



Close to nature.
Close to perfect.
**close
to
home.**

URBAN RENEWAL ARCHITECTURE NEAR THE RIVER'S EDGE
www.kingmabrothers.com/heronslanding



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



Wander down to the river's edge with your coffee. Pick up the kids from school and head to Cultus Lake for a dip or a paddle before supper. Take a leisurely stroll through the neighbourhood. Explore the shops of Garrison. Grab your clubs, your bike or your backpack and get out for some fresh air.

**Sound ideal? Well, you're close.
It's life here at Heron's Landing.**

And after it all, you'll come home to modern comfort with a traditional look and feel, assured in the knowledge you chose an award-winning builder who's been crafting family homes in your neighbourhood for over 25 years.

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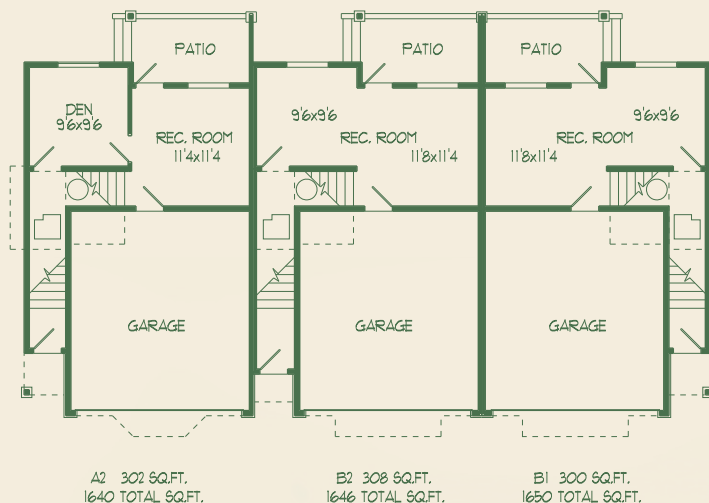
FEATURES

Exterior

- Vinyl Windows with Screens
- Extensive & Detailed Wood & Stone Accents
- Exposed Aggregate Concrete Double Driveways
- Premium Deep Tint Vinyl Siding
- Insulated Steel Garage Door with Opener
- Covered Patios

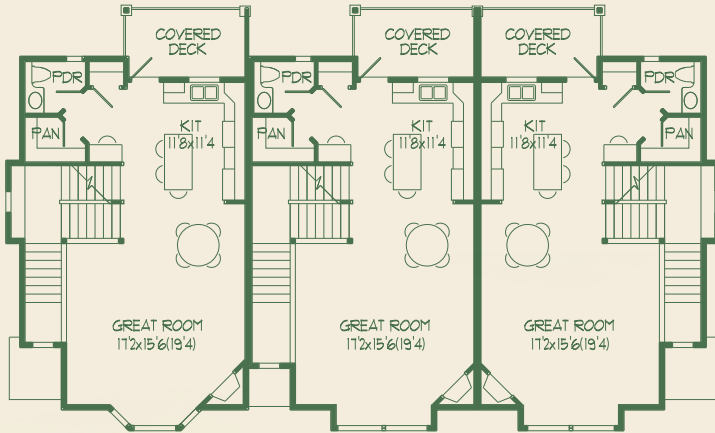
Interior

- 2 Designer Colour Schemes
- Tile Entries
- Shaker Maple Cabinets
- Kitchen Islands with Granite Counter Tops
- Stainless Kitchen Appliance Package
- 9 Foot Ceilings
- Wrought Iron Railings
- Crown Moulding
- Premium Floor Coverings
- Efficient Natural Gas Fireplace & Furnace
- Modern Tile Fireplace Facings
- Painted Wood Window & Closet Returns
- Designer Light Fixtures & Hardware
- One Piece Acrylic Tubs & Showers
- Raised Master Bedroom Ceilings
- Large Walk-in Closets
- 2" Window Blinds
- Roughed-in for Built-in Vacuum
- Roughed-in for Security System
- Fire Suppression Sprinklers
- Much More!



GRADE LEVEL FLOOR PLAN



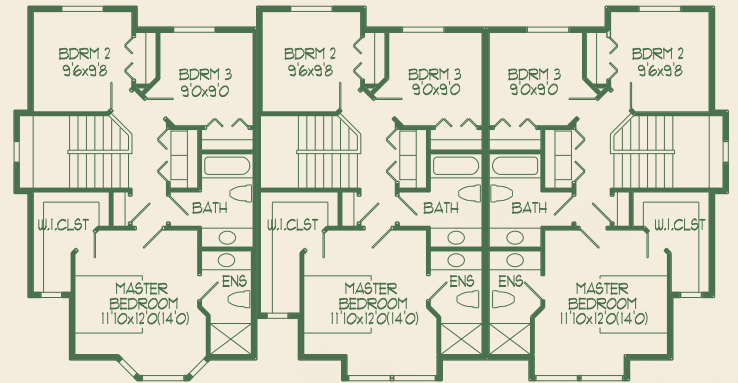


A2 680 SQ.FT.
1640 TOTAL SQ.FT.

B2 676 SQ.FT.
1646 TOTAL SQ.FT.

B1 686 SQ.FT.
1650 TOTAL SQ.FT.

MAIN FLOOR PLAN



A2 658 SQ.FT.
1640 TOTAL SQ.FT.

B2 662 SQ.FT.
1646 TOTAL SQ.FT.

B1 664 SQ.FT.
1650 TOTAL SQ.FT.

SECOND FLOOR PLAN





Kingma Brothers Developments have been crafting single and multi-family communities for over 25 years. They've won many provincial housing awards ('Georgies') and are committed to the home building industry for the long term. 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.

You can feel confident that their neighbourhoods are the best operated and maintained in the Fraser Valley, and that Heron's Landing will be an excellent investment and a wonderful place for you and your family to call home.

The builder retains the right to make modifications to specifications without notice.
www.kingmabrothers.com/heronslanding



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





RE/MAX Nyda Realty



open house

Thurs, Fri and Sat
from 1-3pm
(closed all long
weekends)from
\$269,0001417
Units SOLD!

HERON'S LANDING

Home

Location: 44420 Sherry Drive

Plans & Prices

Features & Specifications

Learn More & Contact Us

Photo Gallery

Virtual Tours

Download Brochure (PDF)

Disclosure Statement (PDF)

Disclosure Receipt (PDF)

Blank Addendums (PDF)

Warranty Numbers (PDF)

26 Brand New Townhomes in Chilliwack, BC



Wander down to the river's edge with your coffee. Pick up the kids from school and head to Cultus Lake for a dip or a paddle before supper. Take a leisurely stroll through the neighbourhood. Explore the shops of Garrison. Grab your clubs, your bike or your backpack and get out for some fresh air.

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Close to Home.**



Scott Hrusik
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(604) 858-7179
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Buyer's Agent
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**HERON'S LANDING**[Home](#)[Location: 44420 Sherry Drive](#)[Plans & Prices](#)[Features & Specifications](#)[Learn More & Contact Us](#)[Photo Gallery](#)[Virtual Tours](#)[Download Brochure \(PDF\)](#)[Disclosure Statement \(PDF\)](#)[Disclosure Receipt \(PDF\)](#)[Blank Addendums \(PDF\)](#)[Warranty Numbers \(PDF\)](#)**Scott Hrusik**www.scotthrusik.com**RE/MAX Nyda Realty**

(604) 858-7179

1-800-830-7175

**Carla Devison****Buyer's Agent**www.scotthrusik.com

(604) 858-7179

1-800-830-7175

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Features and Specifications

Exterior

- Vinyl Windows with Screens
- Extensive & Detailed Wood & Stone Accents
- Exposed Aggregate Concrete Double Driveway
- Premium Deep Tint Vinyl Siding
- Insulated Steel Garage Door with Opener
- Covered patios

Interior

- 2 Designer color schemes
- Tile entries
- Shaker Maple Cabinets
- Kitchen Islands with Granite Counter Tops
- Stainless Kitchen Appliance Package
- 9 Foot Ceilings
- Wrought Iron Railings
- Premium Floor Coverings
- Efficient Natural Gas Fireplace & Furnace
- Modern Tile Fireplace Facings
- Painted Wood Window & Closet Returns
- Designer Light Fixtures & Hardware
- One Piece Acrylic Tubs & Showers
- Raised Master Bedroom Ceilings
- Large Walk-in Closets
- 2" Window Blinds
- Roughed-in for Built-in Vacuum
- Roughed-in for Security System
- Fire Suppression Sprinklers
- Much More!

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





RE/MAX Nyda Realty

from
\$269,0001417
Units SOLD!

HERON'S LANDING

Home

Location: 44420 Sherry Drive

Plans & Prices

Features & Specifications

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Warranty Numbers (PDF)

Location: Welcome to Chilliwack

Heron's Landing is located at **44420 Sherry Dr.** off Webster, off of Keith Wilson Road in Chilliwack BC.

**Scott Hrusik**

www.scotthrusik.com

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Heron's Landing Get notified when there's new info about this project.

By [Kingma Brothers Developments](#)

Webster Rd. and Keith Wilson Rd. [Chilliwack](#)

from \$269,900 to \$281,900

Heron's Landing is a new townhouse project by [Kingma Brothers Developments](#) at Webster Rd. and Keith Wilson Rd. in [Chilliwack](#). Available townhouses range in price from \$269,900 to \$281,900. The project has a total of 26 units.



DEVELOPMENT NAME Heron's Landing
DEVELOPER(S) [Kingma Brothers Developments](#)
PROJECT TYPE Townhouse
ADDRESS Webster Rd. and Keith Wilson Rd.
NEIGHBOURHOOD/CITY Chilliwack
STATE/PROVINCE British Columbia
SALES CENTRE PHONE # 604-858-7179
CONSTRUCTION STATUS Complete
SELLING STATUS Selling
TOTAL NUMBER OF UNITS 26 units

PROJECT SUMMARY

From Kingma Brothers Developments:



Wander down to the river's edge with your coffee. Pick up the kids from school and head to Cultus Lake for a dip or a paddle before supper. Take a leisurely stroll through the neighbourhood. Explore the shops of Garrison. Grab your clubs, your bike or your backpack and get out for some fresh air.

Sound ideal? Well, you're close.
It's life here at Heron's Landing.

And after it all, you'll come home to modern comfort with a traditional look and feel, assured in the knowledge you chose an award-winning builder who's been crafting family homes in your neighbourhood for over 25 years.

FEATURES AND FINISHES

Exterior

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Raised Master Bedroom Ceilings
Large Walk-in Closets
2" Window Blinds
Roughed-in for Built-in Vacuum
Roughed-in for Security System
Fire Suppression Sprinklers



Great Riverfront Chilliwack Townhomes at
Heron' s Landing by Kingma Brothers from
\$269,900 > 3 Bed/3 Level Chilliwack Townhouses
in Sardis Community



Heron' s Landing Chilliwack Homes for Sale

An enviable riverfront location, affordable pricing and upscale/contemporary finishes are offered right here at the new Chilliwack Heron' s Landing townhome development by Kingma Brothers. Heron' s Landing Chilliwack homes for sale introduces an exclusive collection of just twenty six 3 bedroom and 3 level townhouses. Located in the ever popular and growing Sardis Chilliwack real estate district,



the Heron' s Landing townhomes are very close to amazing scenery, protected parks and green spaces in addition to Cultus Lake, the shops at Garrison Crossing in addition to freeways to both the Okanagan and downtown Vancouver. Amazingly, the new Heron' s Landing Townhomes in Chilliwack start from just \$269,900. Some of the features for these new Chilliwack homes for sale include: fenced yards, covered patios/verandas, nine foot interior ceiling heights, stainless steel appliance set and granite counters. The presentation centre and show home for the Heron' s Landing Chilliwack townhomes is located at 44420 Sherry Drive Chilliwack BC (just off of Webster Street). For more information about this new Chilliwack Sardis real estate development, please visit <http://kingmabrothers.com/heronslanding/> or you can also call 604.858.7179 today.



The Chilliwack Heron' s Landing on Webster Townhomes

Close to nature. Close to perfect. Close to home. Welcome to the new Heron' s Landing Chilliwack real estate development featuring affordable townhouses for sale. With urban renewal architecture near the river' s



edge, the beautiful Heron' s Landing on Webster Chilliwack townhomes are affordable and well situated for today' s families. Wander down to the river with your coffee and pick up your kids from school. Then you can head out to beautiful Cultus Lake for a dip or paddle before dinner. Take a leisurely stroll through your community and explore the new shops at Garrison Crossing. From biking to walking and from running to cycling, the outdoor recreational options here at the new Heron' s Landing homes in Chilliwack are an exciting new opportunity for growing families wanting a home near nature. Sound ideal? Well, you' re very close now as this is Life at Heron' s Landing Chilliwack. And after it all you will come home to modern comfort with a traditional look and feel, assured in the knowledge you chose an award winning builder in Kingma Brothers who have been planning, designing and crafting family homes for more than twenty five years already.

Home #26

Style > A2



The Features at Heron' s Landing Townhomes

The interior details at these new homes in Chilliwack real estate market include fire suppression sprinklers, rough in for security system and built in central vacuum systems in addition to two inch window blinds for added privacy and raised master bedroom ceilings. There are large walk in closets in the main bedrooms in addition to designer light fixtures and hardware and one piece acrylic tub/shower combos. The new Chilliwack Heron' s Landing townhomes for sale will also introduce painted wood window and closet returns, modern tiled fireplace mantles and efficient natural gas fireplaces/furnace. The Heron' s Landing homes in Chilliwack real estate market will also include nine foot ceilings in all principal



main level living spaces as well as wrought iron railings in the stairwells and crown mouldings. Add to it premium floor coverings and a stainless steel appliance package, and you have all the modern features in a traditional style Chilliwack real estate development. The Heron's Landing townhomes also have shaker cabinetry in maple finish and granite counters. Most floor plans have centre islands for extra work space in addition to tiled entries and two designer colour schemes to choose from. As for the exteriors at the new Heron's Landing Chiliwack townhomes, you will find covered patios, insulated steel garage doors with opener, premium deep tint vinyl siding, exposed aggregate concrete double driveways, extensive wood/stone detailing and vinyl window with screens.

