

DISCLOSURE STATEMENT

REAL ESTATE DEVELOPMENT MARKETING ACT OF BRITISH COLUMBIA

Disclosure Statement dated February 27, 2018.

Disclosure Statement for an offering by Kerr Properties 002 Ltd. (hereinafter referred to as the "Developer") for the sale of 21 residential strata lots to be built at 20723 Fraser Highway, Langley, British Columbia, known as "Rossbrin" (the "Development").

Developer:

Name:	Kerr Properties 002 Ltd.
Business Address:	26138 31B Avenue, Aldergrove, BC, V4W 2Z6
Service Address:	26138 31B Avenue, Aldergrove, BC, V4W 2Z6

DEVELOPER'S REAL ESTATE AGENT:

Name:	Prudential Power Play Realty
Business Address:	20585 Fraser Highway, Langley, BC, V3A 4G4 Attention: Patrick Kerr & Travis Tournier

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 initialling in the space provided here:

THIS DISCLOSURE STATEMENT HAS BEEN FILED WITH THE SUPERINTENDENT OF REAL ESTATE, BUT NEITHER THE SUPERINTENDENT, NOR ANY OTHER AUTHORITY OF THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA, HAS DETERMINED THE MERITS OF ANY STATEMENT CONTAINED IN THE DISCLOSURE STATEMENT, OR WHETHER THE DISCLOSURE STATEMENT CONTAINS A MISREPRESENTATION OR OTHERWISE FAILS TO COMPLY WITH THE REQUIREMENTS OF THE *REAL ESTATE DEVELOPMENT MARKETING ACT*. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO DISCLOSE PLAINLY ALL MATERIAL FACTS, WITHOUT MISREPRESENTATION.

RIGHT OF RESCISSION

Under section 21 of the Real Estate Development Marketing Act, the purchaser or lessee of a development unit may rescind (cancel) the contract of purchase and sale or 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.

The rescission notice may be served by delivering or sending by registered mail, a signed copy of the notice 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 the deposit to the purchaser.

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EXHIBITS

- A. Preliminary Plans
- B. Form V, Schedule of Unit Entitlement
- C. Standard Bylaws of Strata Property Act
- D. Estimated Budget of Operating Expenses and Monthly Assessments
- E. Form J, Rental Disclosure Statement
- F. Contract of Purchase and Sale
- G. Legal Notation CA5599459
- H. Legal Notation No. M26464 Plan No. 49871
- I. Statutory Right-of-Way 356156C
- J. Statutory Right-of-Way 356459C
- K. Undersurface Rights BB4087130
- L. New Home Registration Forms
- M. Building Permits BP002000, BP002026, BP002027 and BP002028

1. **THE DEVELOPER**

1.1 **Particulars of Incorporation**

Kerr Properties 002 Ltd. (the "Developer") is a corporation incorporated under the laws of the Province of British Columbia on January 16, 2008 under incorporation number BC0813930.

1.2 **Purpose of Incorporation**

The Developer was not incorporated specifically for the purpose of developing the strata lots and has other assets in addition to the development property.

1.3 **Registered and Records Office of Developer**

The registered and records office of the Developer is located at Suite 400, 8621 - 201 Street, Langley, British Columbia V2Y 0G9.

1.4 **Directors & Officers of Developer**

The sole director and officer of the Developer is Patrick Kerr (Director and President).

1.5 **Past and Present Real Estate Experience of the Developer**

- (a) The Developer has over ten years of previous experience in commercial and residential real estate development.

Patrick Kerr has over fifteen years' experience in commercial and residential real estate development.
- (b) The Developer confirms that, to the best of its knowledge, neither the Developer, or any principal holder of the Developer or, any director or officer of the Developer or principal holder, within the ten years before the date of the Developer's declaration attached to this Disclosure Statement, has been subject to any penalties or sanctions imposed by a court or regulatory authority, relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to theft or fraud.
- (c) To the best of the Developer's knowledge, neither the Developer, or any principal holder of the Developer, or any director or officer of the Developer or principal holder, within the five years before the date of the Developer's declaration attached to this Disclosure Statement, was declared bankrupt or made a voluntary assignment in bankruptcy, made a proposal under any legislation relating to bankruptcy or insolvency or has been subject to or instituted any proceedings, arrangements, or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold the assets of that person.
- (d) To the best of the Developer's knowledge, none of the directors, officers or principal holders of the Developer, or any director or officer of the principal holder, within the five years prior to the date of the Developer's declaration attached to this Disclosure Statement, has been a director, officer or principal holder of any other developer which, while that person was acting in this capacity, such other developer:
 - (i) was subject to any penalties or sanction, imposed by a court or regulatory authority relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgage of land, or to theft or fraud; or

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

1.6 **Conflicts of Interest**

Patrick Kerr is a licensed realtor under the Real Estate Services Act of B.C. with Prudential Power Play Realty and may provide services to the Developer, project manager, or holder of development units in connection with the Development.

Other than set out above, there are no existing or potential conflicts of interest among the Developer, project manager, any director, officer and principal holder of the Developer and project manager, any director and officer of the principal holder, and any person providing goods or services to the Developer, project manager or holder of the development units in connection with the Development which could reasonably be expected to affect the purchaser's purchase decision.

2. **GENERAL DESCRIPTION**

2.1 **General Description of the Development**

- (a) Civic Address
20723 Fraser Highway, Langley, B.C.
- (b) The Developer intends to develop and market 21 residential strata lots (the "Strata Lots") to be located within 4 – three storey wood frame buildings, concrete slab on grade foundation with mixed brick, wood and concrete board siding. The project shall be known as "Rossbrin" (the "Development") and is to be constructed on the Development Property (as defined in section 4.1).
- (b)

<u>Type of Building</u>	<u>Number of Buildings</u>
Three (3) storey wood frame	Four (4) buildings
- (c) Type of Construction
Wood frame on concrete slab on grade foundation
- (d) Total Strata Lots
21 Strata Lots
- (e) Type of Strata Lots
All 21 Strata Lots are 3 bedrooms
- (f) Strata Plan and Size of Strata Lots

Each purchaser will own their Strata Lot, together with a proportionate share in the common property (the "Common Property") of the Development and the common assets and other facilities of the strata corporation (the "Strata Corporation"), which the Owners of the Strata Lots will own as tenants in common. The Common Property is comprised of all the land and buildings outside the individual Strata Lots but contained within the Development.

Strata Lots will be created upon the registration of the final surveyed strata plan (the "Strata Plan") in the Lower Mainland Land Title Office (the "Land Title Office").

The proposed layout, dimensions, areas, lot lines and locations of the Strata Lots shown on the preliminary plans (the "Preliminary Plans") and in any sales brochures or other marketing materials, are provided for information purposes only, and are not represented as being the actual final areas, lot lines, dimensions or locations of the Strata Lots. The Preliminary Plans are subject to modification based on compliance with any design or building requirements imposed by the City or any governmental agency and based on the Developer's requirements or the advice it receives from its consultants.

The Developer reserves the right to amend the size, number and/or type of Strata Lots from those shown on the Preliminary Plans, and to combine two or more Strata Lots into a single Strata Lot, such that the number of Strata Lots in the Development may vary. In addition, the Developer reserves the right to change the name of the Development, to change the civic address of the Development (subject to approval by the City), to change the number assigned to each or any floor in the Development, to renumber the Strata Lots or to renumber the unit numbers assigned to the Strata Lots, and to amend the size of any Limited Common Property (as defined in section 3.4) and Common Property prior to filing the relevant Strata Plan (as defined in this section 2.1(f)) and the Unit Entitlement (as defined in section 3.1) figures in respect of any of the Strata Lots may be adjusted. As a consequence of any such changes, strata lot numbers assigned to any of the Strata Lots and the Unit Entitlement figures in respect of any of the Strata Lots may be adjusted from those shown on the Preliminary Plans and the estimated Schedules of Unit Entitlement attached hereto as Exhibits "A" and "B". Purchasers should be aware that ceiling heights of the Strata Lots may have areas of the ceilings dropped down from the standard height of ceilings in order to accommodate construction requirements including, but not limited to, mechanical, electrical equipment, ducting, ventilation systems, plumbing and structural requirements.

2.2 Permitted Use

The zoning applicable to the Development Property is CD41 – Comprehensive Development Zone. The zoning applicable to the Development Property upon which the Development will be situated and constructed is CD41, which permits the Development to be constructed. The permissible uses of the Development intended by the Developer is the development of twenty-one (21) Strata Lots as residential townhouses. Further zoning information may be obtained at Langley City Hall, 20399 Douglas Crescent, Langley, BC, Tel: 604-514-2800, Web: <http://city.langley.bc.ca/city-services/bylaws-policies> (Zoning Bylaw 1996, No. 2100 Amendment No. 127, 2015, No. 2976).

2.3 Phasing

The Development will not be a phased Strata Plan.

3. STRATA INFORMATION

3.1 Unit Entitlement

The unit entitlement (the "Unit Entitlement") of each Strata Lot is a figure indicating its share in the Common Property and assets situated on the Development Property and by which its proportionate contribution to the expenses of the Common Property is determined. The Unit Entitlement of the Strata Lots is based on the habitable square meters, rounded to the nearest whole number, of the Strata Lot, as determined by a British Columbia land surveyor excluding any non-living areas such as a balcony or deck. A schedule of proposed Unit Entitlement for the Strata Lots, set out in Form V to the *Strata Property Act*, is attached as Exhibit "B".

The calculation of Unit Entitlement set out in Exhibit "B" is based on architectural drawings and may vary when calculated on the basis of the final surveyed Strata Plans. The Final Unit Entitlement will be set out in Form V of the *Strata Property Act* and will be filed in the Land Title Office concurrently with the deposit of the applicable Strata Plan.

3.2 Voting Rights

There will be one Strata Corporation in respect of the Strata Lots that relates to the Strata Corporation and the Development. In accordance with Section 247(2)(a) of the *Strata Property Act*, (British Columbia), each residential Strata Lot will have one vote in the Strata Corporation.

3.3 Common Property and Facilities

Each owner of a Strata Lot (an "Owner") is entitled to a proportionate share of the Common Property of the Development and the common facilities and other assets of the Strata Corporation shown on the Strata Plans in the Land Title Office, based on the Strata Lots' respective Unit Entitlement. The Strata Lot Owners will own such Common Property, common facilities and other assets as tenants in common.

- (a) Common Property: The Common Property of the Development includes all of the areas designated as Common Property on the Strata Plan, as such may be modified as described in sections 3.4 and 3.6 below. This entitlement and use is subject to the bylaws of the Strata Corporation, any designations of Common Property as Limited Common Property, and any licenses, easements, leases, rights-of-way or covenants described or contemplated in this Disclosure Statement which are granted by the Developer prior to the registration of the Strata Plan or by the Strata Corporation once the Strata Plan is registered in the Land Title Office and the Strata Corporation is formed.
- (b) Common Facilities: The Developer intends to include within the Common Property the following facilities for the use of the Owners, provided that some of the facilities described below may be designated as Limited Common Property as described in section 3.4(a) for the exclusive use of one or more Strata Lots:
 - (i) driveways
 - (ii) visitor parking areas
 - (iii) landscaped and yard areas
 - (iv) electrical/mechanical room(s)
 - (v) mailboxes
 - (vi) planters
- (c) Common Assets: The assets of the Strata Corporation may also include additional equipment such as transformers, fire protection systems and equipment, mechanical and electrical systems and equipment, electrical rooms, vents, ducts, fans and other such facilities and equipment as well as landscaping features which may not be depicted on the Preliminary Plans but which will be required in connection with the Development. Such facilities and equipment will be located as required by the City of Langley (the "City") or recommended by the Developer's consultants. Common Property and facilities in the Development and subject to change at the sole discretion of the Developer.

3.4 Limited Common Property

- (a) Designation as Limited Common Property: "Limited Common Property" is an area within the Common Property that may be used exclusively by one or more Strata Lot Owners. The *Strata Property Act* provides that Limited Common Property may be designated by the Developer on the strata plan or on a plan amendment under section 258 of the *Strata Property Act* by an amendment under section 257 of the *Strata Property Act*, or by a resolution passed by a three-quarter vote at an annual or special general meeting of the Strata Corporation. A plan amendment under section 258 of the *Strata Property Act* to designate parking stalls as Limited Common Property may be made by the owner developer at any time prior to the first annual general meeting of the Strata Corporation. A plan amendment under section 257 of the *Strata Property Act* requires a unanimous resolution of the Strata Corporation. The allocation of all or some of such Limited Common Property to each Strata Lot will be as determined by the Developer. If Limited Common Property was designated on a strata plan by the Developer under section 258 or under section 257 by unanimous resolution of the Strata Corporation, then such designation may only be removed by amending the strata plan pursuant to section 257 of the *Strata Property Act* (which requires a unanimous resolution). If the Limited Common Property was designated by a three-quarter vote, it may be removed by a resolution passed by a three-quarter vote at an annual or special general meeting.

The Developer will designate certain areas shown as entries, balconies, decks, patios and garages, if any, attached to each of the Strata Lots and located approximately as shown on the Preliminary Plans as Limited Common Property upon tendering the Strata Plan for the Development for registration in the Land Title Office. The Developer reserves the right, subject to the provisions of the *Strata Property Act*, to change the configuration, layout, size and location of the areas and facilities designated as Limited Common Property and to designate additional areas as Limited Common Property without compensation to the Strata Corporation and/or purchasers of Strata Lots.

- (b) Repair and Maintenance of Limited Common Property: The Strata Corporation is responsible for maintaining all Common Property including Limited Common Property. However, the Strata Corporation may, by bylaw, make Owners responsible for the repair and maintenance of Limited Common Property which they use. The bylaws proposed for the Development attached as Exhibit "C" to this Disclosure Statement provide that the Owners of the Strata Lots are responsible for maintaining and repairing Limited Common Property which they use, other than the following items which are to be maintained and repaired by the Strata Corporation:

- (i) repair and maintenance that in the ordinary course of events occur less than once a year;
- (ii) the structure of a building;
- (iii) the exterior of a building;
- (iv) chimneys, stairs, balconies and other things attached to the exterior of a building;
- (v) doors, windows or skylights, on the exterior of a building or that front on the Common Property;
- (vi) fences, railings and similar structures that enclose patios, balconies and yards; and
- (vii) any trees, shrubs, vegetation or other landscaping installed by the owner developer on the ground level (including, without limitation, ground floor patios)

Common expenses of the Strata Corporation that relate to repairing and maintaining Limited Common Property are allocated only to those Strata Lots entitled to use that Limited Common Property, and shared among such Strata Lots on the basis of their relative

Unit Entitlement. Any special levy, however, which relates to Limited Common Property will be paid for by the Owners of all Strata Lots in proportion to the relative Unit Entitlement of the Strata Lots.

3.5 Bylaws

- (a) The bylaws (the "Bylaws") proposed for the Development will be those attached as Exhibit "C" to this Disclosure Statement which are the bylaws contained in the Schedule of Standard Bylaws set out in the *Strata Property Act* as amended from time to time.

