powder Room: 2 piece with toilet and pedestal sink.
Basement - rough-in 3 piece. (in A & B units)

STANDARD PLUMBING FEATURES FOR ALL UNITS:

- All main bath, ensuite and powder room plumbing fixtures are white.
- Hardware: Single lever balance valves on all showers and tubs. Chrome single lever faucets throughout.
- Kitchen: Double stainless steel sink with single lever faucet. Rough-in for garburator.
- Laundry: Hook-ups for washer and dryer. (If washer and dryer are purchased through the builder's supplier, installation is not included)
- Exterior faucets: Frost free hose bibs.
- Hot Water Tank - Gas, 40 US gallons.

HARDWARE: Towel bars and paper holders and coat hook in all bathrooms

FLOORING: A & B Units - *Parkett* laminate plank flooring: entire main floor area except great room
- Carpet: Great room, stairs and upper hall and bedrooms
- Linoleum: Upstairs bathrooms and laundry
C Units - *Parkett* laminate plank flooring: Kitchen, dining and entry
- Carpets: Rec room, den, great room, stairs, bedrooms and hallway
- Linoleum: Bathroom and laundry

APPLIANCES: 17 cubic foot frost free fridge. 30" easy clean oven. Over the range microwave (A & B units), Vented hood fan (C Units).
Dishwasher. All appliances supplied and installed. Black in colour.

ELECTRICAL: Light fixtures: Standard package as per show home.
Exterior lights on garage with photocells
Security system rough-in.

HEATING: Furnace: Natural gas, forced air, over 80 percent efficiency rating or electrical baseboard where required.
Rough-in for heat pump air conditioning.

VACUUM SYSTEM: Roughed-in.

HIGH TECHNOLOGY COMMUNICATION PACKAGE

TELEPHONE: All units - 4 outlets

CABLEVISION: All units - 4 outlets

10 YEAR NEW HOME WARRANTY.

COURSE OF CONSTRUCTION INSURANCE.

OTHER DETAILS _____

Agreement:

Dated this _____ day of _____, _____.

Signed and agreed by builder _____



Signed and agreed by purchasers _____

Kingma Bros Developments Ltd. reserves the right to make changes to specifications.



B C C O N D O S . N E T



Revision - July 23, 2008



JUNCTION Creek

Your Flooring at Junction Creek

Your new home at Junction Creek
has flooring supplied by
Volume Carpets

Tammy Foote

Builder Sales Representative

Volume Carpets

7980 Evans Parkway

Chilliwack, BC

Bus: 604.795.2231

If you wish to upgrade or color change any of the flooring
this is to be done direct with Volume Carpets
and any upgrades must be paid prior to the instal date.



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604.858.7179 or toll free 1.800.830.7175

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Carla Devison



B C C O N D O S . N E T





B C C O N D O S . N E T





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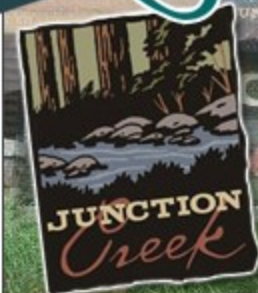