Home #21

Style > B1



The floor plans for all of the new Heron' s Landing homes in Chilliwack are quite similar and are arranged in triplex style layouts. The grade level floor plans have double garages (attached) with recreation rooms, den and patio and are roughly 300 square feet. The main floors are around 680 square feet and have the great room (with corner fireplaces), dining area, kitchen with centre islands, pantry, powder room and a covered deck. The Heron' s Landing townhomes have a second level layout which has a master bedroom with walk in closet, ensuite bathroom in addition to 2 additional bedrooms, 1 additional bathroom and the laundry closet. All of the floor plans at the new Chilliwack Heron' s Landing townhome project are roughly 1640 to 1650 square feet in size.



RECEIPT PURSUANT TO SECTION 21 OF THE
REAL ESTATE DEVELOPMENT MARKETING ACT

I/WE _____ and _____,
on this _____ day of _____, 2011 at _____ o'clock am/pm,
do hereby acknowledge that I/WE have been provided and had
an opportunity to read a true copy of the Disclosure Statement
of the Developer for Heron's Landing located at 44420 Sherry
Drive, Chilliwack dated August 12, 2010

Recipient _____

Recipient _____



DISCLOSURE STATEMENT

OF

Heron's Landing

Date Filed:

August 12, 2010

This Disclosure Statement refers to and contains information for the 4 phases of the Development.

Legal Description: Lot 5 Section 2 Township 23 New Westminster District Plan EPP6424

Developer: Kingma Bros. Developments Ltd.

Mailing Address and

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

Developer's Agent: Re/Max Nyda Realty
#1 – 7300 Vedder Road, Chilliwack, 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.

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 _____ (INSERT PURCHASER'S NAME), WHO HAS CONFIRMED THAT FACT BY INITIALING IN THE SPACE PROVIDED HERE: _____



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.



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List of Schedules:

- "A" Construction Plans
- "B" Strata Form P – Phased Strata Plan Declaration
- "C" Strata Form V – Schedule of Unit Entitlement
- "D" Strata Budget
- "E" Rental Disclosure
- "F" Copies of Right of Way and Covenant
- "G" Purchase Agreement



1. The Developer:

1.1 Name: Kingma Bros. Developments Ltd.

Jurisdiction of Incorporation: British Columbia

Date of Incorporation: November 25, 1987

Incorporation Number: BC0336756

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

The Developer maintains other assets other than that this Development.

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

1.4 Directors and Officers:

Name: Jeanette Kingma
Office: President/Authorized Signatory
Occupation: Businesswoman

Name: Sherry Kingma
Office: Secretary/Authorized Signatory
(Sherry Kingma is deceased and will not be signing Disclosure Statement)

1.5 Background and Conflict of Interest for Developer, Directors, Officers and Principal Holders:

- a) The Developer has 23 years of experience in the real estate development industry. Types of development properties the Developer has previously been involved with include single family and multi-family developments, commercial properties.
- b) Neither the Developer, nor any of its Directors, Officers, or Principal Holders, within the past ten years, have 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) Neither the Developer, nor any of its Directors, Officers, or Principal Holders, within the past five years, have declared bankruptcy, 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 the their assets.
- d) Neither the Developer, nor any of its Directors, Officers, or Principal Holders, within the past five years, have acted as director or officer for any other Developer who has been subject to any penalties or sanctions imposed by a court or regulatory authority, relating

to the sale, lease, promotion or management or real estate 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 has been bankrupt or made a voluntary assignment of bankruptcy, made a proposal under any legislation relating to bankruptcy or insolvency or been subject to any proceedings, arrangement or compromise with creditors, or had a receiver, receiver manager or trustee appointed to hold any of their assets.

1.6 Existing or Potential Conflict of Interest

There are no existing or potential conflicts of interest among the Developer, any managers, directors, officers and principal holders of the Developer and manager, any directors or officers of the principal holders and any persons providing goods and services to the developer, manager or holders of the development units in connection with the development which could reasonably affect the purchaser's decision to purchase the property.

2. General Description

2.1 General Description of the Development

The Development is located at 44420 Sherry Drive, Chilliwack, BC. The Legal Description of the lands constituting the Development is as follows:

Lot 5 Section 2 Township 23 New Westminster District Plan EPP6424

The Strata Development (the "Development") includes Twenty-Six (26) Strata Lots ("Lots") which will be owned individually, together with a proportionate share in the common property including any assets of the Strata Corporation which are owned as tenants in common by the owners of the Lots. A Site Plan is attached as Schedule "A"

2.2 Permitted Usage of Lots

The Development is zoned CD-21 by the City of Chilliwack. 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 Chilliwack zoning regulations.

2.3 Phasing

The Development is a four (4) Phase development. When all phases are complete, the development will contain twenty-six (26) Strata Lots consisting of attached 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 M. Lisa Thompson, Approving Officer for the City of Chilliwack. The Strata 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 recreational facilities within 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 and Facilities

The Driveway, which provides access to each strata lot, and Visitor Parking Stalls represent the 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:

- Individual Driveways for each Strata Lot
- Land surrounding each Townhouse

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
- Parking is permitted on the driveway to each strata lot provided that the entire vehicle fits within the perimeter of 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, Microwave, Window Blinds

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 Chilliwack and water lines will be installed to each Lot.

The anticipated date of completion of such service was May 31, 2010. 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 Chilliwack.

(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 August 31, 2010.

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 Chilliwack at the cost of the Developer to each Lot in the Development.

The anticipated date of completion of such service was May 31, 2010.

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 August 31, 2010.

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

There will be no internal street lighting within the Development.

(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 Chilliwack.

There is a fire hydrant located within the development.

Fire hall facilities are located approximately 3.8 km from the Development.

(ix) Police Protection

There is presently police protection for the Development provided by Royal Canadian Mounted Police.

Police protection facilities are located approximately 9.5 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	
Unsworth Elementary School	450 meters
Mount Slesse Middle School	2 kilometers
Sardis Senior Secondary School	4.4 kilometers
University College of the Fraser Valley	7.9 kilometers

Purchasers are advised to contact Chilliwack School District No. 33, 8430 Cessna Drive, Chilliwack, B.C. V2P-7K4 to determine if school facilities can provide accommodation and transportation.



(xi) Public Transport

Public transportation provided by the City of Chilliwack is available on the bus route on Keith Wilson 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 August 31, 2010.

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 Sherry Drive, in Chilliwack, British Columbia.

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

Anticipated date of completion is September 15, 2010.

(xiv) Internal Roads

All roads within the Development will be black topped.

The anticipated date of completion of roads is September 15, 2010.

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. The Phone Number is 604-858-7368. The Strata Manager is Caitlin Barton.

There is not Manager's Residence within the Development.

3.11 Fire and Liability Insurance

The Developer has had its contractor place the following insurance coverage in respect to the Development:

Builders' Risk Broad Form Insurance with fire and all-risk coverage of \$4,500,000.00 and with Comprehensive General Liability Coverage of \$2,000,000.00. Such Insurance was placed through Johnston Meier Insurance Agencies Group.

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 insuring the contents of individual strata lots.

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: 028-274-300

Lot 5 Section 2 Township 23 New Westminster District Plan EPP6424

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

The Developer is using its own funds to finance the development and no Financing will be registered against the title to the Property.

The legal notation which will remain on title is:

This title may be affected by a permit under part 26 of the Local Government Act, See BB807008

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

- Statutory Right of Way CA1645116 in favour of City of Chilliwack
- Covenant CA1645109 in favour of City of Chilliwack

Copies of the Registered Right of Way and Covenant are attached as Schedule "F"

4.4 Proposed Encumbrances

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

Right of Ways for Hydro, Gas, Cable and Telephone are to be registered by the respective companies prior to registration of the strata plans.

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. The landscaping is to be completed in phases and in any event not later than the completion of the Development.

5. Construction and Warranties

5.1 Construction Dates

The date of commencement of construction of the Development was May 1, 2010.

The estimated date of completion of construction of the Development is March 31, 2011.

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 March 31, 2011 for all phases.

The Developer will provide a New Home Warranty on each of the Strata Units as established by Travelers Guarantee Company of Canada 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 Travelers Guarantee Company of Canada, 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 Chilliwack on the 29th day of October, 2009.

Building Permits

Building Permits were issued by the City of Chilliwack for the all phases that permit construction of all units of the Development as described in this Disclosure Statement. The Building Permit Numbers for Phase One are as follows:

Units 1 to 3 – BP022742

Units 4 to 6 – BP022743

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 has submitted payment of the Development Cost Charges (for \$88,807.36) as assessed by the City of Chilliwack.

The Developer will hold back seven (7%) percent builder's lien holdbacks under the Builder's Lien Act. These funds are payable to various sub-contractors.

6.2 Construction Financing

The Developers are using their own funds for construction of the Development.

7. Miscellaneous

7.1 Deposits

All monies received shall be held in trust with Re/Max Nyda Realty 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 purchaser's interest has been deposited in the Land Title Office.

The Developer has not entered into a deposit protection contract.

7.2 Purchase agreement

A copy of the purchase agreement is attached hereto as Schedule "G".

No provisions have been made in the purchase agreement for terminating that purchase agreement.

No provisions have been made in the purchase agreement for allowance of an extension of time for completing that purchase agreement.



No provisions have been made in the purchase agreement for assigning the purchase agreement to a new purchaser.

No provisions have been made the purchase agreement for the purchaser or developer to receive interest on deposit money.

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 Chilliwack, at 8550 Young Road, Chilliwack, BC V2P 8A4.

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
- Snow Removal
- Building Insurance
- Landscaping

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;

Or

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:

- 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;
- 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;
- the names and addresses of contractors, subcontractors and persons primarily responsible for supplying labour or materials to the project;
- the names and addresses of any technical consultants, including building envelope specialist, if any;
- the name and address of any project manager; and
- 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 July 30, 2010.

Signed:

Kingma Bros. Developments Ltd.
by its Authorized Signatories:

Jeanette Kingma
Name: Jeanette Kingma, Director

July 30, 2010
Date

Jeanette Kingma
Name: Jeanette Kingma, Authorized Signatory:

July 30, 2010
Date

DOMINION OF CANADA

IN THE MATTER OF THE REAL
ESTATE ACT AND THE
DISCLOSURE STATEMENT OF
PROVINCE OF British Columbia

For Property described as:

City of Chilliwack
BRITISH COLUMBIA

Lot 5 Section 2 Township 23 New Westminster District Plan EPP6424
TO WIT:

I, Jeanette Kingma, of Abbotsford, British Columbia, DO SOLEMNLY DECLARE:
THAT I am the Director of Kingma Bros. Developments Ltd., the Developer referred to in the
above described Disclosure Statement, dated the 30th day of July, 2010.

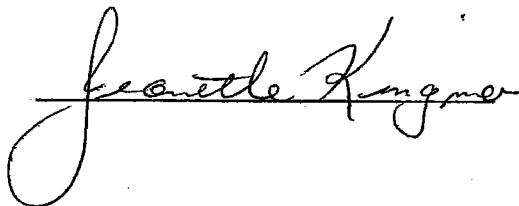
THAT every matter of fact stated in the said Disclosure Statement is correct.

THAT a true copy of it will be delivered to the prospective purchaser or lessee.

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.

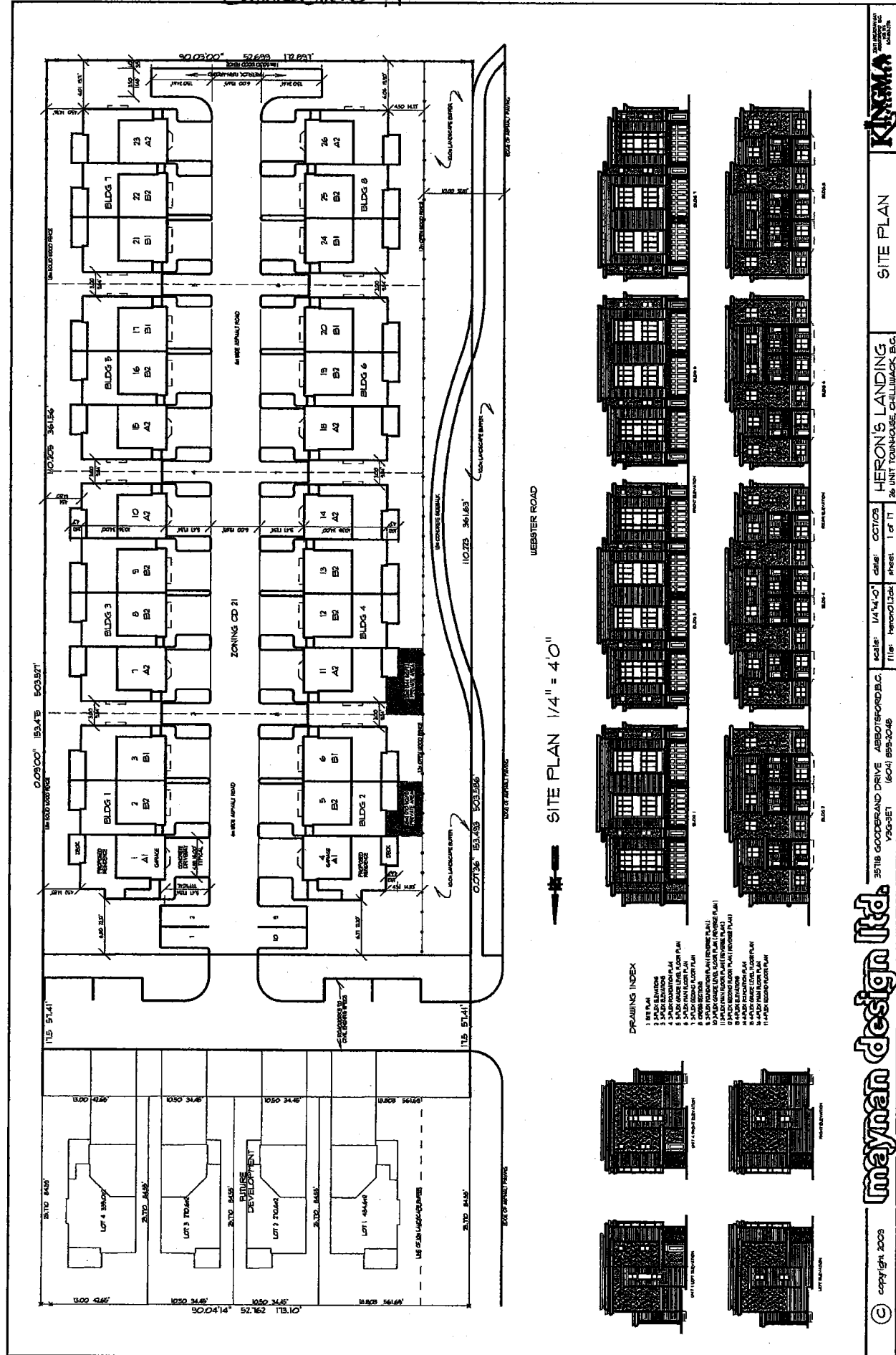
DECLARED before me at the City of)
Chilliwack, in the Province of British)
Columbia, this 30th day of July 2010)