3.6 Parking

- (a) Twenty-one (21) Strata Lots will have the exclusive use of an enclosed garage for the parking of two vehicles, each which garage will be designated as part of each Strata Lot.
- (b) There will be no limited common property exterior parking spaces for any Strata Lot.
- (c) All on street parking shall be subject to the provisions and conditions of the City of Langley bylaws.
- (d) The six (6) parking spaces are for the visitors and guests of the Owners and occupants of the Strata Lots (the "Visitor Stalls"). The Visitor Stalls will be designated as Common Property on the Strata Plan and the Strata Corporation will administer their use and availability in accordance with the Bylaws and any rules adopted by the Strata Corporation from time to time. The number of Visitor Stalls to be included within the Development is subject to change in the discretion of the Developer or as may be required by the City.

3.7 Furnishings and Equipment

- (a) The following furnishings and equipment will be included in the purchase of each residential Strata Lot:
 - Dishwasher
 - Electric range
 - Refrigerator
 - Hood fan
 - Washer
 - Dryer
 - Window coverings
- (b) The above items will not be encumbered except to the extent of any security documentation registered in the Land Title Office and/or the Personal Property Registry including, without limitation, the Construction Security (as defined in section 6.2), if any, and any general security documents. The Developer will obtain discharges or releases of all third party claims of security interests granted by the Developer over equipment located in a Strata Lot in connection with the sale of a Strata Lot to a purchaser within a reasonable time after the completion of the purchase. Any provincial sales tax or goods and services tax payable in respect of such equipment will be for the account of each purchaser of a Strata Lot.

3.8 Budget

- (a) Strata Lot Expenses

- (i) Each Strata Lot Owner will be responsible for real property taxes for his or her Strata Lot, together with a proportionate share of the property taxes levied in respect of the Common Property, calculated based on the Unit Entitlement for the Strata Lot. Property taxes are levied by and are payable to the City.
- (ii) Electricity (including electricity for heating), domestic hot water, water, sewage services and cable will be supplied to each Strata Lot, the cost of which will be separately metered or assessed to each Strata Lot and will be the responsibility of the Strata Lot Owner.
- (iii) Garbage collection and recycling will be provided to the Strata Lot Owners by a private company not affiliated with the Developer. The cost of such services will be paid for by the Strata Corporation.
- (iv) The Strata Corporation will pay for the utilities relating to electricity, domestic hot water, water and sewage charges levied by the appropriate authority or the City in respect of the Common Property.
- (v) With the exception of those utilities and/or services listed in section 3.8(a)(iii) above, all utilities and services will be separately metered or assessed to each Strata Lot and will be the responsibility of the Strata Lot Owner.

The cost of those utilities and services listed in sections 3.8(a)(iii) and (iv), which will be paid for by the Strata Corporation, will be prorated to all of the Owners of the Strata Lots in accordance with their Unit Entitlement and included in each Strata Lot's monthly assessments.

In the future, the billing structure for those utilities and services listed in sections 3.8(a)(iii) and (iv) above may change such that each Strata Lot Owner will be billed for those charges. Likewise, the billing structure for those utilities that are currently expected to be separately metered or assessed to each Strata Lot as contemplated in section 3.8(a)(ii) may change such that the Strata Corporation will be billed for those charges and the cost thereof will be prorated to all of the Owners of the Strata Lots in accordance with their Unit Entitlement and included in each Strata Lot's monthly assessments.

The Developer has made its best effort to estimate the rates charged by the various utilities or the City in preparing the interim budgets attached as Exhibit "D" to this Disclosure Statement. However, these rates are subject to adjustments by the billing authority.

(b) Interim Budgets

The interim budget of estimated operating expenses for the Strata Corporation for the 12-month period commencing on the first day of the month following the date of the first conveyance of a Strata Lot is included in Exhibit "D" to this Disclosure Statement. The Developer must pay all expenses of the Strata Corporation until the first day of the month following the first conveyance of a Strata Lot to a purchaser. Exhibit "D" also sets out the estimated monthly assessments for each of the Strata Lots based on the interim budget and the proposed Unit Entitlement figures.

The interim budgets will change if the Strata Corporation approves an annual budget that differs from the interim budgets included in this Disclosure Statement. All interim budgets

have been prepared in good faith based upon experience with similar projects and current cost estimates, but actual costs that are outside the Developer's control may vary from those set out in Exhibit "D". The estimated budgets and monthly assessments are estimates only and should not be relied upon by purchasers.

At the first annual general meeting of the Strata Corporation following the first conveyance of a Strata Lot and each annual general meeting thereafter, the Strata Corporation will approve a new annual budget for the Strata Corporation for the following 12-month period. The monthly assessments for each such 12-month period will be calculated based on the approved budget and Unit Entitlement for each Strata Lot.

(c) Contingency Reserve Fund

Pursuant to the requirements of the *Strata Property Act*, the Developer will, prior to the first conveyance of a Strata Lot to a purchaser, establish a contingency reserve fund for the Strata Corporation by making a one-time contribution to that fund equal to 5% of the estimated operating expenses as set out in the interim budget attached at Exhibit "D".

The interim budget includes a contingency reserve fund component to which the Strata Lot owners will contribute by means of strata fees, equal to 10% of the estimated operating expenses as set out in the interim budgets (which is in addition to the 5% initial contributions by the Developer to establish the fund as described above). The *Strata Property Act* regulations provide that the contingency reserve fund of a strata corporation must be at least 10% of the estimated operating expenses after the first annual general meeting of the Strata Corporation and is required to remain at 10% each year until the contingency reserve fund is at least equal to 25% of the estimated operating expenses in the then current budget at which time the Strata Corporation can approve a different amount.

(d) Budget Shortfalls

Pursuant to the *Strata Property Act*, the Developer must pay the expenses of the Strata Corporation up to and including the interim budget commencement date. All expenses of the Strata Corporation accruing during the period commencing on the first day of the month following the interim budget commencement date and ending on the first day of the month following the month in which the first annual general meeting of the Strata Corporation occurs (the "Interim Budget Period") must be paid by the Strata Corporation. If the expenses payable by the Strata Corporation for the Interim Budget Period are greater than the operating expenses estimated in the Interim Budget for that period, the Developer must pay the difference to the Strata Corporation within 8 weeks after the first annual general meeting. If the actual expenses of the Strata Corporation are 10% or more greater than but less than 20% greater than the estimated expenses in the Interim Budget, the Developer must include in the payment referred to above an additional amount equal to two times the amount by which the actual expenses of the Strata Corporation exceed those set out in the interim budget. If the actual expenses of the Strata Corporation exceed the amount set out in the Interim Budget by 20% or more, then in addition to payment to the Strata Corporation of the shortfall, the Developer is required to pay an amount equal to three times the amount by which the actual expenses exceed those set out in the Interim Budget.

3.9 Utilities and Services

The Development will be serviced by a water system, electricity, sewerage, fire protection, telephone, cablevision and road access, but will not be serviced by natural gas. The wires, cables

and other equipment (the "Telecommunications Equipment") for the provision of telephone, cablevision and certain other future telecommunication services will be owned by the supplier of such services and the Telecommunications Equipment will not form part of the Common Property. The purchaser and/or the Strata Corporation will be responsible for payment of hook-up and other charges payable to the utility and telecommunication suppliers. Either one or more of electricity or steam may be used in the Development for domestic hot water and space/ventilation heating, at the Developer's discretion. The Developer has not entered into any contracts with respect to the provision of utility services to the Development other than the existing and proposed encumbrances set out in sections 4.3 and 4.4.

The Developer may enter into, or may cause the Strata Corporation or another entity to enter into, agreements, covenants, easements and/or statutory rights of way with and/or in favour of the City, public utilities or other entities (which may be related to the Developer) with respect to the provision of utilities including, without limitation, the provision of telecommunication services (including cable television) to the Development.

3.10 Strata Management Contracts

The Developer intends to cause the Strata Corporation to enter into a management contract with a management company selected by the Developer (which will not be a party related to the Developer) with respect to the control, management and administration of the Common Property. Section 24 of the *Strata Property Act* provides that such management contract will end, regardless of any provision of the contract to the contrary, on the earlier of (a) the date that is 4 weeks after the date of the second annual general meeting, (b) the termination date contained in the contract or agreed to by the parties, and (c) the cancellation date established in accordance with section 39, unless the strata corporation passes a resolution by majority vote at the second annual general meeting to continue a contract with would otherwise end under subsection 24(1)(a). Section 39 of the *Strata Property Act* provides that the management contract may be terminated, despite any provision of the contract to the contrary, at any time on two months' notice: (a) by the Strata Corporation if the cancellation is approved by a 3/4 vote at an annual or special general meeting, or (b) by the other party to the contract.

3.11 Insurance

- (a) The Developer will obtain the following insurance coverage in the name of the Strata Corporation as their respective interests appear:
 - (i) full replacement insurance on the Common Property, common assets and buildings and fixtures built or installed on the Strata Lots by the Developer as part of the original construction, including floor and wall coverings and electrical and plumbing fixtures, but excluding, if they can be removed without damage to the building, refrigerators, stoves, dishwashers, microwaves, washers, dryers or other similar items; and
 - (ii) third party legal liability insurance for property damage and bodily injury in an amount not less than \$2,000,000.00.
- (b) The items described in section 3.11(a) above will be insured under a commercial property broad form wording including earthquake, floor, boiler and machinery.
- (c) Each purchaser will be responsible for insuring personal property within his or her own Strata Lot in conjunction with the transfer of such Strata Lot to the purchaser.

- (d) The Developer may recover a portion of the first year's insurance premium from the Strata Lot purchasers by way of an adjustment at the time of closing.
- (e) The Developer will not be carrying the following coverage on behalf of the Strata Corporation:
 - (i) directors and officers liability;
 - (ii) discrimination defense expense;
 - (iii) volunteers accident;
 - (iv) employee dishonesty and money and securities of the Strata Corporation;
 - (v) legal expense coverage; and
 - (vi) increased limits of third party legal liability beyond the legal requirement.

3.12 **Rental Disclosure Statement**

Under Section 139 of the *Strata Property Act*, a developer must disclose to any purchaser the number of strata lots rented out by the owner developer and particulars of any additional strata lots the owner developer intends to rent out, and the text of any bylaw limiting the number of residential strata lots in the strata plan that may be rented out by the Owners. A rental disclosure statement containing this information will be filed with the Superintendent of Real Estate in the form (Form J) attached as Exhibit "E". The Developer's intent is to reserve the right for the Developer to lease any and all of the Strata Lots as set out in Exhibit "E".

3.13 **First Annual General Meeting**

- (a) Time and Fines: The *Strata Property Act* requires that the Developer hold the first annual general meeting of the Strata Corporation within six weeks of the earlier of:
 - (i) the date on which 50% plus 1 of the Strata Lots have been conveyed to purchasers; and
 - (ii) the date which is nine months after the first conveyance of a Strata Lot to a purchaser.

If the first annual general meeting is not held within such time period, the Developer is required pursuant to Section 3.1(2) of the *Strata Property Regulation*, to pay a fine to the Strata Corporation of \$1,000 for each additional delay of seven days.

The Developer must provide the following documents to the Strata Corporation at the first annual general meeting:

- (b) Documents
 - (i) all plans required to obtain a building permit and any amendments to the building permit plan;
 - (ii) any documents in the Developer's possession that indicate the location of pipes, wires, cables, chutes, ducts, or other service facilities that are not shown on a plan;
 - (iii) all contracts entered into by the Strata Corporation;
 - (iv) any disclosure statement filed under the *Real Estate Development Marketing Act* (British Columbia), and any rental disclosure statement;
 - (v) the registered Strata Plan from the Land Title Office;

- (vi) the names and addresses of contractors, sub-contractors and persons primarily responsible for supplying labour or materials to the project;
- (vii) the names and addresses of any technical consultants, including building envelope specialists, if any;
- (viii) the name and address of any project manager; and
- (ix) all warranties, manuals, schematic drawings, operating instructions, service guides, manufacturers' documentation and other similar information relating to the Common Property or common assets.

3.14 Display Units

The Developer reserves the right, in accordance with the Schedule of Standard Bylaws set out in *Strata Property Act* and attached as Exhibit "C" hereto, to maintain and use one of the Strata Lots and a portion of the Common Property, to maintain a presentation centre and a display suite and to display signs or any other marketing materials as it deems appropriate on the Development and to show the Common Property to prospective purchasers until such time as all Strata Lots within the Development are sold and occupied.

4. TITLE AND LEGAL MATTERS

4.1 Legal Description

The Development will be located on the lands located in Langley, British Columbia and legally described as:

Parcel Identifier: 029-910-986

Lot 1 District Lot 36 Group 2 New Westminster District Plan EPP64778 (the "Development Property").

4.2 Ownership

The registered owner of the Development Property in fee simple is Kerr Properties 002 Ltd., a company incorporated under the laws of British Columbia. The Developer is the legal and beneficial owner of the Development Property.

4.3 Existing Encumbrances and Legal Notations

The following legal notations and encumbrances are registered or pending against title to the Development Property and, unless otherwise indicated, will remain registered against title to the Strata Lots and Common Property:

(a) Legal Notations:

- (i) This title may be affected by a permit under Part 14 of the Local Government Act, see CA5599459. This notation, attached as Exhibit "G", indicated that the Development Property may be subject to a development permit issued by the City of Langley under Part 14 of the Local Government Act.
- (ii) This title may be affected by a zoning regulation and plan under the Aeronautics Act (Canada), filed 31.3 1976 under No. M26464 Plan No. 49871. This notation, attached as Exhibit "H", indicated that the Development Property may be affected by zoning regulations with respect to the Langley Airport under authority of Chapter A-3, R.S.C. 1970 of the Aeronautics Act.

(b) Charges, Liens and Interests:

- (i) Statutory right-of-way 356156C in favour of the City of Langley for a right of way and easement over "All that portion of Lot Four (4) of Lot One (1), of District Lot Thirty-six (36), Group Two (2), Map 3739, New Westminster District, as shown outlined in red on Right of Way Plan No. 26322 and containing 0.014 acres more or less." This encumbrance, attached as Exhibit "I", is a right-of-way pursuant to section 24 of the Land Registry Act wherein the registered owner grants a right of way and easement for the purpose of municipal services.
- (ii) Statutory right-of-way 356459C in favour of the City of Langley for a right of way and easement over "All that portion of Lot Three (3), Block One (1), District Lot Thirty-six (36), New Westminster District, as shown outlined in red on Right of Way Plan No. 26322 and containing 0.014 acres more or less." This encumbrance, attached as Exhibit "J", is a right-of-way pursuant to section 24 of the Land Registry Act wherein the registered owner grants a right of way and easement for the purpose of municipal services.
- (iii) Undersurface rights BB4087130 in favour of the Crown in Right of British Columbia. This encumbrance, attached as Exhibit "K", is undersurface rights and other exceptions and reservations pursuant to section 50 of the Land Act and section 35 of the Community Charter. This encumbrance was formerly part shown on Plan EPP54620 as Parcel A.
- (iv) Mortgage CA6092246 and Assignment of Rents CA6092247 both in favour of Coast Capital Savings Credit Union to provide development and construction financing. The mortgage registered will be partially discharged as against each Strata Lot sold upon payment to the lender of the net sale proceeds of a Strata Lot.