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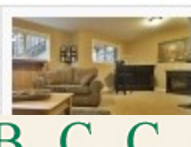
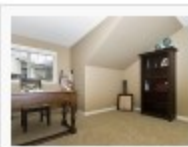
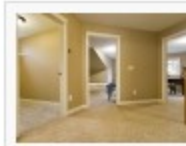
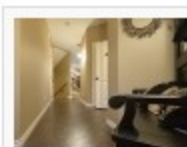
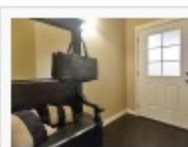
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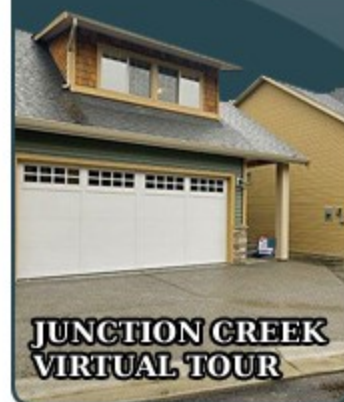
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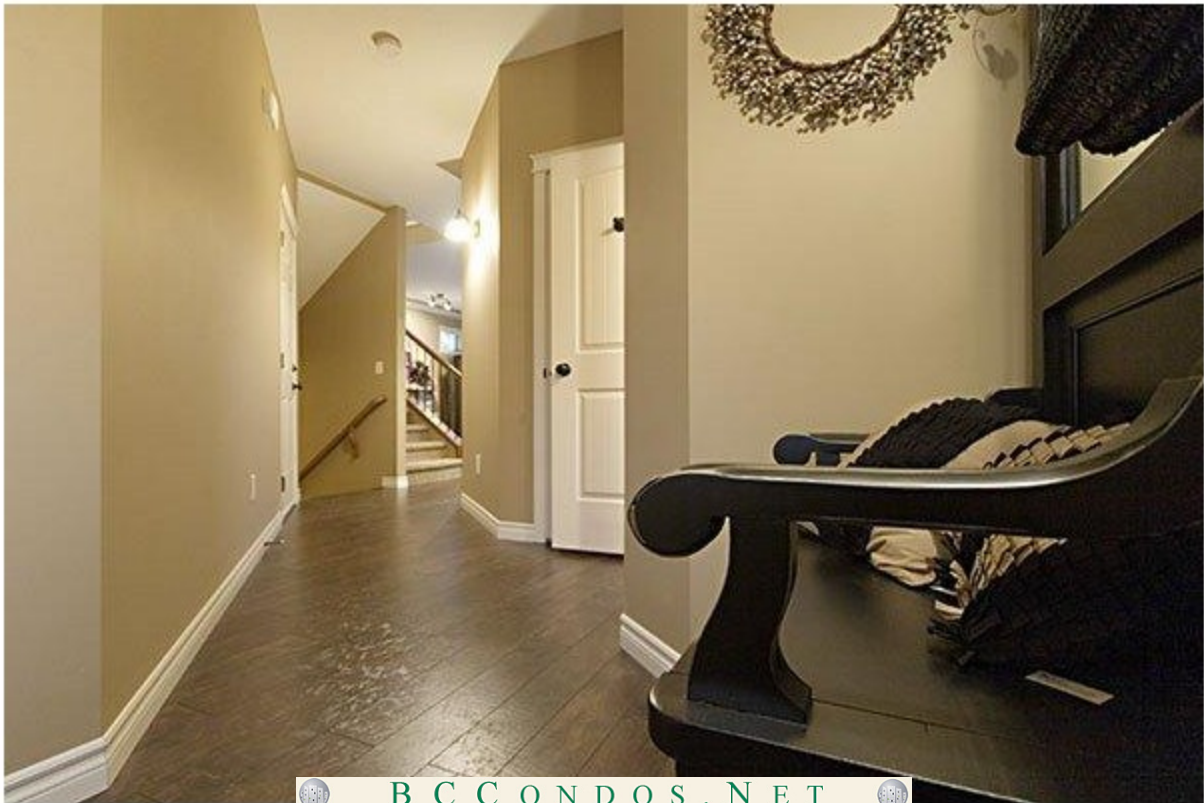