A Commissioner for taking Affidavits
for the Province of British Columbia)





Schedule "A"



Schedule "B"

Strata Property Act

FORM P

PHASED STRATA PLAN DECLARATION

(Sections 221, 222)

I, Jennifer Vance, Conveyancer, of 9086 Young Road, Chilliwack, BC V2P 4R5, 604-795-0070, apply on behalf of, Kingma Bros. Developments Ltd. (Inc. No. BC0336756) of 33677 Arcadian Way, Abbotsford, BC V2S 7T4, declare:

1. That I intend to create a strata plan by way of phased development of the following land which I own or on which I hold a right to purchase:

(Parcel Identifier)

(Legal Description of Strata Lot)

Lot 5 Section 2 Township 23 New
Westminster District Plan EPP6424

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 – 4

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	May 1, 2010	September 30, 2010
2	July 1, 2010	November 30, 2010
3	September 1, 2010	January 31, 2010
4	December 1, 2010	March 31, 2010

- 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	6
2	8
3	6
4	6
Total Unit Entitlement:	26

- 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 – 78
General Type of Residence – Multi-Family

<u>Phase</u>	<u>Units</u>
1	6
2	8
3	6
4	6
Total Units:	26



3. I 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	May 1, 2010
2	July 1, 2010
3	September 1, 2010
4	December 1, 2010

Kingma Bros. Developments Ltd., by its Authorized Signatory:

Name: Jeannette Kingma

Date of Approval: _____.*

Signature of Approving Officer -

City of Chilliwack

Name of Municipality

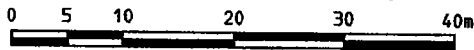
- Section 222(2) of the Act provides that approval expires after one year unless the first phase is deposited before that time.



Schedule "A"

**SKETCH PLAN TO ACCOMPANY FORM P SHOWING PHASES OF
STRATA DEVELOPMENT ON LOT 5 SECTION 2 TOWNSHIP 23
NEW WESTMINSTER DISTRICT PLAN EPP6424**

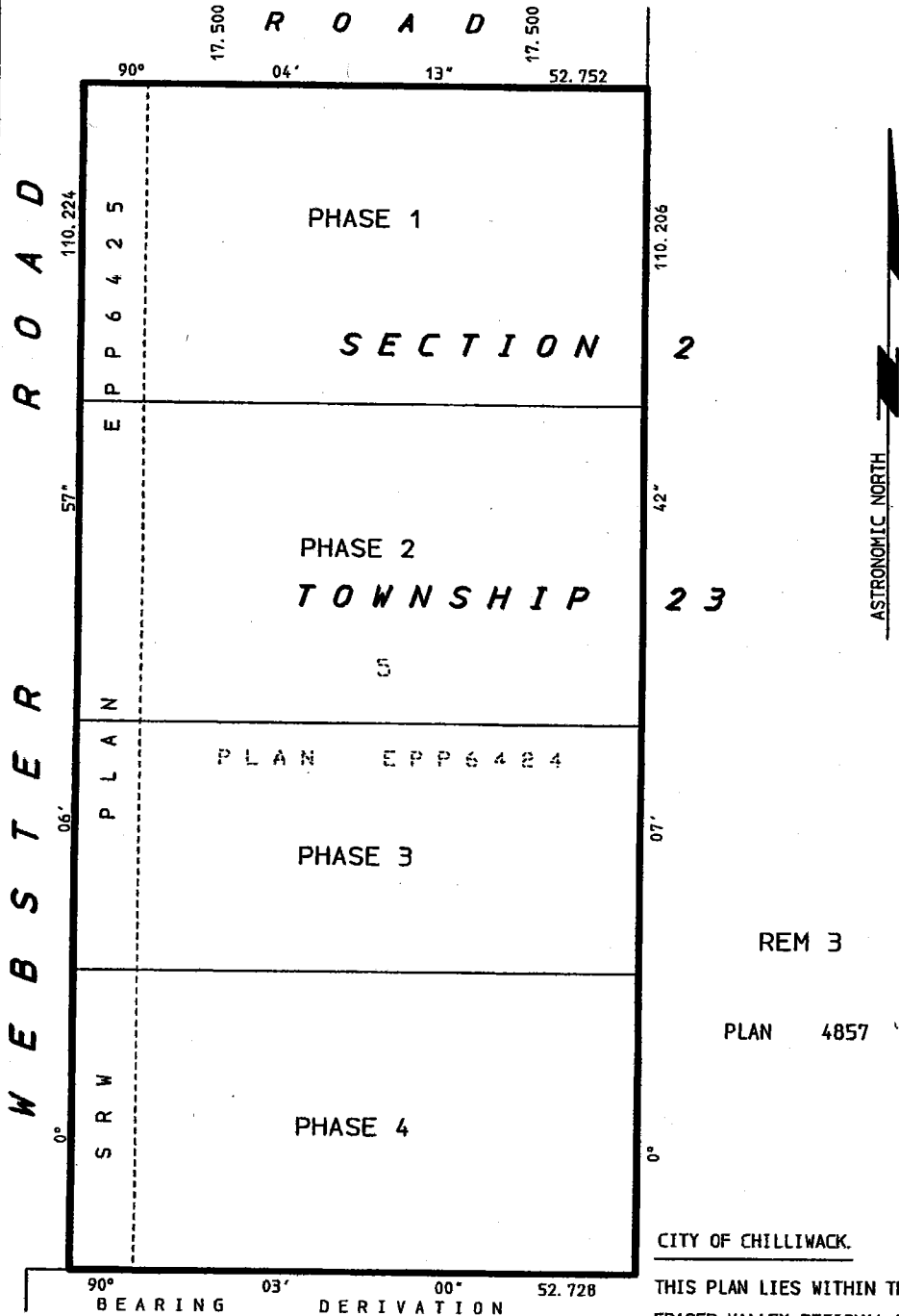
SCALE: 1: 500 (METRIC)



ALL DISTANCES ARE IN METRES

LEGEND:

BEARINGS ARE ASTRONOMIC, AND ARE
DERIVED FROM PLAN EPP6424.



CERTIFIED CORRECT

B. C. L. S.
DATED THIS 29th. DAY OF MARCH, 2010.

CITY OF CHILLIWACK.

THIS PLAN LIES WITHIN THE
FRASER VALLEY REGIONAL DISTRICT.

TUNBRIDGE AND TUNBRIDGE
BRITISH COLUMBIA LAND SURVEYORS
CANADA LANDS SURVEYORS 2010
102-45928 HOCKING AVENUE, CHILLIWACK
B. C. V2P 1B4 604-792-4264
FILE: E24PHS CD 1M.

Schedule "C"

Strata Property Act

FORM V

SCHEDULE OF UNIT ENTITLEMENT

(Sections 245(a), 246 and 264)

Re: Strata Plan BCS _____, being a strata plan of

(parcel identifier) (legal description of strata Lot)

028-274-300

Lot 5 Section 2 Township 23 New Westminster District
Plan EPP6424

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	
2			1	
3			1	
4			1	
5			1	
6			1	
Total number of lots -			Total unit entitlement - 6	<u>100.00%</u>

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

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

Dated: July 30, 2010

Isabelle Klinger
Signature of Owner/Developer



Schedule "D"

PROPOSED 2010 - 2011 ANNUAL OPERATING BUDGET HERONS LANDING - STRATA

November 1, 2010 - October 31, 2011

	Proposed 2010 - 2011
INCOME	
Maintenance Fees	41,496.00
Interest Income	0.00
Other income	<u>0.00</u>
TOTAL INCOME	41,496.00
GENERAL EXPENSES	
Professional/Administration Fee	560.00
Insurance	8,500.00
Management	4,893.00
Bank Charges	<u>300.00</u>
TOTAL GENERAL EXPENSES	14,253.00
BUILDING EXPENSES	
Repairs and Maintenance	1,500.00
Landscaping	7,500.00
Water & Sewer	10,500.00
Garbage	3,300.00
Snow Removal	<u>500.00</u>
TOTAL BUILDING EXPENSES	23,300.00
RESERVE FUNDS	
Contingency Reserve Fund	3,943.00
TOTAL RESERVE FUNDS	3,943.00
TOTAL EXPENSES & RESERVES	41,496.00
SURPLUS / (DEFICIT)	0.00

Prepared by HomeLife Glenayre Realty Chilliwack Ltd. Property Management Division

Proposed strata fees are \$ 133.00/month/unit



Schedule "E"

Strata Property Act

Form J

[am. B.C. Reg. 312/2009, s. 8.]

RENTAL DISCLOSURE STATEMENT

(Section 139)

Re: Strata Plan of Lot 5 Section 2 Township 23 New Westminster District Plan EPP6424

This Rental Disclosure Statement is [Check whichever box is correct and provides any required information.]

[X] the first Rental Disclosure Statement filed in relation to the above-noted strata plan

[] a changed Rental Disclosure Statement filed under section 139 (4) of the *Strata Property Act*, and the original Rental Disclosure Statement filed in the relation to the above-noted strata plan was filed on[dd/mmm/yyyy].....

1 The development described above includes 26 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.

[Describe all strata lots rented out by owner developer as of the date of this statement.]

Description of Strata Lot	Date Rental Period Expires
[strata lot number as shown on the strata plan]	[specify a date – "indefinitely" or timing related to an event is not acceptable]*
N/A	N/A
	[dd/mmm/yyyy]
	[dd/mmm/yyyy]

* Section 143 (2) of the *Strata Property Act* provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

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 26 residential strata lots, as described below, until the date set out opposite each strata lot's description.

[Describe all strata lots intended to be rented out by the owner developer.]

Description of Strata Lot	Date Rental Period Expires
[strata lot number as shown on the strata plan]	[specify a date – "indefinitely" or timing related to an event is not acceptable]*
Lots 1 to 26	December 31, 2020
	[dd/mmm/yyyy]
	[dd/mmm/yyyy]

* Section 143 (2) of the *Strata Property Act* provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

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: July 30, 2010 [month day, year].

Jeanette Kungwa
Signature of Owner Developer

Schedule "F"
NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Jul-07-2010 11:10:31.006

CA1645116

PAGE 1 OF 8 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Heather Waal
RNX5M6

Digitally signed by Heather Waal
RNX5M6
DN: c=CA, cn=Heather Waal
RNX5M6, o=Notary, ou=Verify ID at
www.juricert.com/LKUP.cfm?
id=RNX5M6
Date: 2010.07.06 14:21:53 -0700

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

Waal and Co.

Notaries Public

9086 Young Road

Chilliwack

BC V2P 4R5

Corry Newport, Auth. Agent

Client LTO #011001 604-795-0070

Kingma Bros. SRW-ALR

Document Fees: \$71.90

Deduct LTSA Fees? Yes ☒

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

SEE SCHEDULE

STC? YES ☐

3. NATURE OF INTEREST CHARGE NO. ADDITIONAL INFORMATION
Statutory Right of Way

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

KINGMA BROS. DEVELOPMENTS LTD. (INC. NO. BC0336756)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

CITY OF CHILLIWACK

A MUNICIPAL CORPORATION HAVING ITS OFFICE AT

8550 YOUNG ROAD

CHILLIWACK

BRITISH COLUMBIA

V2P 8A4

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

Nil

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Brad R. Waa
Notary Public
9086 Young Road
Chilliwack, BC V2P 4R5
604-795-0070
Permanent Commission

Execution Date		
Y	M	D
10	04	23

Transferor(s) Signature(s)

Kingma Bros. Developments Ltd. by
its authorized signatory:

Marvin Kingma

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 2 OF 8 PAGES

Officer Signature(s)

Christopher S. Crosman
8550 Young Road
Chilliwack, BC
V2P 8A4
A Commissioner for taking Affidavits
within British Columbia
My Commission expires: August 31,
2012

Execution Date

Y	M	D
10	04	28

Transferor / Borrower / Party Signature(s)

CITY OF CHILLIWACK by its
authorized signatory(ies)

Sharon Gaetz, Mayor

Karla D. Graham, City Clerk

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



**LAND TITLE ACT
FORM E****SCHEDULE**

PAGE 3 OF 8 PAGES

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

**NO PID NMBR LOT 1 SECTION 2 TOWNSHIP 23 NEW WESTMINSTER DISTRICT PLAN
EPP6424**

STC? YES

[Related Plan Number]

EPP6424

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

**NO PID NMBR LOT 5 SECTION 2 TOWNSHIP 23 NEW WESTMINSTER DISTRICT PLAN
EPP6424**

STC? YES

[Related Plan Number]

EPP6424

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

STC? YES ☐



TERMS OF INSTRUMENT – PART 2

Page 4

BETWEEN: Kingma Bros Developments Ltd. (Inc. No. BC0336756)
Having a postal address at:
33677 Arcadian Way
Abbotsford, BC V2S 7T4
(hereinafter called the "Transferor")

OF THE FIRST PART

AND: **CITY OF CHILLIWACK**
having its office at
8550 Young Road,
Chilliwack B.C. V2P 8A4
(hereinafter called the "Transferee")

OF THE SECOND PART

WHEREAS:

- A. The Transferor owns certain lands and premises in the City of Chilliwack, Province of British Columbia, legally described as:

Parcel Identifier: No PID Available
Lot 1 Section 2 Township 26 New Westminster District Plan EPP6424

Parcel Identifier: No PID Available
Lot 5 Section 2 Township 26 New Westminster District Plan EPP6424
(hereinafter referred to as the "Lands")

- B. The Transferee requires and the Transferor has agreed to grant to the Transferee a statutory right of way for the Provincial Agricultural Land Commission Landscaped Buffer in accordance with the March 1993 Specifications (amended from time to time) to ensure the protection and maintenance of the vegetation strip.
- C. This Statutory Right of Way is necessary for the operation and maintenance of the Transferee's undertaking.