4.4 Proposed Encumbrances

- (a) The following additional encumbrances may be registered against title to the Development, the Strata Lots and/or the Common Property:
 - (i) encumbrances such as covenants, easements, statutory rights of way and/or agreements to be granted with and/or in favour of the City, public utilities or other entities (which may be related to the Developer) with respect to the provision of utilities to the Development;
 - (ii) all encumbrances required or deemed necessary by the City and/or Her Majesty the Queen in Right of the Province of British Columbia to be registered against title to the Development Property in order to approve all development, building and occupancy permits in respect of the development of the Development Property;
 - (iii) easements which may be granted in favour of an agreement with other property owners permitting such property owners to:
 - A. enter upon the Development Property for the installation of undersurface anchor rods and shoring and underpinning works and the encroachment by overhead cranes and similar or related works and encroachments;
 - B. temporarily interfere with the use and enjoyment of the Development Property by causing noise, vibration, dust and other disturbances or nuisances from active construction sites on adjacent properties; and
 - C. enter upon the Development Property for pedestrian and vehicular access

across the Development Property to adjacent properties,

including any such agreements as may be necessary to facilitate the construction of the Development;

- (iv) modifications or replacements of the existing encumbrances registered against title to the Development Property to accommodate the siting of the Development and/or any specific requirements of the development permit in respect of the Development;
- (v) any and all encumbrances such as statutory rights of way, easements, covenants, dedications and other rights or restrictions required by communications suppliers (including, without limitation, Telus, Shaw, Rogers, Novus or Bell) with respect to the installation, operation and maintenance of wireless rooftop or exterior building antennas and/or in-building wireless antenna systems for the purpose of enhancing such communication suppliers' network(s) and/or the provision of its services to its customers, whether or not such customers are located within the Development;
- (vi) at the Developer's option, one or more long term leases or licenses for nominal rent (including the tenant's right to replace the lease or leases with a new lease or leases when it terminates) or one or more documents securing or evidencing such leases or licenses, as the case may be, including without limitation one or more options to lease, in favour of the Developer or another entity designated by the Developer for the use of portions of the Common Property of the Strata Corporation for signage purposes and promotional material by the Developer or tenant or licensee under such lease or license, including without limitation the installation of signage in the lobby and on exterior landscaped areas and/or the exterior of the buildings;
- (vii) any encumbrance required by the City or the approving officer in connection with the Development;
- (viii) any and all such rights of way, easements, restrictive covenants, dedications and other rights or restrictions required by the City, BC Hydro, Telus or any other applicable governmental authority or public or private utility or deemed necessary or advisable by the Developer in connection with the Development or required by the City;
- (ix) agreements to be granted with or in favour of the Developer, entities which may be related to or affiliated with the Developer or the Developer's consultants and, if applicable, registered against title to the Development Property:
 - A. granting access to any and all parts of the Common Property of the Strata Corporation and the Strata Lots for the purpose of maintaining, repairing or assessing any part of the Common Property and/or any Strata Lot by giving 72 hours written notice to the Strata Corporation or the Strata Lot Owner, as the case may be;
 - B. acknowledging and agreeing that in the event of any damage to the Common Property of the Strata Corporation after the registration of the Strata Plan as a result of any natural or manmade disaster, including without limitation, fire,

water damage, explosion or accident, howsoever caused, floor, earthquake, act of God, climatic conditions or terrorist attack, the Strata Corporation will waive any claim it has or ever may have against the Developer in respect of such damage; and

- C. acknowledging and agreeing that any deficiencies with respect to the Common Property of the Strata Corporation will be dealt with in a manner similar to the deficiencies in the Strata Lots, including (without limitation) that:
 - a. a list of any defects or deficiencies with respect to the Common Property of the Strata Corporation (the "Deficiencies") may, at the Developer's sole and absolute discretion, be prepared by or on behalf of the Developer;
 - b. the Strata Corporation will be deemed conclusively to have accepted the physical condition of the Common Property of the Strata Corporation, subject only to the Deficiencies, if any;
 - c. the Developer and its representatives will have access to the Common Property of the Strata Corporation during normal working hours without notice to carry out the work necessary to rectify the Deficiencies, if any;
 - d. the Developer will complete rectifying the Deficiencies, if any, within a reasonable time in a good and workmanlike manner according to generally accepted industry standards; and
 - e. the manner in which the Deficiencies, if any, are rectified, whether by repair, replacement, removal or monetary compensation (including the amount of monetary compensation), will be determined by the Developer in its sole and absolute discretion;
- (x) the Construction Security (as defined in section 6.2), if any;
- (xi) additional or replacement financing security from one or more construction lenders which will be secured by one or more mortgages and assignment of rents registered against title to the Development Property and will be partially discharged from title to any particular Strata Lot either prior to or within a reasonable time after the completion of the purchase and sale of such Strata Lot;
- (xii) security granted pursuant to the Deposit Protection Contract (as defined in section 7.1), if any; and
- (xiv) reciprocal easements over the Common Property and the remainder of the Development Property that may be required for access, utility servicing and construction purposes prior to construction and completion of the Development.

4.5 Outstanding or Contingent Litigation or Liabilities

There are no outstanding or contingent litigations or liabilities in respect of the Development Property, the Development or against the Developer which may affect the Strata Corporation or Strata Lot Owners.

4.6 Environmental Matters

- (a) Flood Plain: The Developer is not aware of any unusual flooding danger to the Development other than those of general application to owners of similar properties in the City.
- (b) Condition of Soil and Subsoil: The Developer has obtained normal and customary reports as to the condition of the soil of the Development and will comply with all governmental requirements and regulations with respect thereto in connection with the construction of the Development. The Developer is not aware of any unusual dangers or any requirements imposed by the City or other governmental authority in respect of the condition of the soil or subsoil other than as disclosed in Subsection 4.6(a) above.
- (c) Other Environmental Matters: The Developer is not aware of any unusual dangers or any requirements imposed by the City or any other governmental authority connected with the Development in respect of any other environmental matters.

5. CONSTRUCTION AND WARRANTIES

5.1 Construction Dates

Construction of the Development commenced on June 12, 2017. The estimated date range of completion of construction of the Development is between March 30, 2018 and July 31, 2018.

The foregoing dates and/or date ranges are estimates only and may vary, subject to the provisions of the contracts of purchase and sale for the Strata Lots. In particular, depending on the construction schedules, financing arrangements, market conditions and other factors, the Developer may advance the date ranges for completion of construction to an earlier date, or delay the date for completion of construction.

The actual completion date and move-in date for an individual purchaser of a Strata Lot will occur on a date following the construction completion date. Arrangements for final purchaser inspections require that purchasers of Strata Lots complete their respective purchase transactions in staggered groupings over a period of weeks or months following the construction completion date, as determined by the Developer in its sole discretion.

5.2 Warranties

The Strata Lots will be covered by Pacific Home Warranty Insurance Service Inc. ("Pacific Home Warranty"), a third party home warranty provider approved by the Province of British Columbia. The warranty is offered pursuant to the requirements of the *Homeowner Protection Act and Regulations* and shall include the following:

- (a) in the first 12 months of the warranty, coverage for any defect in materials and labour;
- (b) in the first 24 months of the warranty:
 - (i) coverage for any defect in materials and labour supplied for the gas, electrical, plumbing, heating, ventilation and air conditioning delivery systems,
 - (ii) coverage for any defect in materials and labour supplied for the exterior cladding, caulking, windows, and doors.

Coverage for the building envelope for up to five years for defects in the building envelope of a new

home, including a defect which permits unintended water penetration such that it causes, or is likely to cause material damage to the new home.

Coverage for structural defects for up to ten years for:

- (a) any defect in materials and labour that results in the failure of a load bearing part of the new home, and
- (b) any defect which causes structural damage that materially and adversely affects the use of the new home for residential occupancy.

Improper or inadequate maintenance may void any warranty coverage. Warranty coverage will be subject to the definitions, limitations, terms and conditions of the policy to be issued by Pacific Home Warranty.

Any manufacturer's warranties for appliances and equipment will be passed onto the purchasers or the Strata Corporation, as the case may be, if and to the extent permitted by such warranties.

Construction will be undertaken by the Developer who is licenced under the Homeowner Protection Act of British Columbia (see Exhibit "L" attached).

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

5.3 Previously Occupied Building

The Development is to be newly constructed and none of the building will have been previously occupied.

6. APPROVALS AND FINANCES

6.1 Development Approval

- (a) Building Permit: The City issued Building Permit numbers BP002000, BP002026, BP002027 and BP002028 on June 7, 2017, which are attached hereto as Exhibit "M".
- (b) Development Permit: The Development Permit for the Development has been issued by the City (DP 08-15). A copy is available at the City for inspection.
- (c) Zoning: The CD41 Comprehensive Development Zone applicable to the portion of the Development Property upon which the Development will be constructed permits the construction of the Development.

6.2 Construction Financing

The Developer has obtained a first construction mortgage with Coast Capital Savings Credit Union (the "Construction Security"). The amount is \$7,200,000.00 and is sufficient to finance the construction and completion of the Development Property, including the installation of all utilities and services associated with the Development Property. Coast Capital Savings will execute partial discharges of this mortgage upon receipt of 100% of the net sale proceeds of each Strata Lot.

All costs that are the Developer's responsibility will be paid for in full from the Developer's own resources and from the proceeds of the financing described above.

7. **MISCELLANEOUS**

7.1 **Deposits**

- (a) **Trustee:** The trustee who will be holding purchasers' deposits will be Prudential Power Play Realty. All deposits and other monies received from purchasers shall be held in trust by such trustee in the manner required by the *Real Estate Development and Marketing Act*. Purchasers will be advised to obtain their own independent legal advice.
- (b) **Deposit Insurance:** The Developer may enter into a deposit protection contract (the "Deposit Protection Contract") in accordance with the provisions of the *Real Estate Development and Marketing Act* and the *Insurance Act*. If the Developer enters into a Deposit Protection Contract, the Developer will provide notice of the Deposit Protection Contract to purchasers of Strata Lots in accordance with the requirements of the *Real Estate Development and Marketing Act*.

7.2 **Purchase Agreement**

The Developer intends to offer each Strata Lot for sale generally in conformance with the terms and conditions of the Developer's standard form of contract of purchase and sale for the Strata Lots (each, a "Contract"), and such other different terms as are negotiated between the Developer and a purchaser. A copy of the Contract for the Strata Lots is attached hereto as Exhibit "F".

The Contract provides, among other things, as follows:

- (a) **Offering:** The Developer intends to offer the Strata Lots for sale or lease and will use the form of Contract of Purchase and Sale attached as Exhibit "F".
- (b) **Termination:** The Contract of Purchase and Sale is terminated at the Developer's option in the event that buyer fails to pay the deposit or the balance of the purchase price as required by the contract.
- (c) **Extension:** The Contract of Purchase and Sale contains provisions for the extension of the Completion Date, Adjustment Date and Possession Date in the event that delays occur for which the Developer may not be responsible or caused, or for any other causes beyond the control of the Developer, as well as in the event the applicable Strata Lot is not ready to be occupied or title has not been issued by the Land Title Office by the provision of notice of such delay to the Purchaser.
- (d) **Assignment:** The Contract of Purchase and Sale contains provisions for assigning the contract to a new purchaser, which provisions allow for the Developer to refuse to allow an assignment or to seek a fee in order to agree to an assignment.
- (e) No closing of a purchase of a Strata Lot shall occur until such time as:
 - (i) the Strata Plan is deposited in the Land Title Office;
 - (ii) the Strata Lot is capable of being occupied; and
 - (iii) an instrument evidencing the interest of the purchaser in the Strata Lot has been tendered for registration in the Land Title Office.
- (f) The information set out in this section 7.2 is a summary of provisions contained in the Contract. Please refer directly to the Contract for the actual provisions summarized in this Section 7.2.

7.3 **Developer's Commitments**

The Developer has not made any commitments that are to be met after completion of the sale of Strata Lots, other than as may be described in section 7.4.

7.4 Other Material Facts

(a) Other Contracts Affecting the Development

The Developer has not entered into any agreements with respect to the Development other than the agreements described herein. When appropriate to do so, the Developer intends to enter into, or to cause the Strata Corporation to enter into or to assume, the following agreements:

- (i) maintenance agreement;
- (ii) landscaping and gardening maintenance agreement;
- (iii) agreements the Developer feels are to the benefit of the Strata Corporation and the Development in general;
- (iv) utilities and other service agreements referred to in section 3.9;
- (v) fire alarm system monitoring agreement;
- (vi) private garbage/waste removal agreement;
- (vii) marketing licence agreement with the Developer, as described in section 7.4(b);
- (viii) certain other maintenance and rental agreements with respect to Common Property equipment;
- (ix) agreements with and easements in favour of adjacent property owners as described in section 4.4;
- (x) any unregistered agreements required by the City in order to approve all development, building and occupancy permits required in respect of the development of the Development Property; and
- (xi) certain of the agreements set out in sections 4.3 and 4.4.

(b) Marketing Licence/Construction

Following the deposit of the Strata Plan in the Land Title Office, the Developer intends to cause the Strata Corporation to enter into a marketing licence agreement with the Developer and/or any one or more of the related developers whereby the Strata Corporation will permit the Developer, the related developers and their marketing agents to conduct the activities and utilize the facilities described in sections 7.4(c) and 7.4(d).

(c) Continuing Sales and Marketing Program

The Developer will be permitted, until the construction and sale of all Strata Lots in the Development, to continue to perform sales and marketing activities including but not limited to maintaining signage on the Common Property, showing the Common Property of the

Strata Corporation and designated show suites to prospective purchasers.

(d) Construction of Development

The Developer will be permitted from time to time to park throughout the Development, deploy contractors, staff, and agents which may result in related construction noise, odours, dust, dirt on roadways in proximity to Strata Lots, throughout the Development, and upon the lands adjacent to or in proximity of the Strata Lots.

DEEMED RELIANCE

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

SIGNATURES:

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 February 27, 2018

DEVELOPER

KERR PROPERTIES 002 LTD.

Per:


Patrick Kerr

DIRECTOR


Patrick Kerr

SOLICITOR'S CERTIFICATE

I, JOEL ROBERT HAGYARD, Solicitor, a member of the Law Society of British Columbia, having read over the attached Disclosure Statement, made any required investigations in public offices, and reviewed same with the Developer therein named, **HEREBY CERTIFY** that in my opinion the facts contained in paragraphs 4.1, 4.2 and 4.3 are correct.

DATED at Langley, in the Province of British Columbia, this 27 day of February, 2018.



JOEL ROBERT HAGYARD

EXHIBIT "A"**SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA**

PAGE 1 OF 10 PAGES

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.