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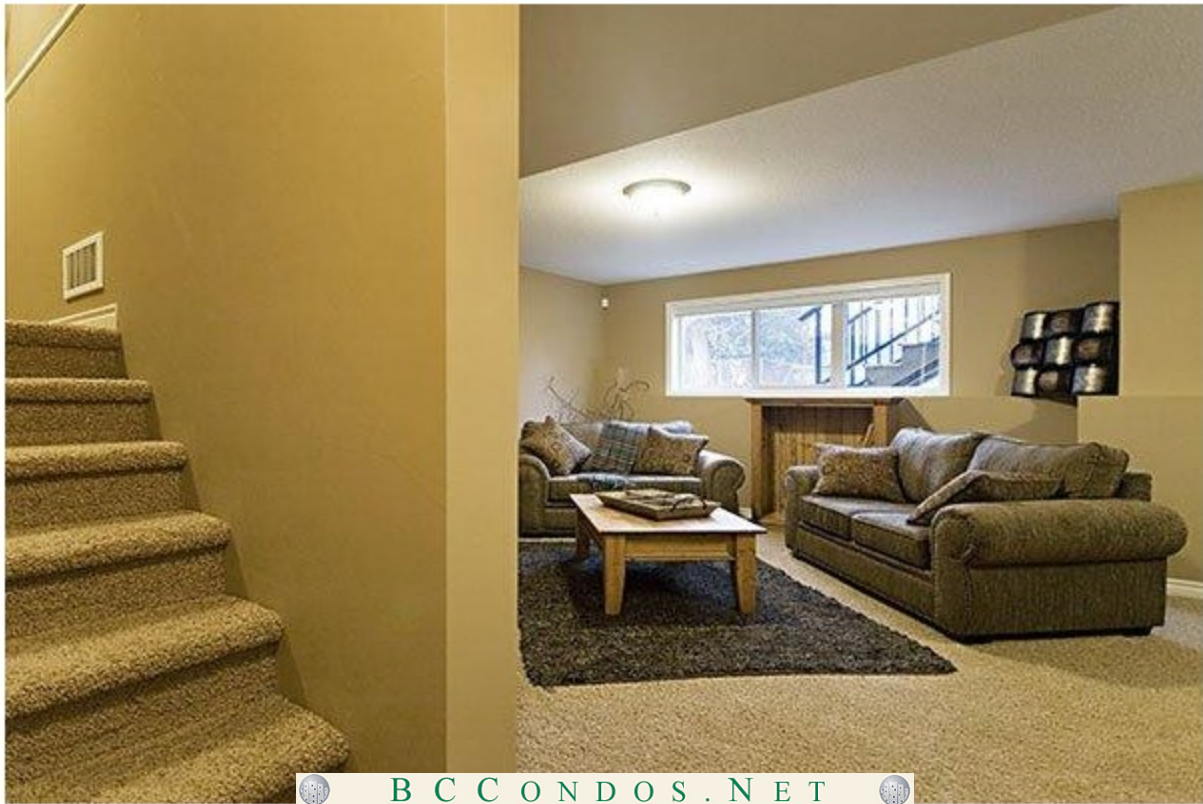
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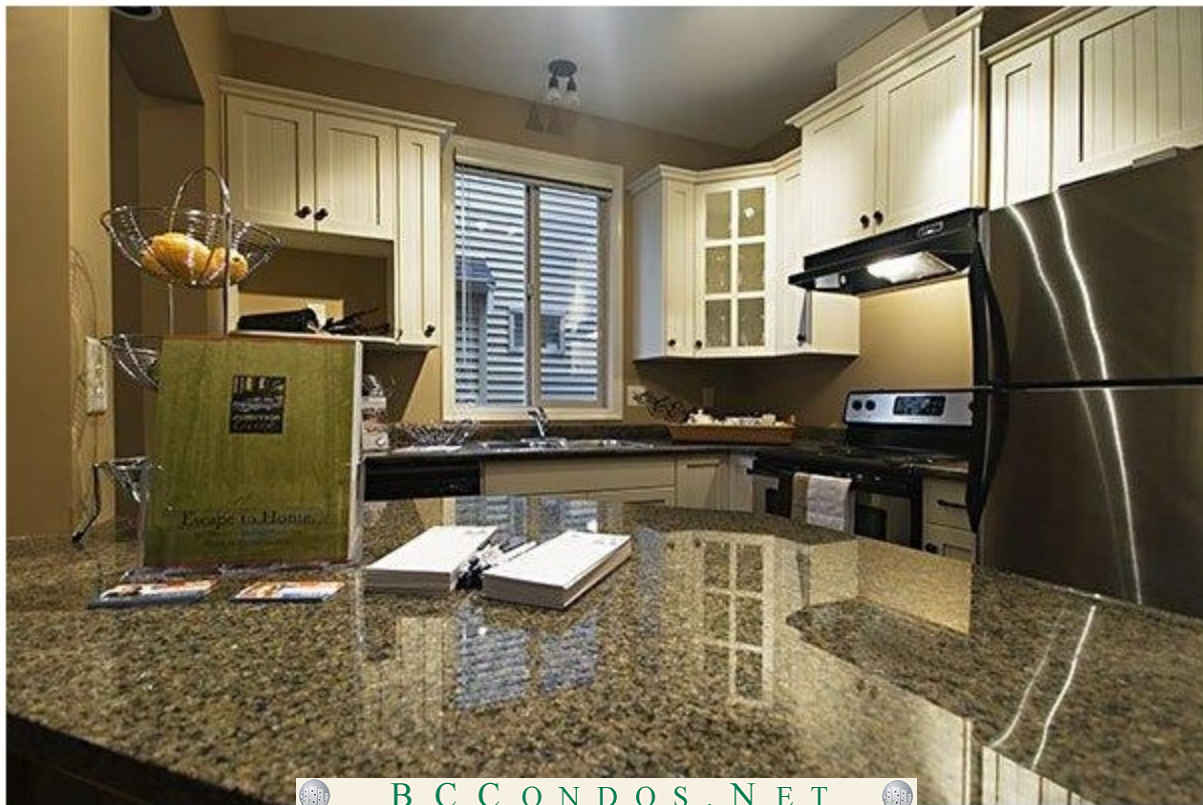