THIS AGREEMENT IS EVIDENCE that in consideration of ONE (\$1.00) DOLLAR now paid by the Transferor to the Transferee and other good and valuable consideration (the receipt and sufficiency of which the Transferor hereby acknowledges) and of the mutual covenants and agreements herein set forth, the Transferor and the Transferee covenant and agree, and the Transferor hereby grants to the Transferee, as follows:



1. Pursuant to Section 218 of the *Land Title Act* the Transferor hereby grants, conveys and confirms to the Transferee, in perpetuity, the full, free and uninterrupted right, liberty, easement and statutory right of way in common with the Transferor over that portion of the Lands as outlined in heavy black ink on the Statutory Right of Way Plan in respect of the Lands deposited for registration in the New Westminster Land Title Office under Plan Number EPP6425 a reduced copy of which is attached hereto as Schedule "A" ("Statutory Right of Way") to, at the sole cost of the Transferor:

- (a) enter over, on, in and under the Statutory Right of Way to:
 - (i) maintain, trim, prune, thin, clear, repair and, where necessary or desirable, plant or replace any trees, shrubs, plants, bushes, ground cover, vegetation or any other form of plant life and any fences, berms, stakes, guy wires or other works or improvements (collectively called "the Works") in the portion of the Statutory Right of Way;
- (b) bring on to the Statutory Right of Way all materials and equipment the Transferor requires or desires for the Works;
- (c) clear the Statutory Right of Way and keep it clear of anything which in the opinion of the Transferee constitutes or may constitute an obstruction to the use of the Statutory Right of Way or to the Works;
- (d) to have unobstructed access to and from the Statutory Right of Way at any and all times in respect of carrying out the Works; and
- (e) do all other things on the Statutory Right of Way as may be reasonably required in connection with the foregoing.

2. Without limiting the provisions of Section 1.(a)(i), the Transferor, at the sole cost of the Transferor, shall forthwith after a written demand by the Transferee do such Works and shall do such other things or perform such other work as the Transferee shall require in the written demand in order to maintain the Statutory Right of Way.

3. If the Transferor fails or refuses to do any of the things required under Section 1 and 2, or fails or refuses to do anything or perform any work required in a written demand under Section 2, the Transferee may, but shall not be obligated to, do or perform such thing or work and any for that purpose, without giving notice to the Transferor, enter onto the Lands and the Statutory Right of Way Area with such personnel, equipment, machinery and materials as may be necessary or desirable. The costs incurred by the Transferee in doing such things or performing such work shall be a debt due to the Transferee by the Transferor and the Transferor shall forthwith upon written request from the Transferee pay to the Transferee the costs incurred by the Transferee.



4. The Transferor shall not do or permit to be done anything on the Statutory Right of Way which will interfere with the effectiveness of the right of way in providing pedestrian access and protection and maintenance of the vegetation strip and for greater certainty, but without in any way limiting the generality of the foregoing, the Transferor shall not construct, erect, install, build or place any building, structure, erection, fixture or improvement on the Statutory Right of Way, except for any fencing required by the Transferee, and shall not permit the Statutory Right of Way to be used for any purpose whatsoever except for as outlined herein, without the prior written consent of the Transferee, which consent may be arbitrarily withheld.
5. The Works installed by the Transferor in, upon or under the Statutory Right of Way remain chattels and the property of the Transferor, notwithstanding that the same may be annexed or affixed to the freehold, and the Works may at any time be removed in whole or in part by the Transferor, in its discretion and at the consent of the Transferee.
6. The Transferor shall, after execution of this Agreement by it, at the expense of the Transferor, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all financial charges and encumbrances which may have been registered against the title to the Lands in the Land Title Office save and except those as have been specifically approved in writing by the Transferee or have been granted in favour of the Transferee.
7. The Transferor shall at all times and does hereby indemnify, save harmless, release and forever discharge the Transferee from and against all manner of actions, causes of action, claims, debts, suits, damages, demands and promises, at law or in equity, whether known or unknown, including without limitation for injury to persons or property including death, of any person directly or indirectly arising or resulting from, or attributable to, any act, omission, negligence or default of the Transferor in connection with or in consequence of this Agreement, save and except to the extent caused by any act, omission, negligence or default of the Transferor, in which case the Transferor shall indemnify the Transferee under section 8 of this Agreement.
8. The Transferee shall at all times and does hereby indemnify, save harmless, release and forever discharge the Transferor from and against all manner of actions, causes of action, claims, debts, suits, damages, demands and promises, at law or in equity, whether known or unknown, including without limitation for injury to persons or property including death, of any person directly or indirectly arising or resulting from, or attributable to, any act, omission, negligence or default of the Transferee in connection with or in consequence of this Agreement, save and except to the extent caused by any act, omission, negligence or default of the Transferee, in which case the Transferee shall indemnify the Transferor under section 7 of this Agreement.
9. Notwithstanding anything contained in this Agreement the Transferee reserves all rights and powers of expropriation otherwise enjoyed by the Transferee.
10. Waiver of any default by either party shall not be deemed to be a waiver of any subsequent default by that party.
11. This Agreement runs with the Lands.



12. Whenever it is required or desired that either party shall deliver or serve a notice on the other, delivery or service shall be deemed to be satisfactory if and deemed to have occurred when:

(a) the Clerk of the Transferee or a director of the Transferor, as the case may be, has been served personally, on the date of service; or

(b) mailed by prepaid registered mail, on the date received or on the sixth day after receipt of mailing by any Canada post office, whichever is the earlier, so long as the notice is mailed to the party at the address provided herein or to whatever address the party may from time to time provide to the other party.

13. Wherever the singular or masculine is used in this Agreement, the same is deemed to include the plural or the feminine or the body politic or corporate as the context so requires.

14. Every reference to each party is deemed to include the heirs, executors, administrators, assigns, employees, agents, officers, and invitees of such party wherever the context so requires or allows.

15. Any opinion which the Transferee is entitled by virtue of this Agreement to form may be formed on behalf of the Transferee by the Municipal Engineer in which event the opinion of that person shall be deemed to be the opinion of the Transferee for the purposes of this Agreement.

16. If any section, subsection, sentence, clause or phrase in this Agreement is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of the Agreement.

17. This Agreement shall enure to the benefit of and be binding on the parties hereto notwithstanding any rule of law or equity to the contrary.

18. This Agreement may be assigned by the Transferee without the consent of the Transferor.

19. This Agreement shall be governed and construed in accordance with the laws of the Province of British Columbia.

20. Notwithstanding anything contained herein, neither the Transferor named herein nor any future owner of the Lands or any portion thereof shall be liable under any of the covenants and agreement contained herein where such liability arises by reason of an act or omission occurring after the Transferor named herein or any future owner ceases to have a further interest in the Lands.

21. Wherever this Agreement creates a power or obligation of the Transferee to make a decision or to exercise any contractual right or remedy, the Transferee may do so in accordance with the provisions of this Agreement and no public law duty, whether arising from the principles of procedural fairness or the rules of natural justice, shall have any application.

IN WITNESS WHEREOF the parties acknowledge that this Agreement has been duly executed and delivered by the parties executing Part 1 of Form C and Form D attached to and forming part of this Agreement.



PLAN EPP6425

**STATUTORY RIGHT OF WAY PLAN OVER PARTS OF LOT 1 AND LOT 5
SECTION 2 TOWNSHIP 23 NEW WESTMINSTER DISTRICT PLAN EPP6424**

BCOS 2011 011

PURSUANT TO SECTION 113 LAND TITLE ACT

ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 540 m²
IN VISION OF 840m IN HEIGHT 10 5120 WHEN
PLOTTED AT A SCALE OF 1: 250.

LEGEND

BEARINGS ARE ASTROMETRIC, AND ARE
DERIVED FROM PLAN EPP6216.

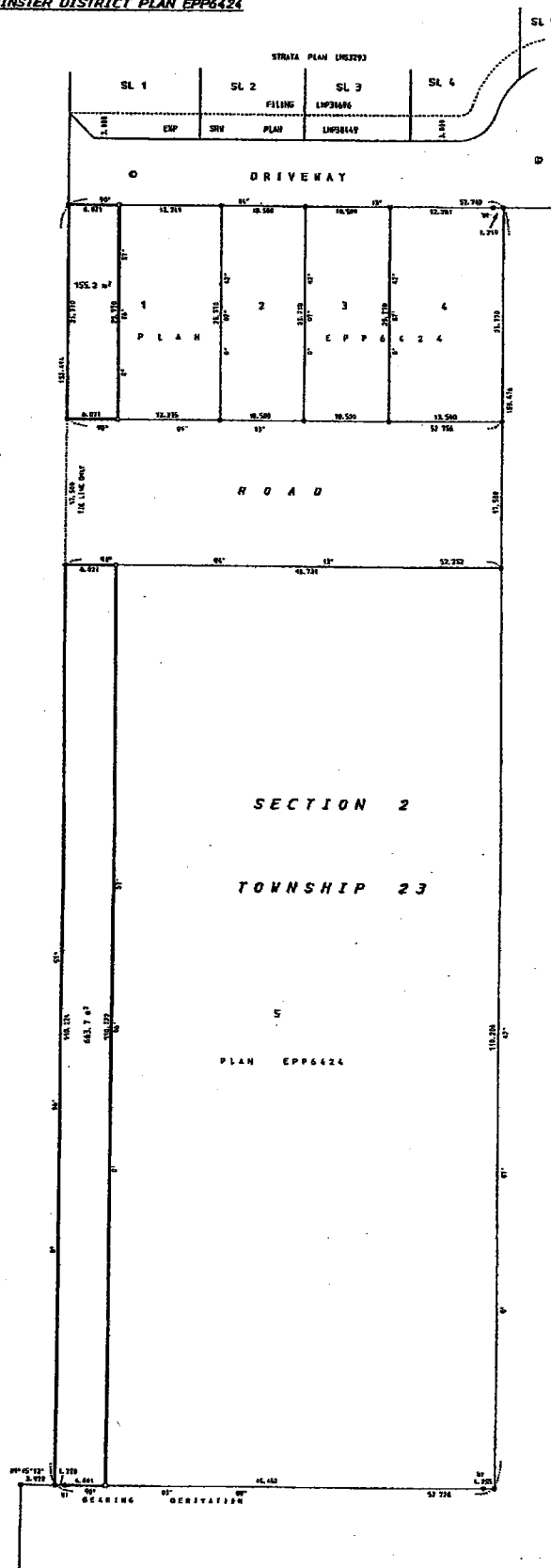
○ STANDING IRON POST FOUND

○ STANDING IRON POST PLACED

NOTES

THIS PLAN SHOWS ONE OR MORE WITNESS
POSTS WHICH ARE SET ALONG THE
PRODUCTION OF THE PROPERTY BOUNDARY
UNLESS OTHERWISE NOTED.

R O A D



TUNBRIDGE & TUNBRIDGE
BRITISH COLUMBIA LAND SURVEYORS
CANADA LANDS SURVEYORS
102-45728 ROCKING AVE, CHILLIWACK B.C.
PHONE: 604-792-4264 FAX: 604-792-4868
FILE: 42493 F.B.C.005/127-132 10 IN.

CITY OF CHILLIWACK.

THIS PLAN LIES WITHIN THE
FRASER VALLEY REGIONAL DISTRICT.

BOOK OF REFERENCE

LOT 1 SEC 2 TP 23 RD PLAN EPP6425 156.2 m²
LOT 2 SEC 2 TP 23 RD PLAN EPP6425 643.7 m²

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED BY
K. MITCHELL POWELL, B.S.L. ON THE 11th DAY OF MARCH, 2010.

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT

Jul-07-2010 11:10:31.001

CA1645109

FORM C (Section 233) CHARGE

GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 6 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Bradley Waal
RZ5EHB

Digitally signed by Bradley Waal
RZ5EHB
DN: c=CA, cn=Bradley Waal RZ5EHB,
o=Notary, ou=Verify ID at
www.juricert.com/LKUP.cfm?
id=RZ5EHB
Date: 2010.05.25 06:50:21 -07'00'

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

Waal and Co.

Notaries Public

9086 Young Road

Chilliwack

BC V2P 4R5

Corry Newport, Auth. Agent

Client LTO #011001 604-795-0070

Kingma Bros. 10-053

Document Fees: \$71.90

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

009-013-814

LOT 9 SECTION 2 TOWNSHIP 23 NEW WESTMINSTER DISTRICT PLAN 29051

STC? YES ☐

3. NATURE OF INTEREST

Covenant

CHARGE NO.