**Jonathan
Squires
GC788W**

Digitally signed by Jonathan Squires
GC788W
DN: c=CA, cn=Jonathan Squires
GC788W, o=BC Land Surveyor,
ou=Verify ID at www.juricert.com/
LKUP.cfm?id=GC788W
Date: 2018.02.19 16:26:12 -08'00'

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

Jonathan F. Squires

104-5830 176 'A' Street

(604) 574-7311

johns@onderwater.ca

Surrey

BC V3S 4H5

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **151-916-1565**

Plan Number: **EPS4859**

3. CERTIFICATION:

☒ Form 9

☐ Explanatory Plan

☐ Form 9A

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:	2018	February	16	(YYYY/Month/DD)	The checklist was filed under ECR#:
The plan was completed and checked on:	2018	February	19	(YYYY/Month/DD)	208723

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of **2018** **February** **19** (YYYY/Month/DD) ☐ None ☒ Strata Form S

☐ 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: **2018** **February** **19** (YYYY/Month/DD)

Arterial Highway ☐

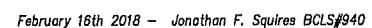
Remainder Parcel (Airspace) ☐

4. ALTERATION: ☐

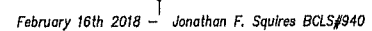
*This Plan Lies Within The
Metro Vancouver Regional District*

STRATA PLAN EPS4859

114
PLAN 42746



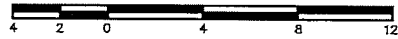
STRATA PLAN EPS4859



BUILDING 'A' - FLOOR PLANS

SHEET 4 OF 9 SHEETS

STRATA PLAN EPS4859

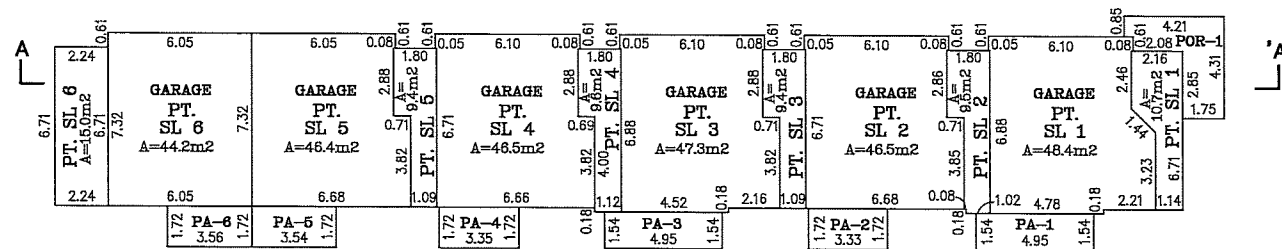
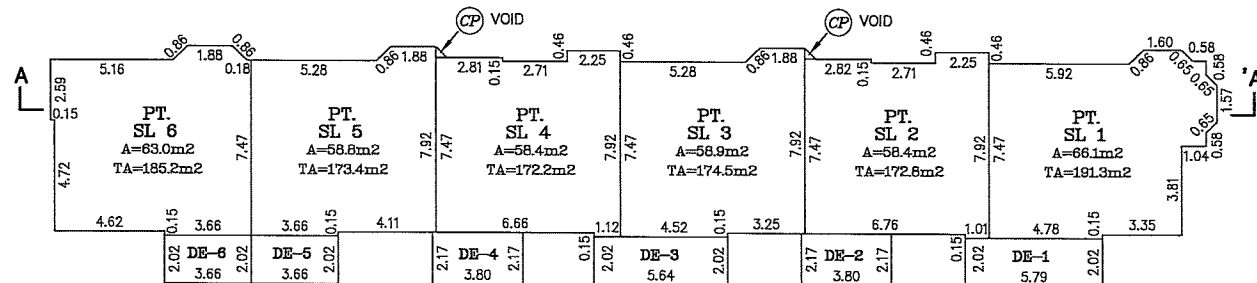
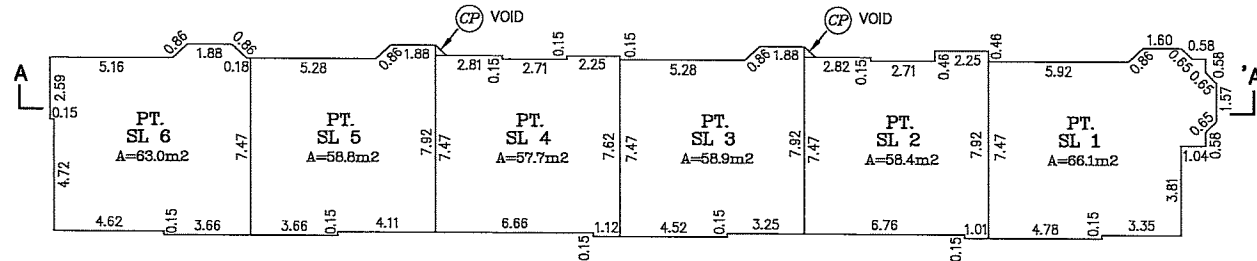
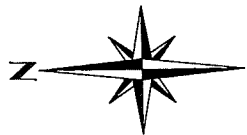


All Distances are in Metres.
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200

LEGEND:

- DE-1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)
PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (TYPICAL)
POR-1 DENOTES PORCH, LCP OF STRATA LOT 1 (TYPICAL)
(CP) DENOTES COMMON PROPERTY

NOTE:
Strata Lot dimensions are shown to the outside of wood framing on exterior walls, to the centerline of all interior walls.
All angles are at 90° or 45° unless otherwise noted.



Underwater Land Surveying
B.C. Land Surveyors
#104 - 5830 178 'A' Street
Cloverdale, B.C.
FILE: JL17104_4

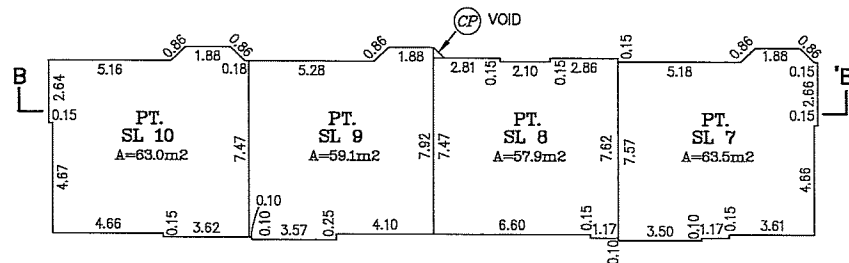
February 16th, 2018 / Jonathan F. Squires B.C.L.S. #940

LEGEND:

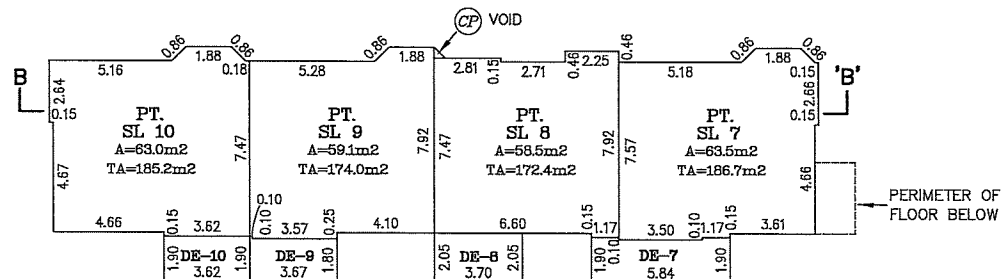
PA-1 DENOTES PATIO, LCP OF
STRATA LOT 1 (TYPICAL)

(CP) DENOTES COMMON PROPERTY

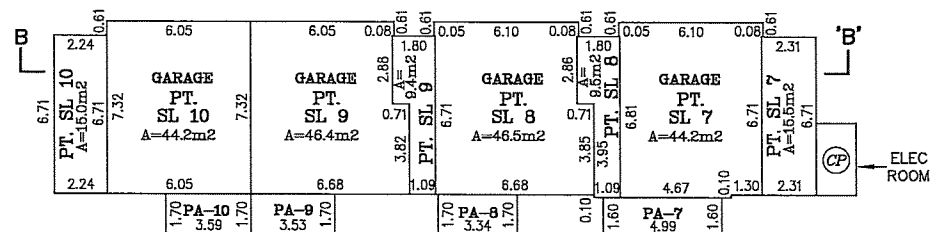
Strata Lot dimensions are shown to the outside of sheathing on exterior walls, to the centerline of all interior walls. All angles are at 90° or 45° unless otherwise noted.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 178 'A' Street
Cloverdale, B.C.
FILE: JL17104_5

BUILDING 'C' - FLOOR PLANS

SHEET 6 OF 9 SHEETS

STRATA PLAN EPS4859



All Distances are in Metres.
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200

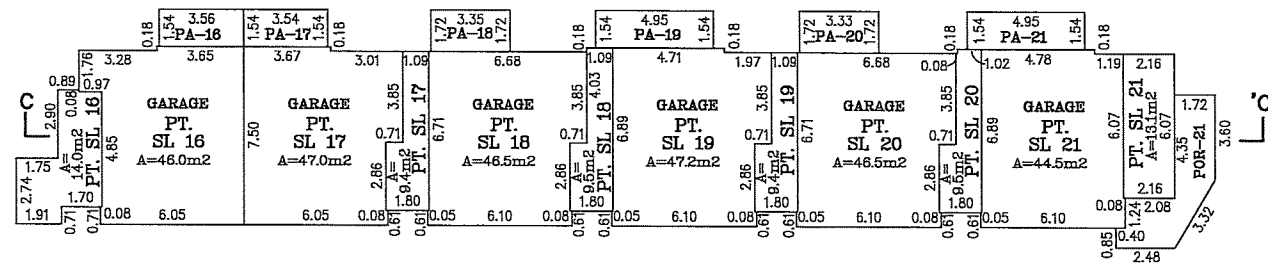
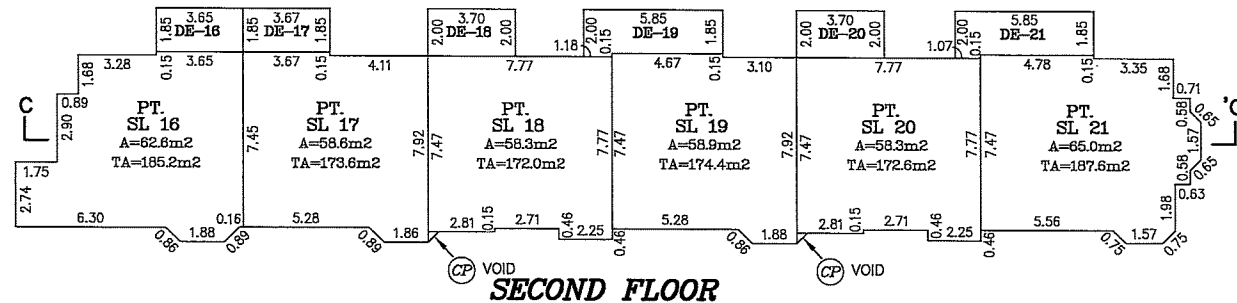
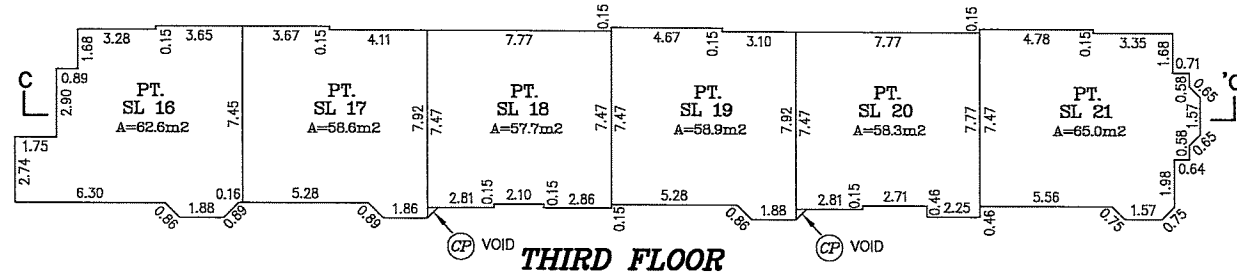
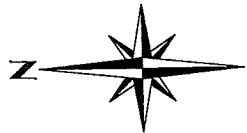
LEGEND:

- DE-1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)
- PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (TYPICAL)
- POR-1 DENOTES PORCH, LCP OF STRATA LOT 1 (TYPICAL)
- (CP) DENOTES COMMON PROPERTY

NOTE:

Strata Lot dimensions are shown to the outside of wood framing on exterior walls, to the centerline of all interior walls.

All angles are at 90° or 45° unless otherwise noted.



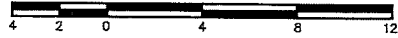
Underwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JL17104_6

February 16th, 2018 / Jonathan F. Squires B.C.L.S. #940

BUILDING 'D' - FLOOR PLANS

SHEET 7 OF 9 SHEETS

STRATA PLAN EPS4859



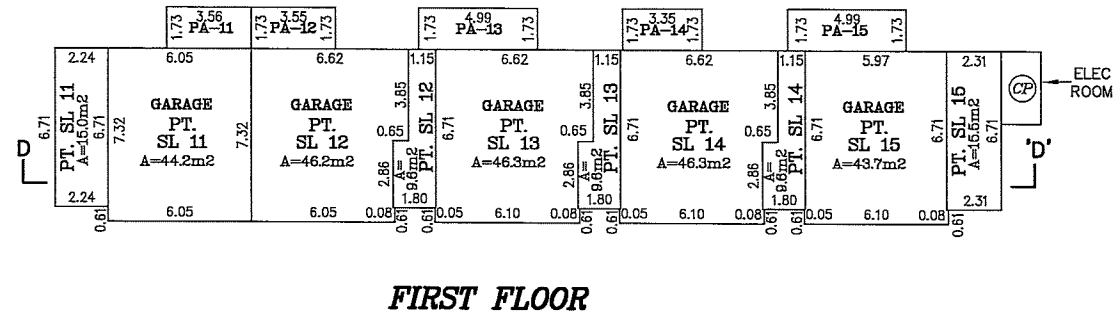
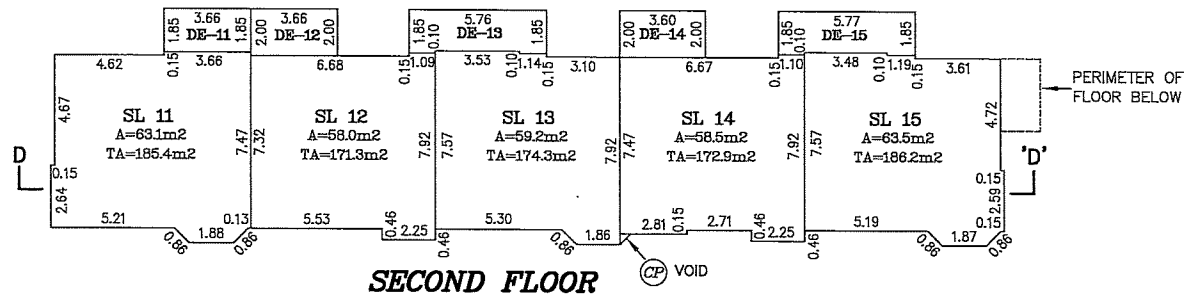
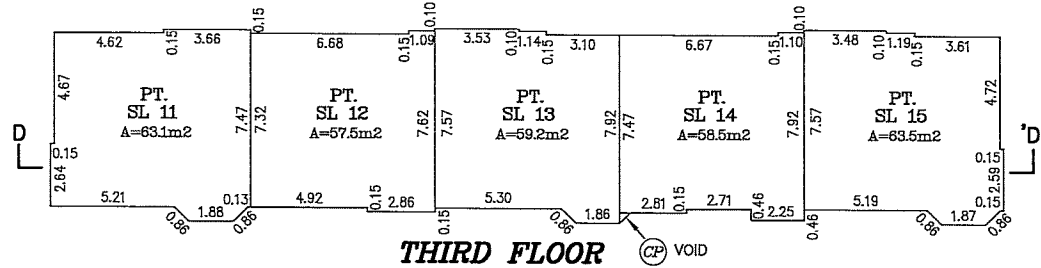
All Distances are in Metres.
The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:200

LEGEND:

- DE-1 DENOTES DECK, LCP OF STRATA LOT 1 (TYPICAL)
PA-1 DENOTES PATIO, LCP OF STRATA LOT 1 (TYPICAL)
(CP) DENOTES COMMON PROPERTY

NOTE:

Strata Lot dimensions are shown to the outside of sheathing on exterior walls, to the centerline of all interior walls.
All angles are at 90° or 45° unless otherwise noted.