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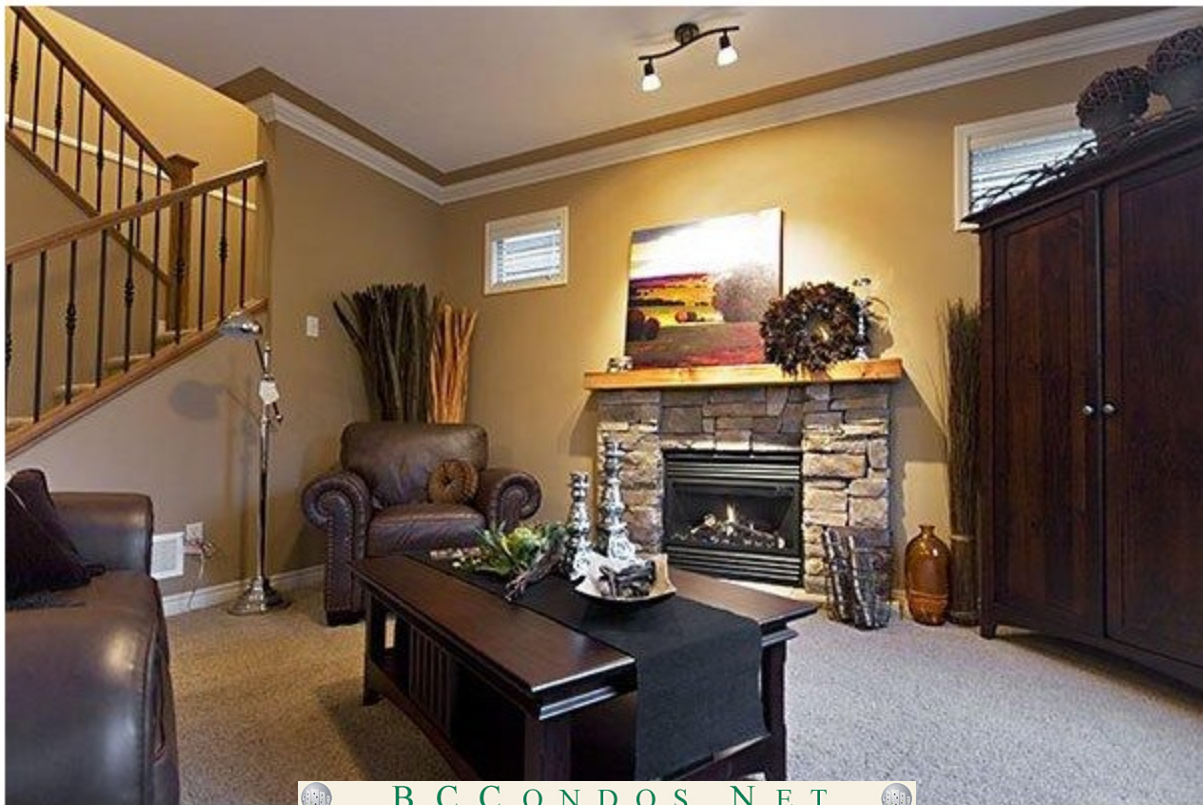




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