ADDITIONAL INFORMATION

Section 219

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) ☐ Filed Standard Charge Terms D.F. No.(b) ☒ Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

KINGMA BROS. DEVELOPMENTS LTD. (INC. NO. BC0336756)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

CITY OF CHILLIWACK

A CITY INCORPORATED UNDER THE LOCAL GOVERNMENT ACT

8550 YOUNG ROAD

CHILLIWACK

BRITISH COLUMBIA

V2P 8A4

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

Brad R. Waal
Notary Public
9086 Young Road
Chilliwack, BC V2P 4R5
604-795-0070
Permanent Commission

Y	M	D
10	04	23

Kingma Bros. Developments Ltd. by
its authorized signatory:

Marvin Kingma

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM D**

EXECUTIONS CONTINUED

PAGE 2 OF 6 PAGES

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Robert L. Carnegie
8550 Young Road
Chilliwack, BC
V2P 8A4
A Commissioner for taking Affidavits
within British Columbia

Y	M	D
10	05	05

City of Chilliwack by its authorized
signatory(ies):

Sharon Gaetz, Mayor

Karla D. Graham, City Clerk

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



BETWEEN:

KINGMA BROS. DEVELOPMENTS LTD.
(Inc. No. BC0336756)
having a postal address of:
189 Barker Road, R.R. #
Abbotsford, BC V3G 1S5 (the "Transferor")

AND:

CITY OF CHILLIWACK
having its office at
8550 Young Road,
Chilliwack, B.C. V2P 8A4 (the "Transferee")

WHEREAS:

- A. The Transferor is the owner in fee-simple of that certain parcel or tract of land and premises, situate, lying and being in the City of Chilliwack in the Province of British Columbia, and more particularly known and described as:
- PID: 009-013-814
Lot 9 Section 2 Township 23
New Westminster District Plan 29051 (the "Lands");
- B. The Transferor proposes to develop the Lands including subdivision and sale of individual lots and strata lots;
- C. Section 219 of the *Land Title Act* provides that there may be annexed to any lands, a covenant, whether of a negative or positive nature, in respect of the usage of said Lands in favour of a Municipality or the Crown, registered as a first charge against the title to the land.
- D. The Transferee wishes to ensure that the said Transferor and the successors in title of the Transferor acknowledge that the adjacent land is within the Agricultural Land Reserve and there is a potential for farm related activities and may be exposed to the normal sights, sounds and smells associated with acceptable farm practices.
- E. The Transferor agrees to the restrictions in the use of the said lands on the terms and conditions herein provided for.



NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of ONE (\$1.00) DOLLAR of lawful money of Canada and other good and valuable consideration paid by the Transferee to the Transferor, the receipt of which is hereby acknowledged, the Transferor does hereby covenant and agree with the Transferee under Section 219 of the Land Title Act of the Province of British Columbia as follows:

1. That they will not subdivide the lands nor construct, nor permit the construction of, any buildings or structures on the Lands except in accordance with the zoning by-laws applicable to the Lands.
2. The Lands are within the Agricultural Land Reserve and border or are otherwise adjacent to properties within the Agricultural Land Reserve. The Transferor and his heirs, executors, administrators, successors and assigns cannot unreasonably interfere with the farming operations on adjoining or reasonably adjacent properties to the Lands. The Lands are subject to the following:
 - (i) Noise from farm operations at various times of the day, including propane cannons and other devices used to deter wildlife;
 - (ii) Farm smells and chemical sprays;
 - (iii) Artificial lighting used in greenhouse operations;
 - (iv) Esthetics, but not limited to, unkept fields, storage of materials, etc.;
 - (v) Odours and other activities associated with the daily operations of a farm.
3. **IT IS MUTUALLY UNDERSTOOD AND AGREED** by and between the parties hereto that:
 - (a) nothing contained or implied herein shall in any way restrict or abrogate and shall not be deemed to restrict or abrogate, the rights and powers of the Transferee in the exercise of its functions under any public and private statutes, bylaws, orders and regulations, in its absolute discretion and in accordance with its lawful powers and duties;
 - (b) the burden of the covenants herein provided shall run with the said Lands and will be personal and binding upon the Transferor during the Transferor's seisen of or ownership of any interest in the said Lands;
 - (c) except as agreed to by the Transferee, this Agreement shall be a non-financial charge against the said Lands and run with the said Lands;
 - (d) notwithstanding anything to the contrary, the Transferor shall not be liable under any breach of any covenants and agreements contained herein after the Transferor ceases to have any further interest in the said Lands;



- (e) the Transferor will deliver, after execution hereof, this Agreement to the Transferee in a form acceptable as a Section 219 Covenant and concurrently such instruments of priority as may be necessary to give this Agreement priority over all financial charges and encumbrances which may have been registered against the title to the said Lands at the time of submitting this Agreement for registration in the applicable Land Title Office, save and except those specifically approved in writing by the Transferee or in favour of the Transferee;
- (f) the fee simple estate in and to the said Lands will not pass or vest in the Transferee under or by virtue of these presents and the Transferor may fully use and enjoy the said Lands except only for the requirements provided for in this Agreement;
- (g) the Transferor and its successors and assigns shall at all times indemnify and save harmless the Transferee from and against all claims, demands, actions, suits, losses, costs, fines, penalties, charges, damages and expenses including legal fees and litigation expenses whatsoever which the Transferee may incur, suffer or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Transferor contained in this Agreement;
- (h) the covenants and agreements on the part of the Transferor and herein provided for have been made by the Transferor as contractual obligations as well as having been made pursuant to Section 219 and as such will be binding on the Transferor;
- (i) nothing herein provided for shall be deemed to constitute waivers of any lawful requirements with which the Transferor would otherwise be obligated to comply with;
- (j) no amendment or, addition to, or discharge of this Agreement shall be binding upon the parties hereto unless it is in writing and executed by the parties hereto;
- (k) if any provision provided for in this Agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provisions of this Agreement which shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained herein and such other provisions shall be enforceable to the fullest extent permitted by law;

- (l) the Transferee, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies, including specific performance, injunction an/or declaratory relief, to enforce its rights under this Agreement;
- (m) the Transferor shall pay for the preparation and registration, if applicable, of this Agreement together with any concurrent instruments of priority as herein provided for and any amendments, additions or discharge thereto;
- (n) wherever the singular or masculine or neuter is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic according to the context in which it is used;
- (o) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to this intention of this Agreement;
- (p) this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective executors, administrators, successors and assigns.

FOR PARTY(IES) SIGNATURE(S) - SEE PAGES 1 and 2

END OF DOCUMENT

BRITISH COLUMBIA
REAL ESTATE
ASSOCIATIONTHE CANADIAN
BAR ASSOCIATION
British Columbia Branch**CONTRACT OF PURCHASE AND SALE**

PREPARED BY: RE/MAX Nyda Realty Inc. DATE: _____
 ADDRESS: 1 - 7300 Vedder Rd Chilliwack PC: V2R 4G6 PHONE: 604-858-7179
 PER: Scott Hrusik MLS® NO: _____

SELLER: <u>KINGMA BROS. DEVELOPMENTS LTD.</u>	BUYER: _____
SELLER: _____	BUYER: _____
ADDRESS: <u>33677 ARCADIAN WAY</u>	ADDRESS: _____
<u>ABBOTSFORD</u>	_____
_____ PC: _____	_____ PC: _____
PHONE: _____	PHONE: _____
RESIDENT OF CANADA ☒ NON-RESIDENT OF CANADA ☐	OCCUPATION: _____
as defined under the <i>Income Tax Act</i> .	

PROPERTY:UNIT # - 44420 SHERRY DRIVE

UNIT NO. _____ ADDRESS OF PROPERTY _____

CHILLIWACK, BC

CITY/TOWN/MUNICIPALITY

POSTAL CODE

PID

LOT 5 SEC 2 TWP 23 NWD PL EPP6424

LEGAL DESCRIPTION

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions:

- PURCHASE PRICE:** The purchase price of the Property will be _____
 _____ DOLLARS \$ _____ (Purchase Price)
- DEPOSIT:** A deposit of \$ 15,000.00 which will form part of the Purchase Price, will be paid on the following terms:
 UPON FINAL SUBJECT REMOVAL (BY WAY OF BANK DRAFT)

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to RE/MAX Nyda Realty

_____ and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

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INITIALS



3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:
SEE ATTACHED ADDENDUMS

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

4. **COMPLETION:** The sale will be completed on _____, yr. _____
(Completion Date) at the appropriate Land Title Office.
5. **POSSESSION:** The Buyer will have vacant possession of the Property at _____ m. on _____, yr. _____ (Possession Date) OR, subject to the following existing tenancies, if any:

6. **ADJUSTMENTS:** The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of _____, yr. _____ (Adjustment Date).
7. **INCLUDED ITEMS:** The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection, INCLUDING:
STAINLESS FRIDGE, STOVE, DISHWASHER & OTR MICROWAVE

BUT EXCLUDING: _____

8. **VIEWED:** The Property and all included items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on _____, yr. _____
9. **TITLE:** Free and clear of all encumbrances except subsisting conditions, provisos, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Clause 5, if any, and except as otherwise set out herein.
10. **TENDER:** Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, cash or Lawyer's/Notary's or real estate brokerage's trust cheque.
11. **DOCUMENTS:** All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.

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INITIALS



12. **TIME:** Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreements to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be absolutely forfeited to the Seller in accordance with the *Real Estate Services Act*, on account of damages, without prejudice to the Seller's other remedies.
13. **BUYER FINANCING:** If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has: (a) made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").
14. **CLEARING TITLE:** If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.
15. **COSTS:** The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.
16. **RISK:** All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.
17. **PLURAL:** In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.
18. **REPRESENTATIONS AND WARRANTIES:** There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.
19. **PERSONAL INFORMATION:** The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the managing broker(s), associate broker(s) and representative(s) of those Brokerages (collectively the "Licensee(s)") described in Clause 20, the real estate boards of which those Brokerages and Licensees are members and, if the Property is listed on a Multiple Listing Service®, the real estate board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:
- A. for all purposes consistent with the transaction contemplated herein:
 - B. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service® and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that real estate board and other real estate boards;
 - C. for enforcing codes of professional conduct and ethics for members of real estate boards; and
 - D. for the purposes (and to the recipients) described in the brochure published by the British Columbia Real Estate Association entitled *Working With a REALTOR®*.

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INITIALS



20. AGENCY DISCLOSURE: The Seller and the Buyer acknowledge having received, read and understood the brochure published by the British Columbia Real Estate Association entitled *Working With a REALTOR®* and acknowledge and confirm as follows:

A. the Seller has an Agency relationship with

RE/MAX Nyda Realty Inc.

BROKERAGE

and Scott Hrusik

LICENSEE

B. the Buyer has an Agency relationship with

NO AGENCY

BROKERAGE

and _____

LICENSEE

C. the Buyer and the Seller have consented to a limited dual agency relationship with

BROKERAGE

and _____

LICENSEE

LICENSEE

having signed a Limited Dual Agency Agreement dated _____

If only (A) has been completed, the Buyer is acknowledging no agency relationship. If only (B) has been completed, the Seller is acknowledging no agency relationship.

21. ACCEPTANCE IRREVOCABLE (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that the Seller's acceptance is irrevocable, including without limitation, during the period prior to the date specified for the Buyer to either:

A. fulfill or waive the terms and conditions herein contained; and/or

B. exercise any option(s) herein contained.

22. THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.

23. OFFER: This offer, or counter-offer, will be open for acceptance until _____ o'clock _____ m. on _____, yr. _____ (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

X

WITNESS

BUYER

SEAL

PRINT NAME

X

WITNESS

BUYER

SEAL

PRINT NAME

24. ACCEPTANCE: The Seller (a) hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above, (b) agrees to pay a commission as per the Listing Contract, and (c) authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested forthwith after completion.

Seller's acceptance is dated _____, yr. _____

X

WITNESS

SELLER

SEAL

PRINT NAME

X

WITNESS

SELLER

SEAL

PRINT NAME





BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION



THE CANADIAN
BAR ASSOCIATION
British Columbia Branch

CONTRACT OF PURCHASE AND SALE ADDENDUM

MLS® NO.:

DATE:

PAGE 5 of 7 PAGES

RE: ADDRESS: UNIT # _____ - 44420 SHERRY DRIVE CHILLIWACK, BC

LEGAL DESCRIPTION: LOT 5 SEC 2 TWP 23 NWD PL EPP6424

PID: _____

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED _____

MADE BETWEEN _____

AS BUYER, AND

KINGMA BROS. DEVELOPMENTS LTD.

AS SELLER AND COVERING

THE ABOVE-MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

*THE BUYER ACKNOWLEDGES HAVING RECEIVED AND HAVING HAD AN OPPORTUNITY TO READ THE DEVELOPER'S DISCLOSURE STATEMENT PRIOR TO SIGNING THIS CONTRACT OF PURCHASE AND SALE.

Strata fee *BUYER IS AWARE of a strata fee in the amount of \$111.00 per month and includes items set out in the Heron's Landing Developer's Disclosure Statement.

Title *THE BUYER ACKNOWLEDGES AND ACCEPTS that on Completion the Buyer will receive title containing, in addition to any encumbrance referred to in Clause 9 (TITLE) of this contract, any non-financial charge set out in the copy of the Heron's Landing Developer's Disclosure Statement.

Fire Insurance *THE BUYER IS AWARE that the fire structure insurance for the building, contents NOT included, is paid for and supplied by the Developer as outlined in the Heron's Landing Developer's Disclosure Statement.

THIS OFFER IS SUBJECT TO THE FOLLOWING:

1) Subject to a new first mortgage being made available to the Buyer, on or before _____, 2010 in the amount of \$_____ at an interest rate not to exceed 4.5% per annum calculated semi annually, not in advance, with a 25 year amortization period, 5 year term and repayable in blended payments of approximately \$_____ per month including principal and interest.