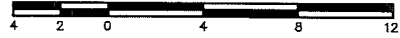
Underwater Land Surveying
B.C. Land Surveyors
#104 - 5830 178 'A' Street
Cloverdale, B.C.
FILE: JL17104_7

February 16th, 2018 / Jonathan F. Squires B.C.L.S. #940

SECTIONS – BUILDINGS 'A' AND 'B'

SHEET 8 OF 9 SHEETS

STRATA PLAN EPS4859

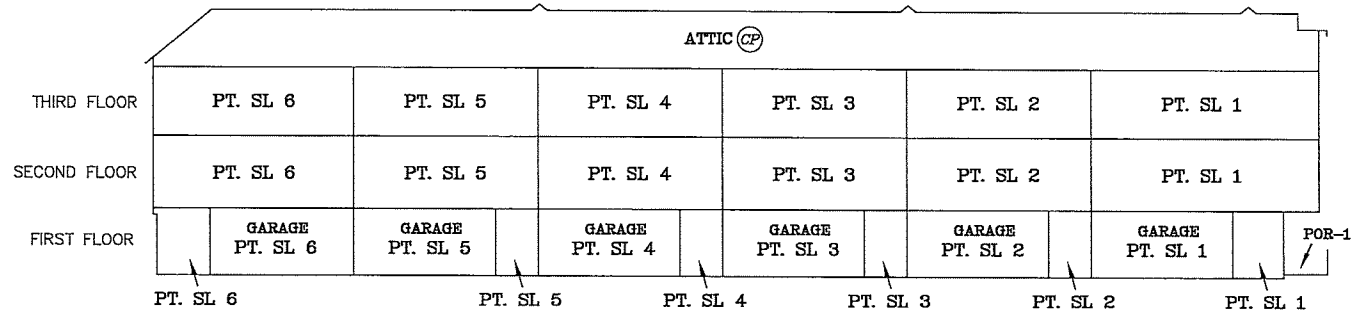


All Distances are in Metres.
The intended plot size of this plan is
432mm in width by 280mm in height
(B size) when plotted at a scale of 1:200

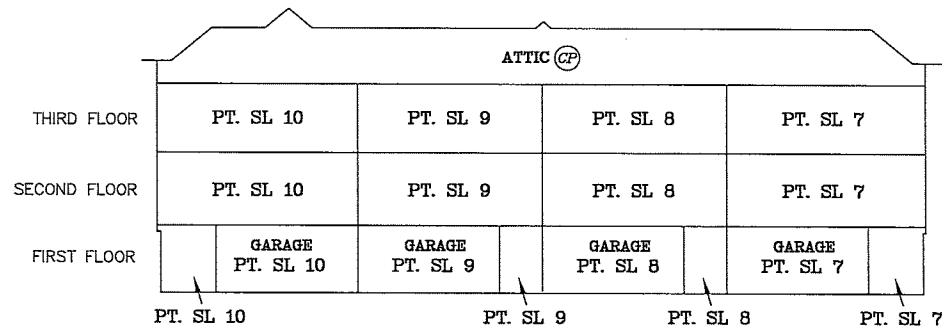
LEGEND:

POR-1 DENOTES PORCH, LCP OF
STRATA LOT 1 (TYPICAL)

(CP) DENOTES COMMON PROPERTY



SECTION A – 'A'

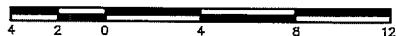


SECTION B – 'B'

SECTIONS – BUILDINGS 'C' AND 'D'

SHEET 9 OF 9 SHEETS

STRATA PLAN EPS4859

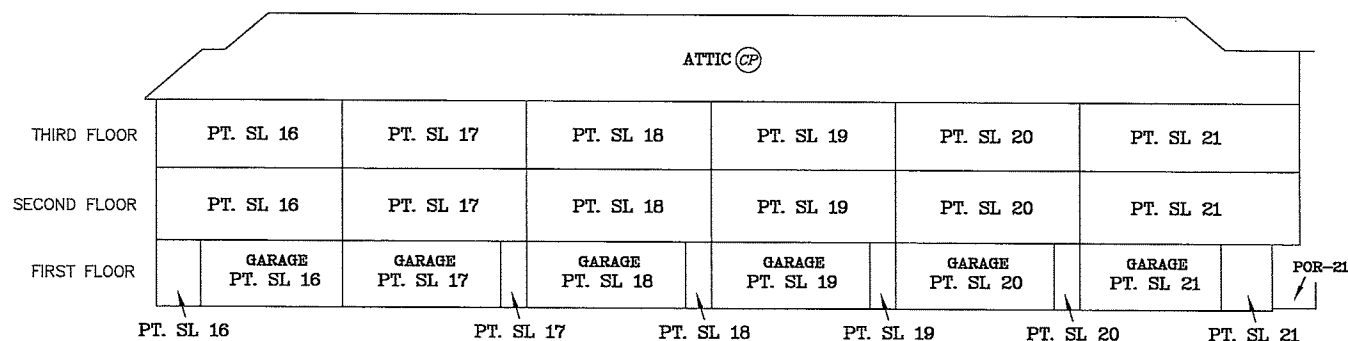


All Distances are in Metres.
The intended plot size of this plan is
432mm in width by 280mm in height
(B size) when plotted at a scale of 1:200

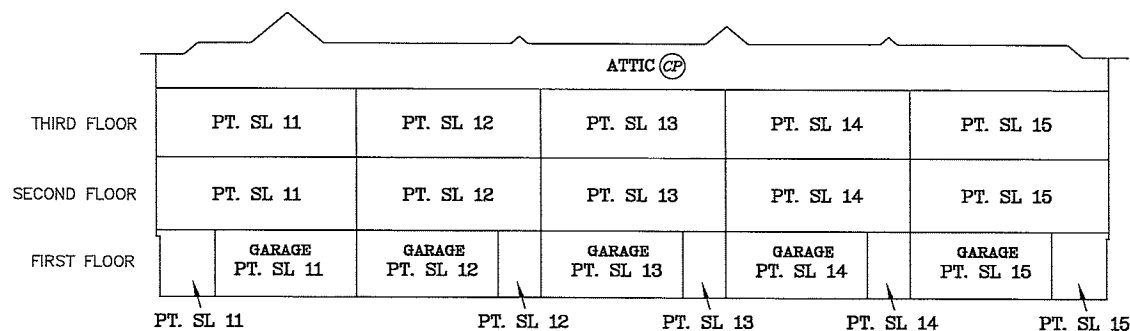
LEGEND:

POR-1 DENOTES PORCH, LCP OF
STRATA LOT 1 (TYPICAL)

(CP) DENOTES COMMON PROPERTY



SECTION C – 'C'



SECTION D – 'D'

Underwater Land Surveying
B.C. Land Surveyors
#104 – 5830 176 'A' Street
Cloverdale, B.C.
FILE: JL17104_9

February 16th, 2018 / Jonathon F. Squires B.C.L.S. #940

EXHIBIT "B"

Strata Property Act

Form V

[am. B.C. Reg. 203/2003, s. 5.]

SCHEDULE OF UNIT ENTITLEMENT

(Sections 245 (a), 246, 264)

Re: Strata Plan EPS4859, being a strata plan of Lot 1,
District Lot 36, Group 2, N.W.D. Plan EPP64778

P.I.D.029-910-986

STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS

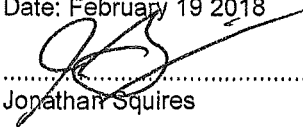
The unit entitlement for each residential strata lot is one of the following, as set out in the following table:

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

Certificate of British Columbia Land Surveyor

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

Date: February 19 2018


.....
Jonathan Squires

OR

- ☐ (b) a whole number that is the same for all of the residential strata lots as set out in section 246 (3) (a) (ii) of the *Strata Property Act*.

OR

- ☐ (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246 (3) (a) (iii) of the *Strata Property Act*.

.....
Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m ²	Unit Entitlement	%* of Total Unit Entitlement**
1	4	142.9	143	5.2
2	4	126.3	126	4.5
3	4	127.2	127	4.6
4	4	125.7	126	4.5
5	4	127.0	127	4.6
6	4	141.0	141	5.0
7	5	142.5	143	5.2
8	5	125.9	126	4.5
9	5	127.6	128	4.6
10	5	141.0	141	5.0
11	7	141.2	141	5.0
12	7	125.1	125	4.5
13	7	128.0	128	4.6
14	7	126.6	127	4.6
15	7	142.5	143	5.2
16	6	139.2	139	5.0
17	6	126.6	127	4.6
18	6	125.5	126	4.5
19	6	127.2	127	4.6
20	6	126.1	126	4.5
21	6	143.1	143	5.2
Total Number of lots: 21			Total unit entitlement: 2780	

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

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

Date:[month day, year].

.....
[company] by its authorized signatory(ies)

.....
Signature of Superintendent of Real Estate (if submitted under section 264 of the Act)

EXHIBIT "C"

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This Act is current to January 17, 2018

See the Tables of Legislative Changes for this Act's legislative history, including any changes not in force.

STRATA PROPERTY ACT

[SBC 1998] CHAPTER 43

Schedule of Standard Bylaws

Division 1 — Duties of Owners, Tenants, Occupants and Visitors

Payment of strata fees

- 1 An owner must pay strata fees on or before the first day of the month to which the strata fees relate.

Repair and maintenance of property by owner

- 2 (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

(2) An owner who has the use of limited common property must repair and maintain it, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.

Use of property

- 3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
 - (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, common assets or another strata lot,
 - (d) is illegal, or
 - (e) is contrary to a purpose for which the strata lot or common property is intended as shown expressly or by necessary implication on or by the strata plan.

(2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.

(3) An owner, tenant, occupant or visitor must ensure that all animals are leashed or otherwise secured when on the common property or on land that is a common asset.

(4) An owner, tenant or occupant must not keep any pets on a strata lot other than one or more of the following:

- (a) a reasonable number of fish or other small aquarium animals;
- (b) a reasonable number of small caged mammals;
- (c) up to 2 caged birds;
- (d) one dog or one cat.

Inform strata corporation

4 (1) Within 2 weeks of becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number and mailing address outside the strata plan, if any.

(2) On request by the strata corporation, a tenant must inform the strata corporation of his or her name.

Obtain approval before altering a strata lot

5 (1) An owner must obtain the written approval of the strata corporation before making an alteration to a strata lot that involves any of the following:

- (a) the structure of a building;
- (b) the exterior of a building;
- (c) chimneys, stairs, balconies or other things attached to the exterior of a building;
- (d) doors, windows or skylights on the exterior of a building, or that front on the common property;
- (e) fences, railings or similar structures that enclose a patio, balcony or yard;
- (f) common property located within the boundaries of a strata lot;

(g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.

(2) The strata corporation must not unreasonably withhold its approval under subsection (1), but may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

(3) This section does not apply to a strata lot in a bare land strata plan.

Obtain approval before altering common property

6 (1) An owner must obtain the written approval of the strata corporation before making an alteration to common property, including limited common property, or common assets.

(2) The strata corporation may require as a condition of its approval that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

Permit entry to strata lot

7 (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot

(a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and

(b) at a reasonable time, on 48 hours' written notice, to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under section 149 of the Act.

(2) The notice referred to in subsection (1) (b) must include the date and approximate time of entry, and the reason for entry.

Division 2 — Powers and Duties of Strata Corporation

Repair and maintenance of property by strata corporation

8 The strata corporation must repair and maintain all of the following:

(a) common assets of the strata corporation;

(b) common property that has not been designated as limited common property;

(c) limited common property, but the duty to repair and maintain it is restricted to

(i) repair and maintenance that in the ordinary course of events occurs less often than once a year, and
(ii) the following, no matter how often the repair or maintenance ordinarily occurs:

- (A) the structure of a building;
- (B) the exterior of a building;
- (C) chimneys, stairs, balconies and other things attached to the exterior of a building;
- (D) doors, windows and skylights on the exterior of a building or that front on the common property;
- (E) fences, railings and similar structures that enclose patios, balconies and yards;

(d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to

- (i) the structure of a building,
- (ii) the exterior of a building,
- (iii) chimneys, stairs, balconies and other things attached to the exterior of a building,
- (iv) doors, windows and skylights on the exterior of a building or that front on the common property, and
- (v) fences, railings and similar structures that enclose patios, balconies and yards.

Division 3 — Council

Council size

- 9** (1) Subject to subsection (2), the council must have at least 3 and not more than 7 members.
- (2) If the strata plan has fewer than 4 strata lots or the strata corporation has fewer than 4 owners, all the owners are on the council.

Council members' terms

- 10** (1) The term of office of a council member ends at the end of the annual general meeting at which the new council is elected.
- (2) A person whose term as council member is ending is eligible for reelection.
- (3) to (5) [Repealed 1999-21-51.]

Removing council member

- 11** (1) Unless all the owners are on the council, the strata corporation may, by a resolution passed by a majority vote at an annual or special general meeting, remove one or more council members.
- (2) After removing a council member, the strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

Replacing council member

- 12** (1) If a council member resigns or is unwilling or unable to act for a period of 2 or more months, the remaining members of the council may appoint a replacement council member for the remainder of the term.
- (2) A replacement council member may be appointed from any person eligible to sit on the council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unwilling or unable to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a special general meeting to elect a new council by complying with the provisions of the Act, the regulations and the bylaws respecting the calling and holding of meetings.