This condition is for the sole benefit of the Buyer.

2) Subject to the Buyer, on or before _____, 2010 at the Buyer's expense, obtaining and approving an inspection report against any defects whose cumulative cost of repair exceeds \$1000 and which reasonably may adversely affect the property's use or value. The Seller will allow access to the property for this purpose on reasonable notice.

This condition is for the sole benefit of the Buyer.

X WITNESS	BUYER		PRINT NAME
X WITNESS	BUYER		PRINT NAME
X WITNESS	SELLER		PRINT NAME
X WITNESS	SELLER		PRINT NAME

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BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION



THE CANADIAN
BAR ASSOCIATION
British Columbia Branch

CONTRACT OF PURCHASE AND SALE ADDENDUM

MLS® NO.:

DATE:

PAGE 6 of 7 PAGES

RE: ADDRESS: UNIT # - 44420 SHERRY DRIVE CHILLIWACK, BC

LEGAL DESCRIPTION: LOT 5 SEC 2 TWP 23 NWD PL EPP6424

PID:

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED

MADE BETWEEN

AS BUYER, AND

KINGMA BROS. DEVELOPMENTS LTD.

AS SELLER AND COVERING

THE ABOVE-MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

****THE SELLER** represents and warrants that the Seller is duly licensed pursuant to the Homeowner Protection Act and that the mandatory warranty insurance pursuant to that Act is in place.

****THE SELLER** will provide to the Buyer by Completion all details of the warranty insurance coverage pursuant to the Homeowner Protection Act. The Sellers new home warranty is supplied by Travelers Guarantee.
Builder #169 - unit warranty # _____

****the Buyer** and an authorized technical representative of the Seller together will conduct a walk-through inspection of the property no later than 3 days before the Completion Date. The Parties will, immediately after completion of the walk-through inspection, complete a deficiency list of mutually agreed upon items to be remedied by the Seller, both parties will sign, date and retain a copy of the deficiency list. These deficiencies are to be completed prior to the completion date. The quality of work and materials used will be equal to or better than that of the surrounding construction.

****It is a fundamental term of this contract** that the Seller must have finished all work, and delivered to the Buyer by the Completion Date, an unconditional City Occupancy Certificate or other evidence satisfactory to the Buyer that construction is finished.

****THE BUYER IS SATISFIED** with the size, measurements and other information pertaining to the dwelling and land and acknowledges that the size, measurements and other information received while thought to be accurate, is not guaranteed to be accurate, and if important to the Buyer, should not be relied upon without verification by the Buyer themselves prior to this Contract becoming firm.

****THE SELLER RESERVES THE RIGHT TO EXTEND THE COMPLETION, POSSESSION AND ADJUSTMENT DATES BY UP TO 60 DAYS** if deemed necessary by the seller to complete the unit.
The Seller is required to give at least 30 days notice to the Buyer (at least 30 days prior to the completion date).

****THE BUYER IS ADVISED** to seek independent professional Legal advice concerning the purchase and sale of this Property.

X	WITNESS	BUYER	SEAL	PRINT NAME
X	WITNESS	BUYER	SEAL	PRINT NAME
X	WITNESS	SELLER	SEAL	PRINT NAME
X	WITNESS	SELLER	SEAL	PRINT NAME

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BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION



THE CANADIAN
BAR ASSOCIATION
British Columbia Branch

CONTRACT OF PURCHASE AND SALE ADDENDUM

MLS® NO.:

DATE:

PAGE 7 of 7 PAGES

RE: ADDRESS: UNIT # _____ - 44420 SHERRY DRIVE CHILLIWACK, BC

LEGAL DESCRIPTION: LOT 5 SEC 2 TWP 23 NWD PL EPP6424

PID: _____

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED _____

MADE BETWEEN _____

AS BUYER, AND

KINGMA BROS. DEVELOPMENTS LTD.

AS SELLER AND COVERING

THE ABOVE-MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

***** PURCHASE PRICE INCLUDES THE NET HST (Harmonized Sales Tax).**

The Buyer confirms that he or she is purchasing the property for use as a principal residence or that of a qualified relative, and hereby is entitled to both the GST new housing rebate on the federal portion of the HST and the BC new housing rebate on the provincial portion of the HST, (the rebates). The Seller and Buyer agree that the purchase price includes the NET HST based upon the Buyer assigning any and all applicable rebates to the Seller, and that the price reflects the credit given by the Seller to the Buyer for these assignments. The purchase price includes the NET HST and the Seller is responsible for paying the HST and claiming any applicable Rebates. The Buyer hereby assigns any and all Rebates to the Seller, and agrees to sign any Rebate applications and any other documents necessary to have the Rebate paid or credited to the Seller. If the Buyer is not entitled to either or both of the rebates for any reason, he/she shall immediately remit the amount claimed to Canada Revenue Agency, and/or indemnify the Seller for the loss of either or both Rebates. The seller is relying on the Buyer's declaration of entitlement to the Rebates and shall not be responsible if the claim is disallowed.

***** PURCHASE PRICE INCLUDES THE PST TRANSITIONAL NEW HOUSING REBATE.**

As the construction of this property straddled the July 1, 2010 implementation date of the HST, the PST transitional new housing rebate is applicable to this property (Transitional Rebate). The Seller and Buyer agree that the Transitional Rebate is included in the purchase price. The Buyer hereby assigns any and all Transitional Rebates to the Seller, and agrees to sign any Transitional Rebate applications and any other documents necessary to have the Transitional Rebate paid or credited to the Seller. The Buyer and Seller agree that the purchase price reflects the credit given by the Seller to they Buyer for this assignment.

The Seller is to include the NET HST in the purchase price of this property.

The Buyer will execute all documentation necessary to assign the Rebate to the Seller on Completion.

The Buyer will occupy the premises.

*****THE BUYER IS AWARE** of a Property Transfer Tax payable by the Buyer on completion and is not included in this contract price, the Property Transfer Tax payable is 1% of the first \$200,000 of purchase price and 2% over that amount.

*****THE BUYER IS ADVISED** to seek independent professional advice concerning any and all tax implications resulting from the purchase and sale of this Property, including PPT, GST and HST liability, exemptions, transitional provisions and rebates prior to firming this Contract.

X	WITNESS	BUYER	SEAL	PRINT NAME
X	WITNESS	BUYER	SEAL	PRINT NAME
X	WITNESS	SELLER	SEAL	PRINT NAME
X	WITNESS	SELLER	SEAL	PRINT NAME

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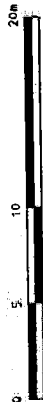
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EXTERIOR BUILDING DIMENSIONS.



ALL DISTANCES ARE IN METRES

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

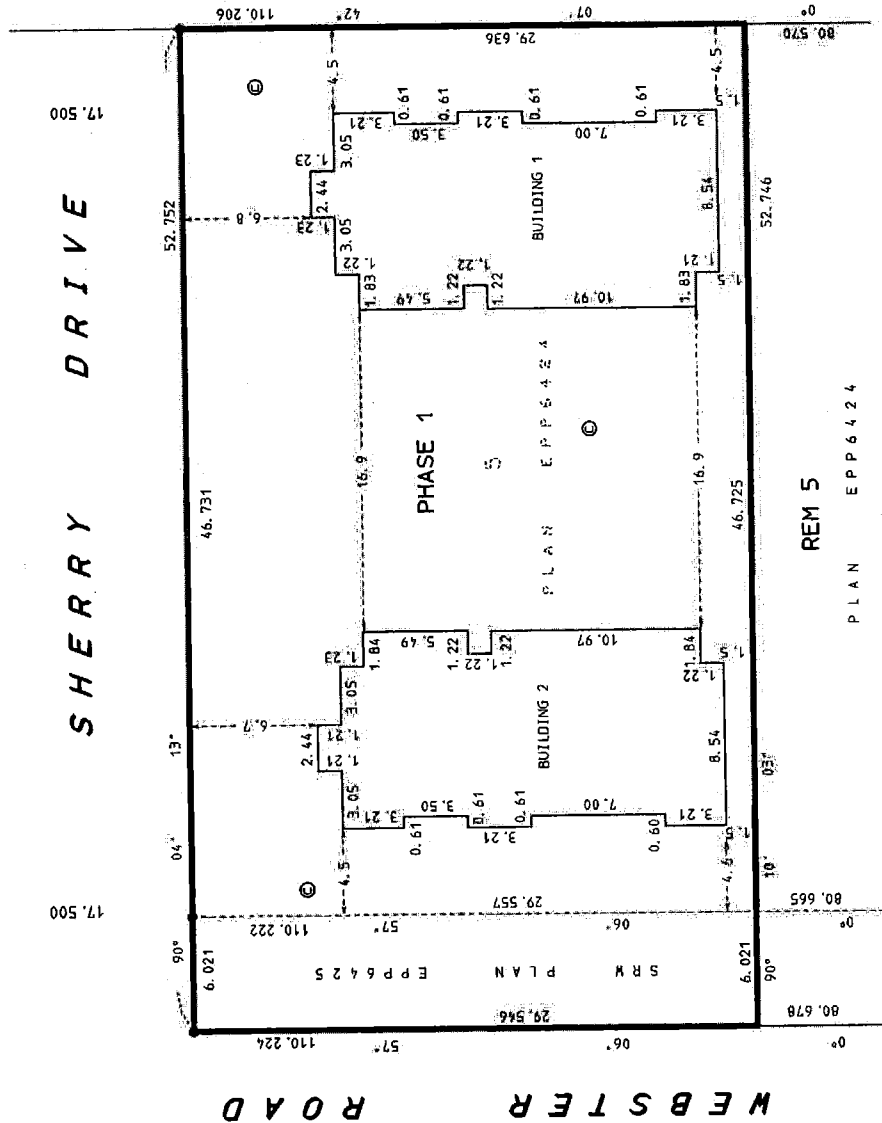
LEGEND:

BEARINGS ARE ASTRONOMIC, AND ARE DERIVED FROM PLAN EPP6424.

- STANDARD IRON POST FOUND
- ⊙ DENOTES COMMON PROPERTY

ALL OFFSETS SHOWN ARE TO BUILDING EXTERIOR WALLS.

SHEET 2 OF 4 SHEETS
STRATA PLAN EPS280
PHASE 1



REM 3
PLAN
4857

REM 5
PLAN
EPP6424

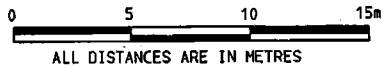
K.M. POWER, BCLS
AUGUST 16TH, 2010

SECTION 2 TOWNSHIP 23

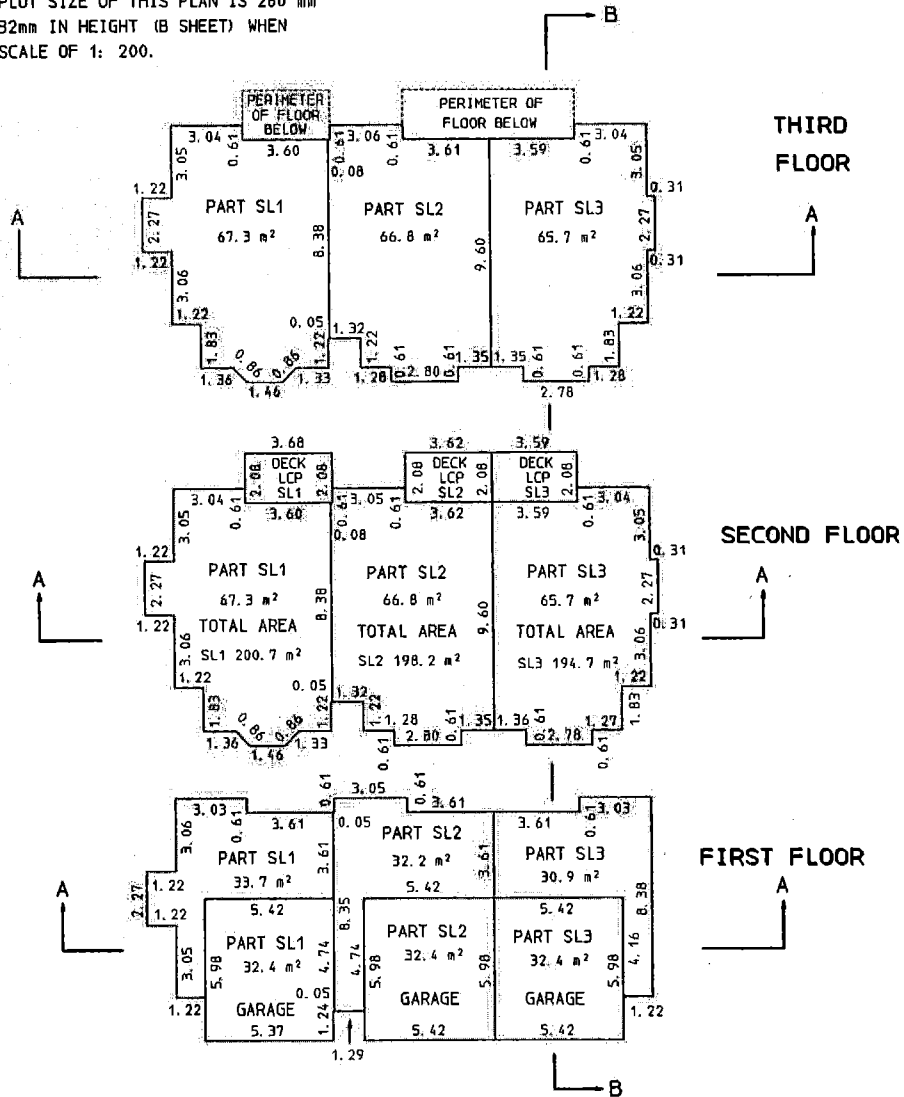
FILE E24S12

BUILDING 1
STRATA LOTS 1, 2 AND 3.

SHEET 3 OF 4 SHEETS
STRATA PLAN EPS280
PHASE 1



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



SECTION A-A

PART SL1	PART SL2	PART SL3
PART SL1	PART SL2	PART SL3
GARAGE PART SL1	GARAGE PART SL2	GARAGE PART SL3

THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

SECTION B-B

PART SL3
PART SL3
PART SL3 GARAGE PART SL3

THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

LEGEND:

SL DENOTES STRATA LOT.
 LCP DENOTES LIMITED COMMON PROPERTY

FILE E24S13 CD 1M.

K.M. POWER, BCLS
 AUGUST 16th, 2010

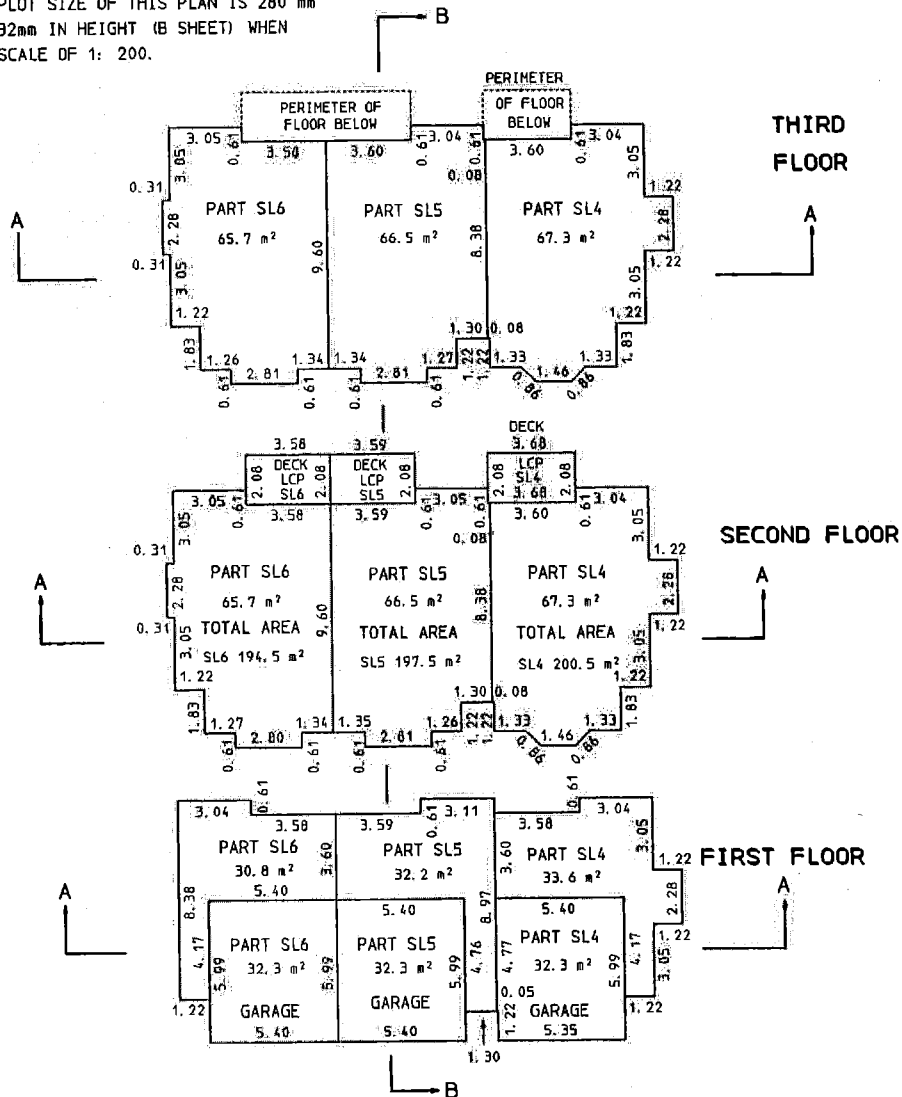
BUILDING 2
STRATA LOTS 4, 5 AND 6.

SHEET 4 OF 4 SHEETS
STRATA PLAN EPS280
PHASE 1

0 5 10 15m
 ALL DISTANCES ARE IN METRES

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

ASTRONOMIC NORTH



SECTION A-A

PART SL6	PART SL5	PART SL4	THIRD FLOOR
PART SL6	PART SL5	PART SL4	SECOND FLOOR
GARAGE PART SL6	GARAGE PART SL5	GARAGE PART SL4	FIRST FLOOR

SECTION B-B

PART SL5	THIRD FLOOR
PART SL5	SECOND FLOOR
PART SL5	FIRST FLOOR

LEGEND:

SL DENOTES STRATA LOT.
 LCP DENOTES LIMITED COMMON PROPERTY

FILE E24S14 CD 1M.

K.M. POWER, BCLS
 AUGUST 16th, 2010

NEW WESTMINSTER LAND TITLE OFFICE

Apr-20-2011 14:14:00.002

CAS1981039

PAGE 1 OF 5 PAGES

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

0733

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you

(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and

(b) certify the matters set out in section 168.73 (4) of the Land Title Act, Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

Kenneth Power
WKP7K2

c=CA, cn=Kenneth Power
WKP7K2, o=BC Land
Surveyor, ou=Verify ID at
www.juricert.com/LKUP.
cfm?id=WKP7K2

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

K. Mitchell Power

#102-45928 Hocking Avenue

604-792-4264

Email mitch@tunbridge.ca

Chilliwack

BC V2P 1B4

2. PLAN IDENTIFICATION:

Control Number: 130-264-1790

Plan Number: EPS280

LTO Document Reference: CA1981039

3. CERTIFICATION:

☒ Form 9☐ Explanatory Plan

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2011 April 12 (YYYY/Month/DD)

The plan was completed and checked on: 2011 April 12 (YYYY/Month/DD)

The checklist was filed under ECR#: 121817

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2011 April 12 (YYYY/Month/DD)

☐ None☒ Strata Form U1☐ Strata Form U1/U2

I am a British Columbia land surveyor and 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

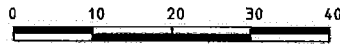
Certification Date: 2011 April 12 (YYYY/Month/DD)

Arterial Highway ☐4. ALTERATION: ☐

STRATA PLAN OF PART OF LOT 5 SECTION 2
TOWNSHIP 23 NEW WESTMINSTER DISTRICT
PLAN EPP6424 EXCEPT PHASE ONE STRATA
PLAN EPS280

SHEET 1 OF 4 SHEETS
STRATA PLAN EPS280
PHASE 2

BCGS 92H.011



ALL DISTANCES ARE IN METRES
 AND ARE HORIZONTAL GROUND

THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm
 IN WIDTH BY 432mm IN HEIGHT (B SHEET) WHEN
 PLOTTED AT A SCALE OF 1: 600.

BEARINGS ARE ASTRONOMIC, AND ARE
 DERIVED FROM PLAN EPP6424.

- STANDARD IRON POST FOUND

THE NAME OF THE
 DEVELOPMENT IS -
"HERON LANDING"

THE CIVIC ADDRESS IS
 44420 SHERRY DRIVE
 CHILLIWACK, B.C.

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

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

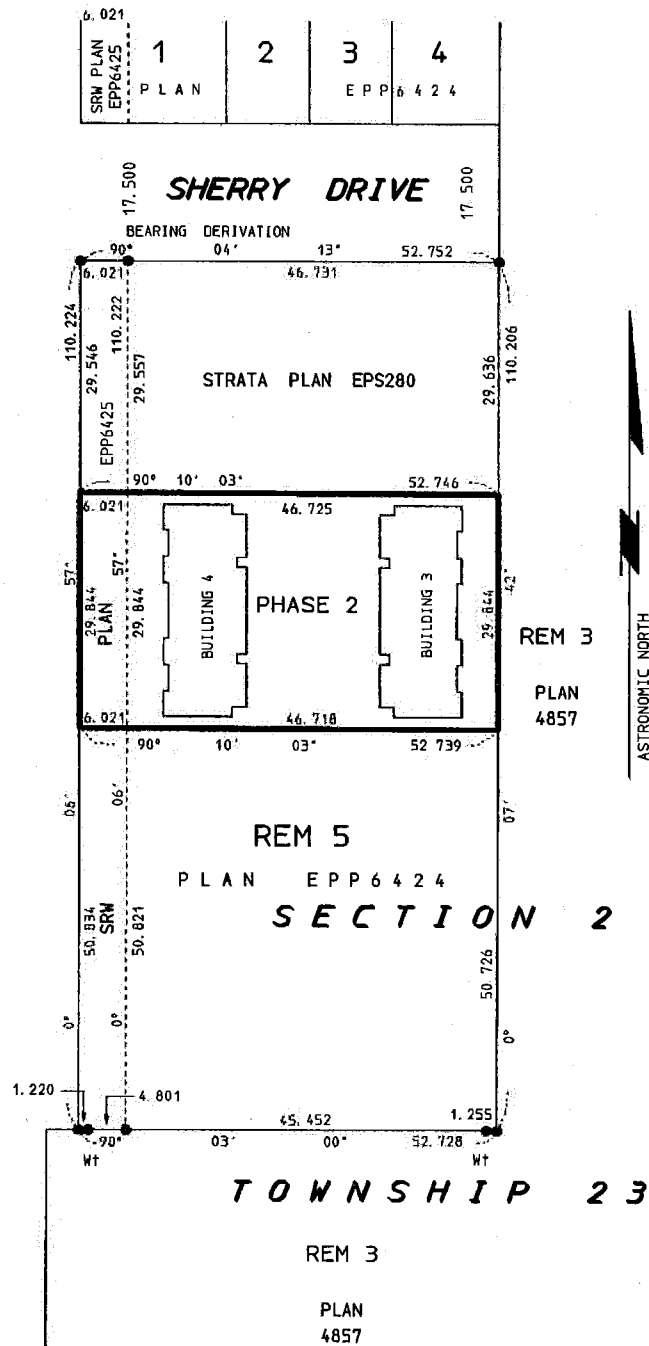
THIS PLAN IS PHASE 2 OF A 4 PHASE
 STRATA PLAN UNDER SECTION 224 OF
 THE STRATA PROPERTY ACT LYING WITHIN
 THE JURISDICTION OF THE APPROVING OFFICER
 FOR THE CITY OF CHILLIWACK

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 : E24S21 F.B.C-313/98-99 CD 1M.

ROAD

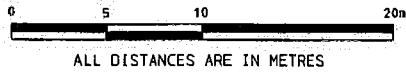
WEBSTER



THE FIELD SURVEY REPRESENTED BY
 THIS PLAN WAS COMPLETED BY
 K MITCHELL POWER, BCLS ON THE
 12th DAY OF APRIL, 2011.

EXTERIOR BUILDING DIMENSIONS.

SHEET 2 OF 4 SHEETS
STRATA PLAN EPS280
PHASE 2



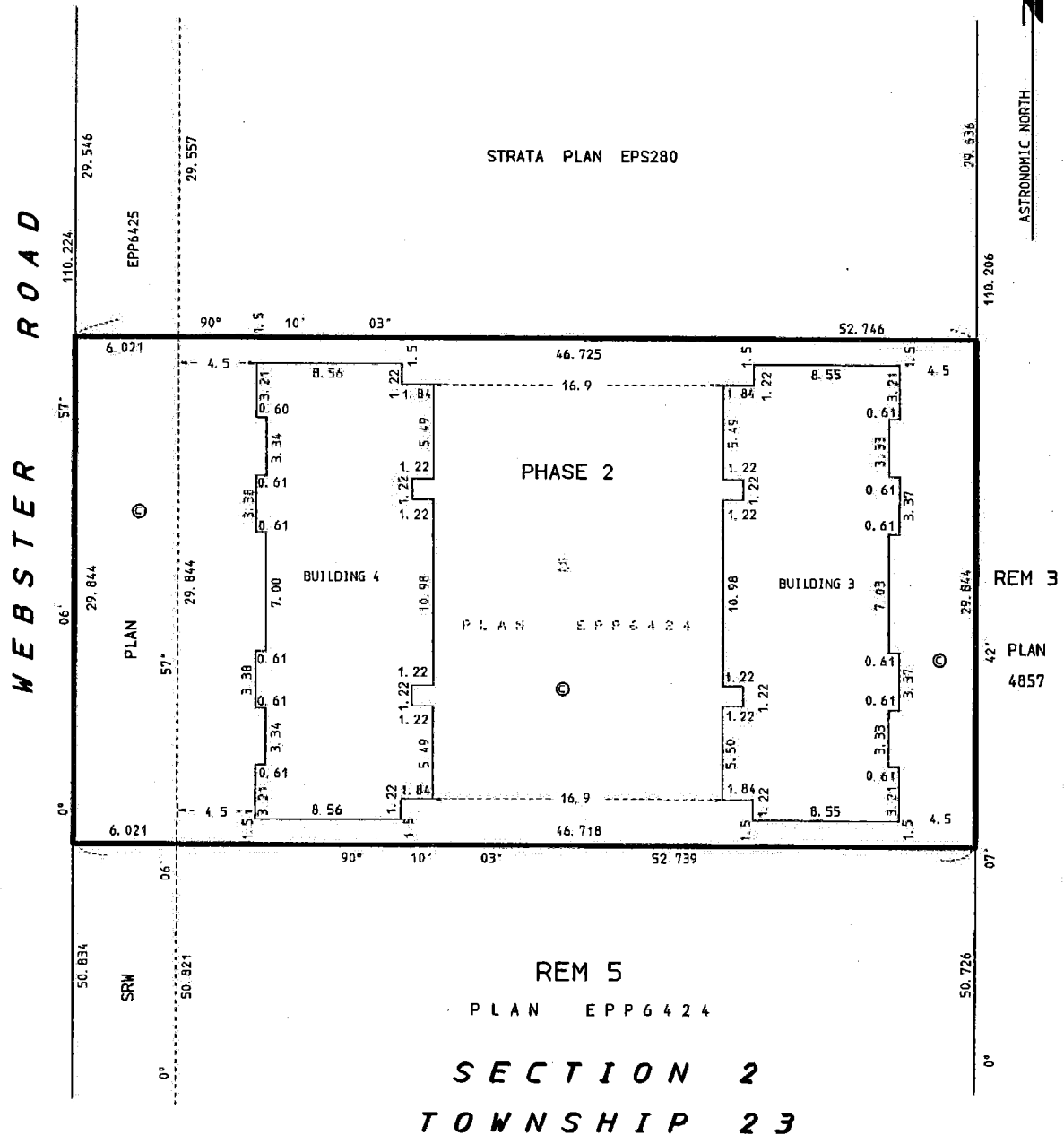
THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm
IN WIDTH BY 432mm IN HEIGHT (B SHEET) WHEN
PLOTTED AT A SCALE OF 1: 250.