Officers

- 13** (1) At the first meeting of the council held after each annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice president, a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice president.
- (3) The vice president has the powers and duties of the president
- (a) while the president is absent or is unwilling or unable to act, or
 - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unwilling or unable to act for a period of 2 or more months, the council members may appoint a

replacement officer from among themselves for the remainder of the term.

Calling council meetings

- 14** (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
- (a) all council members consent in advance of the meeting, or
 - (b) the meeting is required to deal with an emergency situation, and all council members either
 - (i) consent in advance of the meeting, or
 - (ii) are unavailable to provide consent after reasonable attempts to contact them.
- (4) The council must inform owners about a council meeting as soon as feasible after the meeting has been called.

Repealed

- 15** [Repealed 2009-17-35.]

Quorum of council

- 16** (1) A quorum of the council is
- (a) 1, if the council consists of one member,
 - (b) 2, if the council consists of 2, 3 or 4 members,
 - (c) 3, if the council consists of 5 or 6 members, and
 - (d) 4, if the council consists of 7 members.
- (2) Council members must be present in person at the council meeting to be counted in establishing quorum.

Council meetings

- 17** (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If a council meeting is held by electronic means, council members are deemed to be present in person.

(3) Owners may attend council meetings as observers.

(4) Despite subsection (3), no observers may attend those portions of council meetings that deal with any of the following:

- (a) bylaw contravention hearings under section 135 of the Act;
- (b) rental restriction bylaw exemption hearings under section 144 of the Act;
- (c) any other matters if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

Voting at council meetings

18 (1) At council meetings, decisions must be made by a majority of council members present in person at the meeting.

(2) Unless there are only 2 strata lots in the strata plan, if there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.

(3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

Council to inform owners of minutes

19 The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

Delegation of council's powers and duties

20 (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council, and may revoke the delegation.

(2) The council may delegate its spending powers or duties, but only by a resolution that

- (a) delegates the authority to make an expenditure of a specific amount for a specific purpose, or
- (b) delegates the general authority to make expenditures in accordance with subsection (3).

(3) A delegation of a general authority to make expenditures must

- (a) set a maximum amount that may be spent, and

(b) indicate the purposes for which, or the conditions under which, the money may be spent.

(4) The council may not delegate its powers to determine, based on the facts of a particular case,

(a) whether a person has contravened a bylaw or rule,

(b) whether a person should be fined, and the amount of the fine, or

(c) whether a person should be denied access to a recreational facility.

Spending restrictions

21 (1) A person may not spend the strata corporation's money unless the person has been delegated the power to do so in accordance with these bylaws.

(2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

Limitation on liability of council member

22 (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.

(2) Subsection (1) does not affect a council member's liability, as an owner, for a judgment against the strata corporation.

Division 4 — Enforcement of Bylaws and Rules

Maximum fine

23 The strata corporation may fine an owner or tenant a maximum of

(a) \$50 for each contravention of a bylaw, and

(b) \$10 for each contravention of a rule.

Continuing contravention

24 If an activity or lack of activity that constitutes a contravention of a bylaw or rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

Division 5 — Annual and Special General Meetings

Person to chair meeting

- 25** (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice president of the council.
- (3) If neither the president nor the vice president of the council chairs the meeting, a chair must be elected by the eligible voters present in person or by proxy from among those persons who are present at the meeting.

Participation by other than eligible voters

- 26** (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote, including tenants and occupants, may participate in the discussion at the meeting, but only if permitted to do so by the chair of the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

Voting

- 27** (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) At an annual or special general meeting a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, the chair must decide whether it will be by show of voting cards or by roll call, secret ballot or some other method.
- (4) The outcome of each vote, including the number of votes for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (5) If there is a tie vote at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice president, may break the tie by casting a second, deciding vote.
- (6) If there are only 2 strata lots in the strata plan, subsection (5) does not apply.

(7) Despite anything in this section, an election of council or any other vote must be held by secret ballot, if the secret ballot is requested by an eligible voter.

Order of business

28 The order of business at annual and special general meetings is as follows:

- (a) certify proxies and corporate representatives and issue voting cards;
- (b) determine that there is a quorum;
- (c) elect a person to chair the meeting, if necessary;
- (d) present to the meeting proof of notice of meeting or waiver of notice;
- (e) approve the agenda;
- (f) approve minutes from the last annual or special general meeting;
- (g) deal with unfinished business;
- (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees, if the meeting is an annual general meeting;
- (i) ratify any new rules made by the strata corporation under section 125 of the Act;
- (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
- (k) approve the budget for the coming year in accordance with section 103 of the Act, if the meeting is an annual general meeting;
- (l) deal with new business, including any matters about which notice has been given under section 45 of the Act;
- (m) elect a council, if the meeting is an annual general meeting;
- (n) terminate the meeting.

Division 6 — Voluntary Dispute Resolution

Voluntary dispute resolution

- 29** (1) A dispute among owners, tenants, the strata corporation or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
- (a) all the parties to the dispute consent, and
 - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
- (a) one owner or tenant of the strata corporation nominated by each of the disputing parties and one owner or tenant chosen to chair the committee by the persons nominated by the disputing parties, or
 - (b) any number of persons consented to, or chosen by a method that is consented to, by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

Division 7 — Marketing Activities by Owner Developer

Display lot

- 30** (1) An owner developer who has an unsold strata lot may carry on sales functions that relate to its sale, including the posting of signs.
- (2) An owner developer may use a strata lot, that the owner developer owns or rents, as a display lot for the sale of other strata lots in the strata plan.

**Contents | Part 1 | Part 2 | Part 3 | Part 4 | Part 5 | Part 6 | Part 7 | Part 8 |
Part 9 | Part 10 | Part 11 | Part 12 | Part 13 | Part 14 | Part 15 | Part 16 |
Part 17 | Schedule of Standard Bylaws**

EXHIBIT "D"

Rossbrin - 21 Unit Townhouse

Interim Budget - March 2018 - March 2019

Revenue:	<u>Annual Budget</u>
Operating Income	\$44,025.00
Contingency Reserve Income 10%	\$4,402.50
Developer 5% CRF	\$2,201.25
Total Revenue	<u><u>\$50,628.75</u></u>

Expenses:	
Property Manager	\$7,500.00
Professional Fees	\$500.00
Photocopying/Postage	\$250.00
Bank Charges	\$200.00
Insurance	\$8,735.00
Garbage Collection	\$2,640.00
Hydro	\$1,200.00
Water / Sewer	\$8,000.00
Repairs & Maintenance	\$5,000.00
Landscaping / Irrigation	\$6,000.00
Snow Removal	\$1,500.00
Miscellaneous	\$2,500.00
Total Operating Expenses	<u><u>\$44,025.00</u></u>

Contingency Reserve Fund	\$4,402.50
Developer 5% CRF	\$2,201.25

Rossbrin - Townhomes
Proposed Monthly Strata Fee Schedule
Interim Budget

Owner Operating Contribution	\$44,025.00
Owner CRF Contribution	\$4,402.50
Total Owner Contribution	<u>\$48,427.50</u>
Developer CRF Contribution	\$2,201.25

SL	Unit Entitlement	%	Proposed Strata Fees		
			Operating	CRF	Total Fee
1	143	5.2	\$190.78	\$19.08	\$209.85
2	126	4.5	\$165.09	\$16.51	\$181.60
3	127	4.6	\$168.76	\$16.88	\$185.64
4	126	4.5	\$165.09	\$16.51	\$181.60
5	127	4.6	\$168.76	\$16.88	\$185.64
6	141	5.1	\$187.11	\$18.71	\$205.82
7	142	5.1	\$187.11	\$18.71	\$205.82
8	126	4.5	\$165.09	\$16.51	\$181.60
9	127	4.6	\$168.76	\$16.88	\$185.64
10	142	5.1	\$187.11	\$18.71	\$205.82
11	142	5.1	\$187.11	\$18.71	\$205.82
12	125	4.5	\$165.09	\$16.51	\$181.60
13	127	4.6	\$168.76	\$16.88	\$185.64
14	126	4.5	\$165.09	\$16.51	\$181.60
15	142	5.1	\$187.11	\$18.71	\$205.82
16	139	5	\$183.44	\$18.34	\$201.78
17	127	4.6	\$168.76	\$16.88	\$185.64
18	126	4.5	\$165.09	\$16.51	\$181.60
19	127	4.6	\$168.76	\$16.88	\$185.64
20	126	4.5	\$165.09	\$16.51	\$181.60
21	143	5.2	\$190.78	\$19.08	\$209.85
Monthly Total			\$3,668.75	\$366.88	\$4,035.63
			x12	x12	x12
Annual Total			\$44,025.00	\$4,402.50	\$48,427.50

FORM J
RENTAL DISCLOSURE STATEMENT
(Section 139)

EXHIBIT "E"

Re: Parcel Identifier: 029-910-986 Lot 1 DL 36 Gp 2 NWD Plan EPP64778

This Rental Disclosure Statement is

☒ 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

- 1 The development described above includes twenty-one (21) residential strata lots.
- 2 The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

Description of Strata Lot	Date Rental Period Expires
NIL	N/A

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

Description of Strata Lot	Date Rental Period Expires
Strata Lots 1 to 21 inclusive	31st/December/2117

*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 conveyed before that date.

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

Date: _____, 2018

KERR PROPERTIES 002 LTD.
by its authorized signatory:

Signature of Owner/Developer – PATRICK KERR

EXHIBIT "F"

CONTRACT OF PURCHASE AND SALE INFORMATION ABOUT THIS CONTRACT

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE CONTRACT AND SHOULD NOT AFFECT THE PROPER INTERPRETATION OF ANY OF ITS TERMS.

1. **CONTRACT:** This document, when signed by both parties, is a legally binding contract. READ IT CAREFULLY. The parties should ensure that everything that is agreed to is in writing.
2. **DEPOSIT(S):** Section 28 of the *Real Estate Services Act* requires that money held by a brokerage in respect of a real estate transaction for which there is an agreement between the parties for the acquisition and disposition of the real estate be held by the brokerage as a stakeholder. The money is held for the real estate transaction and not on behalf of one of the parties. If a party does not remove a subject clause, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the agreement to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.
3. **COMPLETION:** (Section 4) Unless the parties are prepared to actually meet at the Land Title Office and exchange title documents for the Purchase Price, it is, in every case, advisable for the completion of the sale to take place in the following sequence:
 - (a) The Buyer pays the Purchase Price or down payment in trust to the Buyer's Lawyer or Notary (who should advise the Buyer of the exact amount required) several days before the Completion Date and the Buyer signs the documents.
 - (b) The Buyer's Lawyer or Notary prepares the documents and forwards them for signature to the Seller's Lawyer or Notary who returns the documents to the Buyer's Lawyer or Notary.
 - (c) The Buyer's Lawyer or Notary then attends to the deposit of the signed title documents (and any mortgages) in the appropriate Land Title Office.
 - (d) The Buyer's Lawyer or Notary releases the sale proceeds at the Buyer's Lawyer's or Notary's office.

Since the Seller is entitled to the Seller's proceeds on the Completion Date, and since the sequence described above takes a day or more, it is strongly recommended that the Buyer deposits the money and the signed documents AT LEAST TWO DAYS before the Completion Date, or at the request of the Conveyancer, and that the Seller delivers the signed transfer documents no later than the morning of the day before the Completion Date.

While it is possible to have a Saturday Completion Date using the Land Title Office's Electronic Filing System, parties are strongly encouraged **NOT** to schedule a Saturday Completion Date as it will restrict their access to fewer lawyers or notaries who operate on Saturdays; lenders will generally not fund new mortgages on Saturdays; lenders with existing mortgages may not accept payouts on Saturdays; and other offices necessary as part of the closing process may not be open.

4. **POSSESSION:** (Section 5) the Buyer should make arrangements through the real estate licensees for obtaining possession. The Seller will not generally let the Buyer move in before the Seller has actually received the sale proceeds. Where residential tenants are involved, Buyers and Sellers should consult the *Residential Tenancy Act*.
5. **TITLE:** (Section 9) It is up to the Buyer to satisfy the Buyer on matters of zoning or building or use restrictions, toxic or environmental hazards, encroachments on or by the Property and any encumbrances which are staying on title before becoming legally bound. It is up to the Seller to specify in the Contract if there are any encumbrances, other than those listed in Section 9, which are staying on title before becoming legally bound. If you as the Buyer are taking out a mortgage, make sure that title, zoning and building restrictions are all acceptable to your mortgage company. In certain circumstances, the mortgage company could refuse to advance funds. If you as the seller are allowing the Buyer to assume your mortgage, you may still be responsible for payment of the mortgage, unless arrangements are made with your mortgage company.
6. **CUSTOMARY COSTS:** (Section 15) In particular circumstances there may be additional costs, but the following costs are applicable in most circumstances:

Costs to be Borne by the Seller

Lawyer or Notary Fees and Expenses:
- attending to execution documents.
Costs of clearing title, including:- investigating title,
- discharge fees charged by
encumbrance holders,
- prepayment penalties.
Real Estate Commission (plus GST).
Goods and Services Tax (if applicable).

Costs to be Borne by the Buyer

Lawyer or Notary Fees and Expenses:
- searching title,
- drafting documents.
Land Title Registration fees.
Survey Certificate (if required).
Costs of Mortgage, including:
- mortgage company's Lawyer/Notary.
- appraisal (if applicable)
- Land Title Registration fees.
Fire Insurance Premium.
Sales Tax (if applicable).
Property Transfer Tax.
Goods and Services Tax (if applicable).

In addition to the above costs there maybe financial adjustments between the Seller and the Buyer pursuant to Section 6.

7. **RISK:** (Section 16) The Buyer should arrange for insurance to be effective on the earlier of the Completion Date or the date the Seller receives the proceeds of sale, or the date the Seller vacates the property.
8. **FORM OF CONTRACT:** This Contract of Purchase and Sale is designed primarily for the purchase and sale of freehold residences. If your transaction involves: a house or other building under construction, a lease, a business, an assignment, other special circumstances (including the acquisition of land situated on a First Nations reserve)
Additional provisions, not contained in this form, may be needed, and professional advice should be obtained. A Property Disclosure Statement completed by the Seller may be available.
9. **REALTOR® Code, Article 11:** A REALTOR® shall not buy or sell, or attempt to buy or sell an interest in property either directly or indirectly for himself or herself, any member of his or her Immediate Family, or any entity in which the REALTOR® has a financial interest, without making the REALTOR®'s position known to the buyer or seller in writing. **Real Estate Council Rules 5-9:** If a licensee acquires, directly or indirectly, or disposes of real estate, or if the licensee assists an associate in acquiring, directly or indirectly, or disposing of real estate, the licensee must make a disclosure in writing to the opposite party before entering into any agreement for the acquisition or disposition of the real estate.
10. **RESIDENCY:** When completing their residency and citizenship status, the Buyer and the Seller should confirm their residency and citizenship status and the tax implications thereof with their Lawyer/Accountant.
11. **AGENCY DISCLOSURE:** (Section 21) all Designated Agents/Licensees with whom the Seller or the Buyer has an agency relationship should be listed. If additional space is required, list the additional Designated Agents/Licensees on an addendum to the Contract of Purchase and Sale.