LEGEND:

BEARINGS ARE ASTRONOMIC, AND ARE
DERIVED FROM PLAN EPP6424.

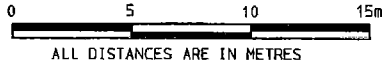
© DENOTES COMMON PROPERTY

ALL OFFSETS SHOWN ARE
TO BUILDING EXTERIOR WALLS.



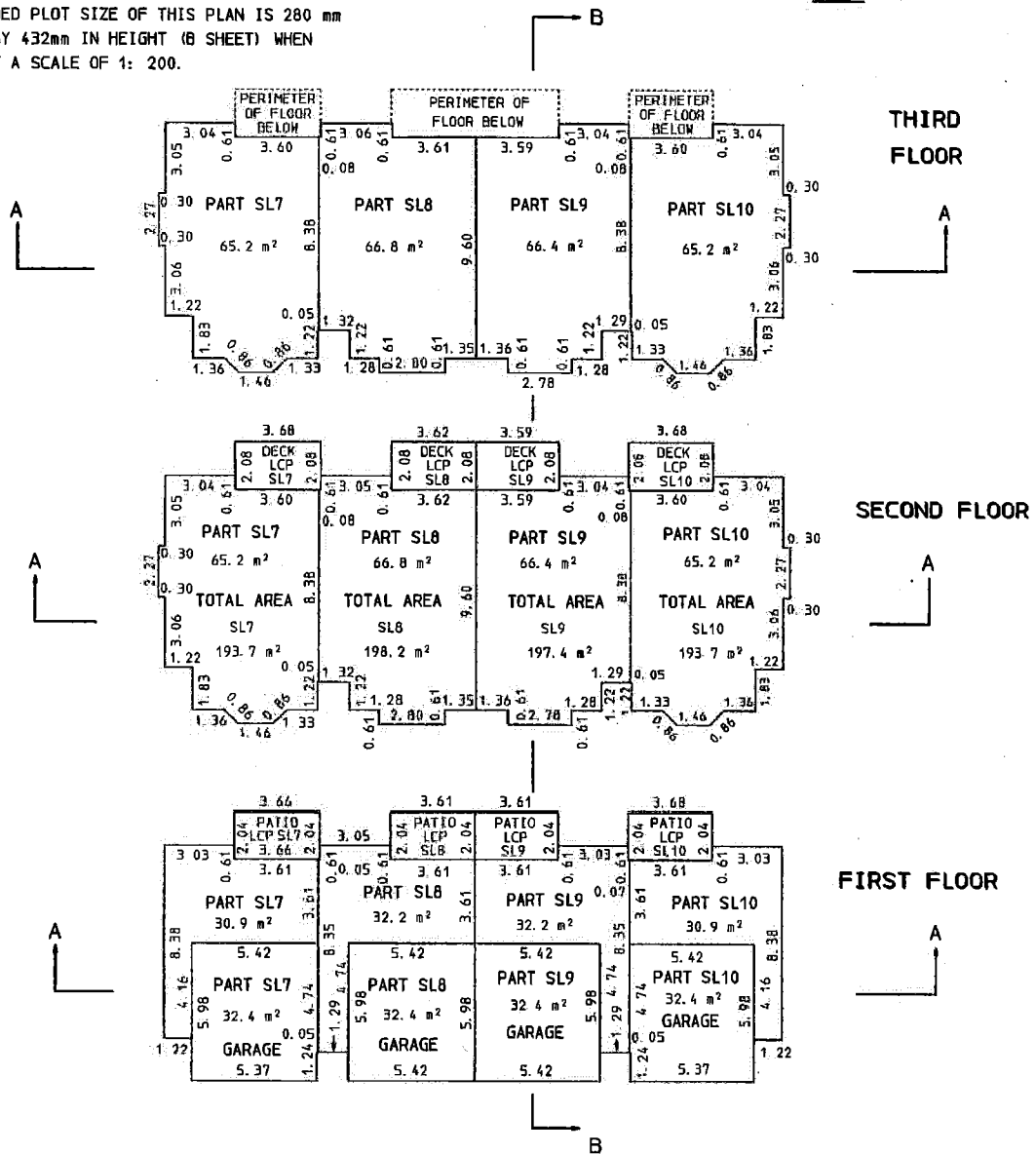
BUILDING 3
STRATA LOTS 7, 8, 9 AND 10.

SHEET 3 OF 4 SHEETS
STRATA PLAN EPS280
PHASE 2



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 280 mm
 IN WIDTH BY 432mm IN HEIGHT (8 SHEET) WHEN
 PLOTTED AT A SCALE OF 1: 200.



SECTION A-A

PART SL7	PART SL8	PART SL9	PART SL10
PART SL7	PART SL8	PART SL9	PART SL10
GARAGE PART SL7	GARAGE PART SL8	GARAGE PART SL9	GARAGE PART SL10

THIRD FLOOR
 SECOND FLOOR
 FIRST FLOOR

SECTION B-B

LCP SL9 DECK	PART SL9
LCP SL9 PATIO	GARAGE PART SL9

THIRD FLOOR
 SECOND FLOOR
 FIRST FLOOR

LEGEND:

SL DENOTES STRATA LOT.
 LCP DENOTES LIMITED COMMON PROPERTY

FILE E24S23 CD 1M.

K.M. POWER, BCLS
 APRIL 11th, 2011

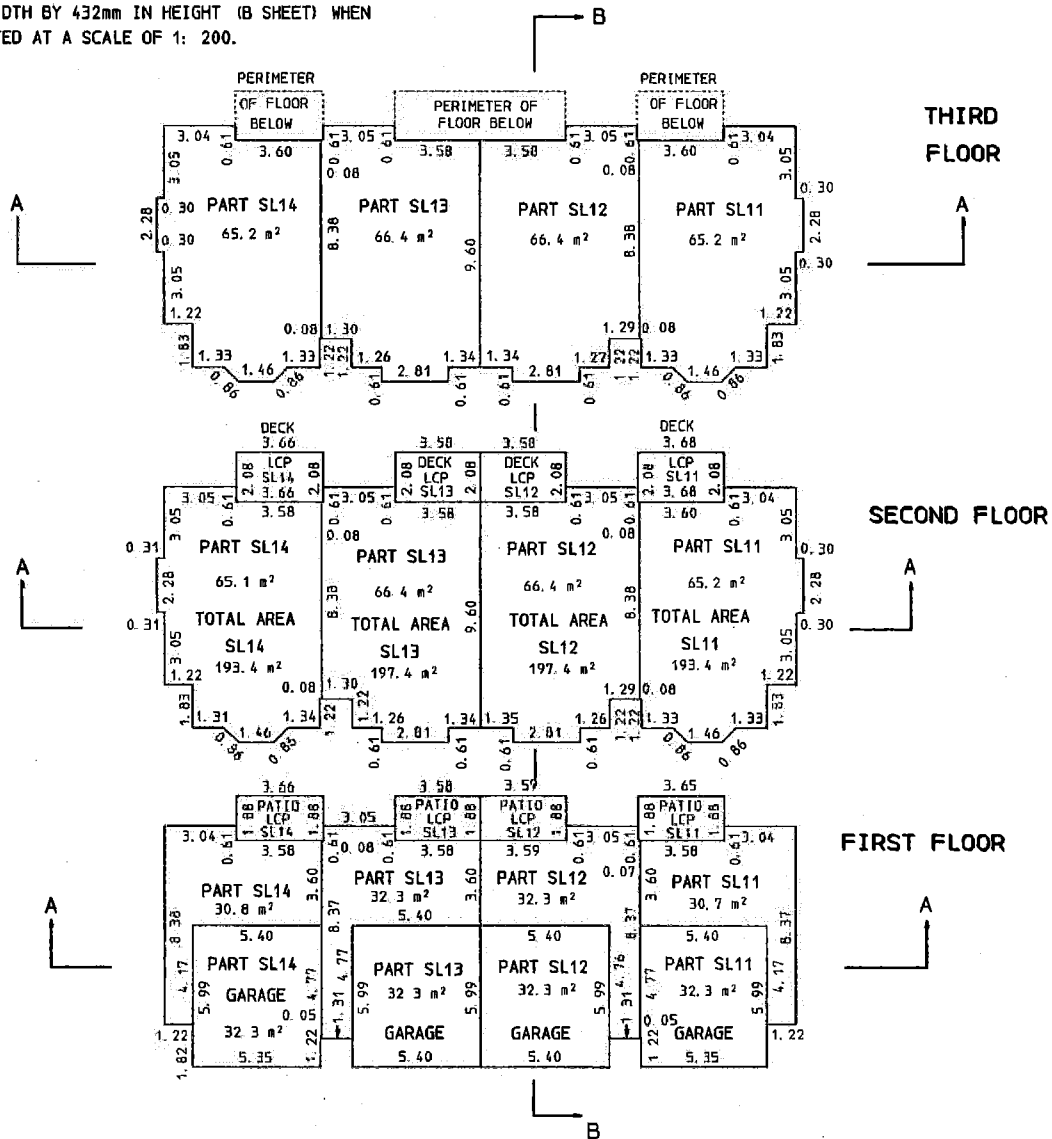
BUILDING 4
STRATA LOTS 11, 12, 13 AND 14.

SHEET 4 OF 4 SHEETS
STRATA PLAN EPS280
PHASE 2

0 5 10 15m
 ALL DISTANCES ARE IN METRES

ASTRONOMIC NORTH

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



SECTION A-A

PART SL14	PART SL13	PART SL12	PART SL11
PART SL14	PART SL13	PART SL12	PART SL11
GARAGE PART SL14	GARAGE PART SL13	GARAGE PART SL12	GARAGE PART SL11

THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

SECTION B-B

LCP SL12 DECK	PART SL12
LCP SL12 PATIO	PART SL12
LCP SL12 PATIO	GARAGE PART SL12

THIRD FLOOR
SECOND FLOOR
FIRST FLOOR

LEGEND:

SL DENOTES STRATA LOT.
 LCP DENOTES LIMITED COMMON PROPERTY

FILE E24S24 CD 1M

K.M. POWER, BCLS
 APRIL 11TH, 2011

Warranty Summary

Heron's Landing: 44420 Sherry Drive, Chilliwack

Warranty #	Unit/Property	Product	Premium	HPO Fees	Commencement	Invoice
80145908	Common Property	Common Property	\$0.00	\$0.00		80145908 - 1
80145909	Units 1 - 3	Block	\$0.00	\$0.00		80145908 - 1
80145910	Units 4 - 6	Block	\$0.00	\$0.00		80145908 - 1
80145911	Units 7 - 10	Block	\$0.00	\$0.00		80145908 - 1
80145912	Units 11 - 14	Block	\$0.00	\$0.00		80145908 - 1
80145913	Units 15 - 17	Block	\$0.00	\$0.00		80145908 - 1
80145914	Units 18 - 20	Block	\$0.00	\$0.00		80145908 - 1
80145915	Units 21 - 23	Block	\$0.00	\$0.00		80145908 - 1
80145916	Units 24 - 26	Block	\$0.00	\$0.00		80145908 - 1
80145917	1	Unit	\$950.00	\$0.00		80145908 - 1
80145918	2	Unit	\$950.00	\$0.00		80145908 - 1
80145919	3	Unit	\$950.00	\$0.00		80145908 - 1
80145920	4	Unit	\$950.00	\$0.00		80145908 - 1
80145921	5	Unit	\$950.00	\$0.00		80145908 - 1
80145922	6	Unit	\$950.00	\$0.00		80145908 - 1
80145923	7	Unit	\$950.00	\$0.00		80145908 - 1
80145924	8	Unit	\$950.00	\$0.00		80145908 - 1
80145925	9	Unit	\$950.00	\$0.00		80145908 - 1
80145926	10	Unit	\$950.00	\$0.00		80145908 - 1
80145927	11	Unit	\$950.00	\$0.00		80145908 - 1



Warranty #	Unit/Property	Product	Premium	HPO Fees	Commencement	Invoice
80145928	12	Unit	\$950.00	\$0.00		80145908 - 1
80145929	13	Unit	\$950.00	\$0.00		80145908 - 1
80145930	14	Unit	\$950.00	\$0.00		80145908 - 1
80145931	15	Unit	\$950.00	\$0.00		80145908 - 1
80145932	16	Unit	\$950.00	\$0.00		80145908 - 1
80145933	17	Unit	\$950.00	\$0.00		80145908 - 1
80145934	18	Unit	\$950.00	\$0.00		80145908 - 1
80145935	19	Unit	\$950.00	\$0.00		80145908 - 1
80145936	20	Unit	\$950.00	\$0.00		80145908 - 1
80145937	21	Unit	\$950.00	\$0.00		80145908 - 1
80145938	22	Unit	\$950.00	\$0.00		80145908 - 1
80145939	23	Unit	\$950.00	\$0.00		80145908 - 1
80145940	24	Unit	\$950.00	\$0.00		80145908 - 1
80145941	25	Unit	\$950.00	\$0.00		80145908 - 1
80145942	26	Unit	\$950.00	\$0.00		80145908 - 1
35 warranties have been listed.			\$24,700.00	\$0.00		