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REAL ESTATE
ASSOCIATION



THE CANADIAN
BAR ASSOCIATION
British Columbia Branch

PAGE 1 of 5 PAGES

CONTRACT OF PURCHASE AND SALE

BROKERAGE: Prudential Power Play Realty DATE: _____
 ADDRESS: 20585 Fraser Highway Langley PC: V3A 4G4 PHONE: (604) 533-3231
 PREPARED BY: Travis Tournier PREC* & Patrick Kerr MLS® NO: _____

SELLER: <u>Kerr Properties 002 Ltd.</u>	BUYER: _____
SELLER: _____	BUYER: _____
ADDRESS: <u>26138 31B Avenue</u>	ADDRESS: _____
<u>Aldergrove</u>	_____
BC _____ PC: <u>V4W 2Z6</u>	_____ PC: _____
PHONE: <u>604-809-1141</u>	PHONE: _____
	OCCUPATION: _____

PROPERTY:

- 20723 Fraser Highway / Strata Lot
 UNIT NO. _____ ADDRESS OF PROPERTY _____
Langley V3A 4G4
 CITY/TOWN/MUNICIPALITY _____ POSTAL CODE _____
Not Registered
 PID _____ OTHER PID(S) _____

STRATA PLAN EPS4859 LOT 1, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER DISTRICT PLAN
 EPP64778

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 \$ _____ which will form part of the Purchase Price, will be paid **within 24 hours of acceptance** unless agreed as follows: See Addendum

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 "Prudential Power Play Realty In Trust" 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 addendum

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*.

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INITIALS

4. **COMPLETION:** The sale will be completed on See Addendum, yr. _____
(Completion Date) at the appropriate Land Title Office.
5. **POSSESSION:** The Buyer will have vacant possession of the Property at See Addendum 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 See Addendum, 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:
Fridge, stove, dishwasher, washer dryer, Hood Fan

BUT EXCLUDING: N/A

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 Under Construction, 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 Section 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.
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 non-refundable and absolutely forfeited to the Seller, subject to the provisions of Section 28 of 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

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INITIALS

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 Section 21, 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®*.

The personal information provided by the Buyer and Seller may be stored on databases outside Canada, in which case it would be subject to the laws of the jurisdiction in which it is located.

20. **ASSIGNMENT OF REMUNERATION:** The Buyer and the Seller agree that the Seller's authorization and instruction set out in section 25(c) below is a confirmation of the equitable assignment by the Seller in the Listing Contract and is notice of the equitable assignment to anyone acting on behalf of the Buyer or Seller.

- 20A. **RESTRICTION ON ASSIGNMENT OF CONTRACT:** The Buyer and the Seller agree that this Contract: (a) must not be assigned without the written consent of the Seller; and (b) the Seller is entitled to any profit resulting from an assignment of the Contract by the Buyer or any subsequent assignee.

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INITIALS

PROPERTY ADDRESS

21. 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 Patrick Kerr & Travis Tournier PREC*

DESIGNATED AGENT(S)/LICENSEE(S)

who is/are licensed in relation to Prudential Power Play Realty

BROKERAGE

B. the Buyer has an agency relationship with _____

DESIGNATED AGENT(S)/LICENSEE(S)

who is/are licensed in relation to _____

BROKERAGE

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

DESIGNATED AGENT(S)/LICENSEE(S)

who is/are licensed in relation to _____

BROKERAGE

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.

22. 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.

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

24. 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

If the Buyer is an individual, the Buyer declares that they are a Canadian citizen or a permanent resident as defined in the *Immigration and Refugee Protection Act*:

Yes

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INITIALS

No

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INITIALS

25. 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. _____

The Seller declares their residency:

RESIDENT OF CANADA

--	--

INITIALS

NON-RESIDENT OF CANADA

--	--

INITIALS

as defined under the *Income Tax Act*.

X

WITNESS

SELLER

SEAL

Kerr Properties 002 Ltd.

PRINT NAME

X

WITNESS

SELLER

SEAL

PRINT NAME

*PREC represents Personal Real Estate Corporation
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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 ____ of ____ PAGES

- 20723 Fraser Highway / Strata Lot _____ Langley V3A 4G4

RE: ADDRESS

STRATA PLAN EPS4859 LOT 1, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER DISTRICT PLAN
EPP64778

LEGAL DESCRIPTION:

Not Registered

PID

OTHER PID(S)

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED _____

MADE BETWEEN _____ AS BUYER, AND

Kerr Properties 002 Ltd. _____ AS SELLER AND COVERING

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

1. DEPOSIT: The Purchaser will pay an initial deposit of \$ _____ (5% of the purchase price) to Prudential Power Play Realty "In Trust" upon signing of this offer.

The Purchaser will increase the deposit by \$ _____ to a total of \$ _____ (which is 10% of the Purchase price) on or before _____ (7 days following the initial deposit)

All deposits will be held in accordance with section 2 of this contract.

2. COMPLETION: The completion date for the purchase and sale of the home will be determined by Kerr Properties 002 Ltd. and will be after:

- (a) the Municipality authorizing occupancy of the home; and
- (b) title to the home being created in the Land Title Office.

The Completion date is estimated to be _____ (the "Estimated Date"). The completion date will be on the Estimated Date unless notice is given by Kerr Properties 002 Ltd. in accordance with this Contract (the "Completion Date").

The Estimated Date may be changed by Kerr Properties 002 Ltd. as follows:

- (c) In order to complete construction of the home, Kerr Properties 002 Ltd. may extend the Estimated Date to a date not later than six (6) months after the original Estimated Date. The right to extend the Estimated Date is in addition to and separate from Kerr Properties 002 Ltd. right pursuant to the paragraphs titled "DELAY" and "FORCE MAJEURE".
- (d) Kerr Properties 002 Ltd. may change the Estimated Date to a date that is earlier than the original Estimated Date provided Kerr Properties 002 Ltd. gives notice at least thirty (30) days prior to the new Estimated Date.

X

WITNESS

BUYER

SEAL

PRINT NAME

X

WITNESS

BUYER

SEAL

PRINT NAME

X

WITNESS

SELLER

SEAL

Kerr Properties 002 Ltd.

PRINT NAME

X

WITNESS

SELLER

SEAL

PRINT NAME

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Prudential
Power Play Realty



BRITISH COLUMBIA
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MLS® NO.:

DATE:

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RE: ADDRESS

STRATA PLAN EPS4859 LOT 1, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER DISTRICT PLAN
EPP64778

LEGAL DESCRIPTION:

Not Registered

PID

OTHER PID(S)

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED _____

MADE BETWEEN _____ AS BUYER, AND

Kerr Properties 002 Ltd. _____ AS SELLER AND COVERING

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

3. BUSINESS DAY COMPLETION: In this Contract, "business day" does not include Saturday, Sunday, and statutory holidays in the Province of British Columbia. If the Completion Date falls on a day that is not a business day, the Completion Date will be the business day immediately following.

4. POSSESSION: The Purchaser will have vacant possession of the home at 12 noon on the day following the Completion Date ("Possession Date").

5. ADJUSTMENTS: All adjustments both incoming and outgoing of whatsoever nature will be made as of the day following the Completion Date ("Adjustment Date").

6. ASSIGNMENT: The purchaser may assign its rights under the Contract provided that:

- (a) The Purchaser has obtained the prior written approval of Kerr Properties 002 Ltd., such approval to be granted at Kerr Properties 002 Ltd. sole discretion;
- (b) The development in which the Home is located, in Kerr Properties 002 Ltd. sole opinion, has sold out;
- (c) The Purchaser pays an assignment fee equal to 2% of the Purchase Price to Kerr Properties 002 Ltd. In the event that the Purchaser wishes to assign its rights under this contract to a spouse or member of the Purchaser's immediate family, Kerr Properties 002 Ltd. may, at its sole discretion, waive the assignment fee, provided the Kerr Properties 002 Ltd. is satisfied it has sufficient information setting out the particulars of the relationship between The Purchaser and family member; and (d) The Purchaser and the purchaser's assignee execute the form of assignment agreement provided by Kerr Properties 002 Ltd. In the event of an assignment, the Purchaser agrees and acknowledges that the Purchaser will continue to remain fully liable to preform all obligations of the Purchaser under this Contract. Unless Kerr Properties 002 Ltd. prior written consent is obtained, the Purchaser will not advertise or solicit offers from the public, nor place any signage on or near the Home or the development, nor list the Home on the internet or The Multiple Listing Service with respect to the assignment of the Home or the Purchaser's interest in this Contract or the assignment of the Purchaser's interest in the home.

X
WITNESS

BUYER

SEAL

PRINT NAME

X
WITNESS

BUYER

SEAL

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X
WITNESS

SELLER

SEAL

Kerr Properties 002 Ltd.

PRINT NAME

X
WITNESS

SELLER

SEAL

PRINT NAME

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MLS® NO.:

DATE:

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- 20723 Fraser Highway / Strata Lot

Langley

V3A 4G4

RE: ADDRESS

STRATA PLAN EPS4859 LOT 1, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER DISTRICT PLAN
EPP64778

LEGAL DESCRIPTION:

Not Registered

PID

OTHER PID(S)

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED

MADE BETWEEN AS BUYER, AND

Kerr Properties 002 Ltd. AS SELLER AND COVERING

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

7. WARRANTY: On the Completion Date, the Home will be registered under the Pacific Home Warranty 2-5-10 Year Warranty. The standard form Pacific Home Warranty 2-5-10 Year Warranty is the sole warranty provider in respect of the Home.

8. FINISHES: Kerr Properties 002 Ltd. will complete construction of the Home in accordance with the following particulars:

- (a) The Home is plan type ____ as shown on the attached Schedule "A";
- (b) The Home will be finished in colour scheme as shown on Kerr Properties 002 Ltd. interior design specifications
- (c) Finishes are as described in the sale brochure (except otherwise noted herein). Kerr Properties 002 Ltd. reserves the right to substitute materials of equal or higher quality in finishing the Home.

9. DISCLOSURE STATEMENT: The Purchaser acknowledges that the Purchaser has received and has been given a reasonable opportunity to read Kerr Properties 002 Ltd. Disclosure Statement dated _____ together with any amendments, or a consolidated disclosure statement, as the case may be, prior to entering into this Contract.

X

WITNESS

BUYER

SEAL

PRINT NAME

X

WITNESS

BUYER

SEAL

PRINT NAME

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WITNESS

SELLER

SEAL

Kerr Properties 002 Ltd.

PRINT NAME

X

WITNESS

SELLER

SEAL

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Power Play Realty



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OTHER PID(S)

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED _____

MADE BETWEEN _____ AS BUYER, AND

Kerr Properties 002 Ltd. _____ AS SELLER AND COVERING

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

10. DEFAULT: If the Purchaser fails to pay a deposit or the balance of the Purchase Price on or before the due date(s) set out in this Contract, the Purchaser will be deemed to be in default and Kerr Properties 002 Ltd. may elect to cancel this Contract and on such cancellation all the Deposit(s) together with all accrued interest will be non-refundable and absolutely forfeited to Kerr Properties 002 Ltd. whether or not there are any damages and without prejudice to Kerr Properties 002 Ltd. other remedies, including the right to recover additional damages and all outstanding Deposits payable hereunder and the balance of the Purchase Price.

No acceptance of late or partial Deposit(s) will be deemed to be a waiver by Kerr Properties 002 Ltd. of any subsequent breach and no failure or delay in exercising any rights by Kerr Properties 002 Ltd. will constitute a waiver of Kerr Properties 002 Ltd. rights under this paragraph.

11. DELAY: Kerr Properties 002 Ltd. at its sole opinion, may, by written notice delivered to the Purchaser not later than thirty (30) days prior to the Estimated Date, extend the Completion, Adjustment and Possession Dates for a maximum of six (6) months.

12. FORCE MAJEURE: Notwithstanding the above paragraph, if completion of the construction of the Home is delayed as a result of a strike, lockout, labour unrest, inability to obtain or delay in delivery of labour or materials, or other cause of event beyond Kerr Properties 002 Ltd. reasonable control, then the Completion, Adjustment, and Possession Dates will be extended for a period equivalent to such period or periods of delay. Kerr Properties 002 Ltd. will give the Purchaser notice of such delay within thirty (30) days after the delay or delays occur. This right of extension is in addition to any other rights of extension in this Contract or agreed to by the parties.

X

WITNESS

BUYER

SEAL

PRINT NAME

X

WITNESS

BUYER

SEAL

PRINT NAME

X

WITNESS

SELLER

SEAL

Kerr Properties 002 Ltd.

PRINT NAME

X

WITNESS

SELLER

SEAL

PRINT NAME

*PREC represents Personal Real Estate Corporation

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Prudential
Power Play Realty



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION



THE CANADIAN
BAR ASSOCIATION
British Columbia Branch

CONTRACT OF PURCHASE AND SALE ADDENDUM

MLS® NO.:

DATE:

PAGE ____ of ____ PAGES

- 20723 Fraser Highway / Strata Lot Langley V3A 4G4

RE: ADDRESS

STRATA PLAN EPS4859 LOT 1, DISTRICT LOT 36, GROUP 2, NEW WESTMINSTER DISTRICT PLAN
EPP64778

LEGAL DESCRIPTION:

Not Registered

PID

OTHER PID(S)

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED

MADE BETWEEN AS BUYER, AND

Kerr Properties 002 Ltd. AS SELLER AND COVERING

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

13. ENTIRE AGREEMENT: This contract constitutes the entire agreement of the parties and supersedes and extinguishes all prior communications, agreements, or understandings between the parties with respect to the subject matter addressed in this Contract, whether oral or written. There are no representations, warranties, guarantees, promises or agreements, express or implied, statutory or otherwise, other than those set out in this Contract.

14. NOTICE AND CONSENT: The Purchaser agrees Kerr Properties 002 Ltd. may deliver any notice or document, including, but not limited to the Disclosure Statement and any amendments to the Disclosure Statement, by electronic means, including by email. The Purchaser agrees that any notice or document from Kerr Properties 002 Ltd. to the Purchaser may be sent to the Purchaser at the Purchaser's address, email address, or fax number above, or to the Purchaser's solicitor or notary and will be deemed received: if delivered by post within Canada, five (5) business days following mail; if delivered by post internationally, ten (10) business days following mail; if delivered by email or fax, on day delivered. Any notice or document from the Purchaser to Kerr Properties 002 Ltd. will be given in writing to and delivered to Kerr Properties 002 Ltd. address above. The Purchaser agrees to notify Kerr properties 002 Ltd. in writing of any change in contact information, including address, email address or fax number. If the Purchaser fails to notify Kerr Properties 002 Ltd. of a change to the Purchasers address, email address or fax number in writing, the Purchaser will be precluded from asserting that the Purchaser did not receive a notice or document if delivered to the former address, email address or fax number.

15. GOODS AND SERVICES TAX: The Purchaser will pay Goods and Services Tax (GST) imposed pursuant to the Excise Tax Act (Canada) in respect of the purchase and the Purchase Price does not include GST.

X		SEAL	
WITNESS	BUYER		PRINT NAME
X		SEAL	
WITNESS	BUYER		PRINT NAME
X		SEAL	Kerr Properties 002 Ltd.
WITNESS	SELLER		PRINT NAME
X		SEAL	
WITNESS	SELLER		PRINT NAME

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EXHIBIT "G"

Status: Registered
FORM_LGF_V6

Doc #: CA5599459

RCVD: 2016-10-25 RQST: 2018-01-18 14.40.50

NEW WESTMINSTER LAND TITLE OFFICE
Oct-25-2016 14:41:06.001

CA5599459

LOCAL GOVERNMENT FILING FORM

PAGE 1 OF 1 PAGES

By incorporating your electronic signature into this form you are certifying:

- (a) that the requirements established by the Director in Director's Requirements for the Authorized Subscriber Register 01- 13 are met,
- (b) that the information contained in each notation, endorsement, statement or certification made by you and set out in this form is correct, and
- (c) that a true copy or copy of the true copy of the electronic instrument is in your possession.

A true copy means a legible paper copy containing every material provision and particular contained in this original.

Each term used in this representation and certification is to be given the meaning ascribed to it in section 1 and part 10.1 of the *Land Title Act*.

Paula Kusack
14UVYZ

Digitally signed by Paula Kusack
14UVYZ
DN: c=CA, cn=Paula Kusack 14UVYZ,
o=Authorized Subscriber, ou=Verify ID
at www.juricert.com/LKUP.cfm?
id=14UVYZ
Date: 2016.10.25 14:40:21 -07'00'

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

CITY OF LANGLEY

ATT: PAULA

20399 DOUGLAS CRESCENT

LANGLEY

BC V3A 4B3

TEL:604-514-4585

FILE: DP 08-15

Document Fees: \$28.63

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

029-910-986 LOT 1, DL 36, GRP 2, NWD, PLAN EPP64778

STC? YES ☐

3. NATURE OF INTEREST: **Notice of Permit**

Affected Legal Notation or Charge Number:

4. NAME OF LOCAL GOVERNMENT: CITY OF LANGLEY

Additional Information:

5. NOTICE DETAILS:

TAKE NOTICE that the land described above is subject to a Permit.

- (a) Type of Notice: Development Permit
- (b) Statutory authority: Local Government Act, Section 490

Issue Date: 2016-10-25

Further particulars of the permit may be obtained from the issuing authority.

AND FURTHER TAKE NOTICE that in the case of a Temporary Commercial or Industrial Permit, the Registrar is hereby authorized to cancel the notation of the filing of this notice against the title to the land affected by it on or after the expiry date specified above without further application from us and we consent to a cancellation of the notation on the basis of effluxion of time.

Authorized Signatory: (If Applicable)

PAULA KUSACK, DEPUTY CORPORATE OFFICER

EXHIBIT "H"

DEPOSITED LAND REGISTRY ACT
(Section 101)

49871

FORM K

M 26464

Application to Deposit Plan of Subdivision

MAR 31 09 33 '76

I hereby, on behalf of H.M. the Queen in the Right of Canada
Department of Transport

apply to deposit a plan of Airport Zoning for Langley Airport

Plan 5²⁰
4619 additional C/F.

I enclose herewith fees to the amount of \$ 4,624.00

Dated the 31 day of March, 19 76

T.L. Jones, B.C.L.S.

Property Services

Department of Public Works

New Westminster

O. P. C. S.

Applicant Pays

Applicant

1444 Alberni St. (Address.)

Vancouver, B.C. V6G 1A2

M 26464

49871

C E R T I F I C A T E

I, the undersigned, Secretary, Department of Transport, do hereby certify that the attached is a plan and description of certain land shown within blue, red and yellow lines on the said plan, situate, lying and being in the Township of Langley and the City of Langley, in the Province of British Columbia which is affected by Zoning Regulations (a copy of which is attached hereto) with respect to the Langley Airport, Langley, British Columbia.

The said plan, description and regulations being deposited under authority of the Aeronautics Act, Chapter A-3, R.S.C. 1970.

DATED at Ottawa, this 26th day of February, 1976

André Leframboise
Secretary, Department of Transport

M 26464
49871

C E R T I F I C A T

Je, soussigné, Secrétaire du ministère des Transports, certifie par les présentes que le document ci-joint est un plan et une description d'un certain terrain, montré à l'intérieur de lignes bleues, rouges et jaunes sur ledit plan, situé, se trouvant et étant dans le township de Langley, et la ville de Langley, dans la Province de Colombie-Britannique, qui est affecté par un Règlement de zonage (dont une copie est jointe aux présentes) en ce qui concerne l'aéroport de Langley (Langley), Colombie-Britannique.

Lesdits plan, description et règlement sont déposés en vertu de la Loi sur l'aéronautique, S.R.C. 1970, Chapitre A-3.

daté à Ottawa, ce 26ième jour de février de l'année 1976

André Langlois
Secrétaire, ministère des Transports



49871

M 26464

P.C. 1976-452
26 February, 1976

PRIVY COUNCIL OF CANADA

HIS EXCELLENCY THE GOVERNOR GENERAL IN COUNCIL,
on the recommendation of the Minister of Transport, pursuant
to section 6 of the Aeronautics Act, is pleased hereby
to approve the annexed Zoning Regulations respecting
Langley Airport made by the Minister of Transport.

CERTIFIED TO BE A TRUE COPY -- COPIÉ CERTIFIÉ CONFORMÉ

P. J. Patfield

CLERK OF THE PRIVY COUNCIL -- LE GREFFIER DU CONSEIL PRIVÉ

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ZONING REGULATIONS RESPECTING LANGLEY AIRPORT

Short Title

1. These Regulations may be cited as the Langley Airport Zoning Regulations.

Interpretation

2. In these Regulations,

"airport" means Langley Airport, Township of Langley, in the Province of British Columbia; (aéroport)

"airport reference point" means the point determined in the manner set out in Part I of the schedule; (point de référence de l'aéroport)

"approach surface" means an imaginary inclined plane extending upward and outward from each end of a strip along and at right angles to the projected centre line thereof, which approach surface is more particularly described in Part II of the schedule; (surface d'approche)

"Minister" means the Minister of Transport; (Ministre)

"outer surface" means an imaginary surface located above and in the immediate vicinity of the airport, which outer surface is more particularly described in Part IV of the schedule; (surface extérieure)

"strip" means the rectangular portion of the landing area of the airport including the runway prepared for the take-off and landing of aircraft in a particular direction, which strip is more particularly described in Part V of the schedule; (bande)

"transitional surface" means an imaginary inclined plane extending upward and outward from the lateral limits of the strip and its approach surfaces, which transitional surface is more particularly described in Part VI of the schedule. (surface de transition)

3. For the purposes of these Regulations, the airport reference point is deemed to be 27 feet above sea level.

Application

4. These Regulations apply to all the lands, including public road allowances, adjacent to or in the vicinity of the airport, the outer limits of which lands are described in Part II of the schedule, other than such lands as from time to time form part of the airport.

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General

5. No person shall erect or construct, on any land to which these Regulations apply, any building, structure or object or any addition to any existing building, structure or object, the highest point of which will exceed in elevation at the location of that point any of the surfaces herein-after set out that project immediately over and above the surface of the land at that location, namely,

- (a) the approach surfaces;
- (b) the outer surface; or
- (c) the transitional surfaces.

Natural Growth

6. No owner or occupier of any land to which these Regulations apply shall permit any object of natural growth to exceed in elevation any of the surfaces set out in paragraphs 5 (a) to (c) that project immediately over and above the surface of the land at the location of the object.

7. Where an owner or occupier referred to in section 6 permits an object of natural growth to exceed in elevation any of the surfaces set out in paragraphs 5 (a) to (c) contrary to section 6, the Minister may make a direction that any person enter upon the land on which the object is growing and remove the excessive growth thereof.

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Description of Outer Limits of Lands

COMMENCING at the southwest corner of Lot 16, District Lot 310, Group 2, Plan 1746, New Westminster District; THENCE northerly along the westerly boundary of said Lot 16; THENCE northerly along the westerly boundary of Lot 94 of District Lot 310, Group 2, Plan 45918 to the northwest corner of said Lot 94; THENCE northerly along the westerly boundary of Lot 93, District Lot 310, Group 2, Plan 45918 to the northwest corner of said Lot 93; THENCE northerly along the westerly boundary of Lot 32, Plan 28649, District Lot 310, Group 2 to the northwest corner of said Lot 32; THENCE northerly along the westerly boundary of the Right-of-Way as shown on Plan 36019 in District Lot 310, Group 2 to the southwest corner of Lot 65, Plan 42622 of District Lot 310, Group 2; THENCE northerly and along the westerly boundary of said Lot 65 to the northwest corner of said Lot 65; THENCE across Highway #10 bypass as shown on Plan 29755 to the most southerly corner of Lot 72, Plan 39467 of District Lot 310, Group 2; THENCE northerly and along the westerly boundary of said Lot 72 to the northwest corner of said Lot 72; THENCE northerly and along the westerly boundary of Lot 28, District Lot 310, Group 2, Plan 25927 to the northwest corner of said Lot 28; THENCE easterly and along the northerly boundary of Lot 28 to the northeast corner of said Lot 28; THENCE across Old McLellan Road to the southwest corner of Lot 64, of District Lot 310, Group 2 and the northeast quarter of Section 10, Township 8, Plan 36911; THENCE northerly along the westerly boundary of Lot 64 to the northwest corner of said Lot 64; THENCE northerly along the westerly boundary of Lot 63, Plan 36911 to the northwest corner of said Lot 63; THENCE northerly along the westerly boundary of Lot 62, Plan 36911 to the northwest corner of said Lot 62; THENCE easterly along the northerly boundary of said Lot 62 to the southwest corner of Lot 24, Plan 35719 of the northeast quarter Section 10, Township 8; THENCE northerly along the westerly boundary of said Lot 24 to the northwest corner of said Lot 24; THENCE northeasterly across Fraser Highway to the southeast corner of Parcel "A", Reference Plan 9859 of Lot 1 of Plan 1079 of Section 10, Township 8; THENCE northerly along the easterly boundary of said Parcel "A" to the northeast corner of said Parcel "A"; THENCE northerly across a lane to a corner of a lane and Lot 1 of Plan 1079 of the northeast quarter of Section 10, Township 8; THENCE northerly along the easterly boundary of said Lot 1 to the northeast corner of said Lot 1; THENCE northerly along the westerly boundary of Lot 7, Plan 1079 of the northeast quarter Section 10, Township 8, to the northwest corner of said Lot 7; THENCE easterly along the northerly boundary of said Lot 7 to the southwest corner of Lot 6 of the northeast quarter of Section 10, Township 8, Plan 1079; THENCE northerly and along the westerly boundary of said Lot 6 to the northwest corner thereof; THENCE easterly and along the northerly boundary of said Lot 6 to the northeast corner of said Lot 6; THENCE northerly across 64th Avenue to the southwest corner of Lot 3, Plan 20200 of the southeast quarter, Section 15, Township 8; THENCE northerly and along the westerly boundary of said Lot 3 to the northwest corner of said Lot 3; THENCE easterly and along the northerly boundary of said Lot 3 to the northeast corner of said Lot 3; THENCE northerly and along the westerly boundary of Lot 33, Plan 46112, of the southeast quarter Section 15, Township 8; THENCE northerly along the westerly boundary of Lot 2, Plan 7633 of the southeast quarter Section 15, Township 8 to the northwest corner of said Lot 2; THENCE easterly along the northerly boundary of said Lot 2 to the northeast corner of said Lot 2; THENCE easterly along the northerly boundary of the remainder of Lot 3, Plan 7633, of the southeast quarter Section 15, Township 8, to the northeast corner of said Lot 3; THENCE northerly along the easterly boundary of the remainder of Lot 1, Plan 7634 of the southeast quarter Section 15, Township 8 to the northeast corner of said Lot 1; THENCE northerly along the easterly boundary of Lot 7, Plan 24585 of the southeast quarter Section 15, Township 8; THENCE northeasterly across 200th

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SCHEDULE

PART I

Description of Airport Reference Point

Being a point distant 100 feet measured northwesterly from and at right angles to the centre line of runway 01-19 from a point thereon distant 264.79 feet measured southwesterly along the said centre line from the north-easterly end of said runway.

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Street to the southwest corner of the remainder of Lot 30, Plan 2249 of the northwest quarter Section 14, Township 8; THENCE easterly along the southerly boundary of said Lot 30 to the southeast corner of said Lot 30; THENCE northerly and along the easterly boundary of said Lot 30 to the northeast corner of said Lot 30; THENCE northerly and along the westerly boundary of Lot 1, Plan 10932 of the northwest quarter Section 14, Township 8 to the northwest corner of said Lot 1; THENCE easterly and along the southerly boundary of the remainder of Lot 29, Plan 2249 of the northwest quarter Section 14, Township 8 to the southeast corner of said Lot 29; THENCE northerly and along the westerly boundary of Lot 18, Plan 2249 of the northwest quarter Section 14, Township 8 to the northwest corner of said Lot 18; THENCE northerly and along the westerly boundary of Lot 19, Plan 2249 of the northwest quarter Section 14, Township 8, to the northwest corner of said Lot 19; THENCE northerly and along the westerly boundary of Lot 20, Plan 2249 of the northwest quarter Section 14, Township 8 to the northwest corner of said Lot 20; THENCE northerly and along the westerly boundary of Lot 21, Plan 2249 of the northwest quarter Section 14, Township 8 to the northwest corner of said Lot 21; THENCE easterly and along the northerly boundary of said Lot 21 to the northeast corner thereof; THENCE easterly across Clyde Road to the southwest corner of Lot 39, Plan 30901 of the northwest quarter Section 14, Township 8; THENCE northerly and along the westerly boundary of said Lot 39 to the northwest corner of said Lot 39; THENCE northerly and along the westerly boundary of Lot 40, Plan 33202 of the northwest quarter Section 14, Township 8, to the northwest corner of said Lot 40; THENCE easterly and along the northerly boundary of said Lot 40 to the northeast corner of said Lot 40; THENCE easterly and along northerly boundary of Lot 42, Plan 33202 of the northwest quarter Section 14, Township 8 to the southwest corner of Lot 59, Plan 37468 of the northwest quarter Section 14, Township 8; THENCE northerly and along the westerly boundary of said Lot 59 to the northwest corner of said Lot 59; THENCE northerly and along the westerly boundary of Lot 62, Plan 40177 of the northwest quarter Section 14, Township 8 to the northwest corner of said Lot 62; THENCE easterly and along the northerly boundary of said Lot 62 to the northeast corner of said Lot 62; THENCE northeasterly across 204th Street to the southwest corner of Lot 18, Plan 26508 of the northeast quarter Section 14, Township 8; THENCE northerly along the westerly boundary of said Lot 18 to the northwest corner of said Lot 18; THENCE easterly along the northerly boundary of said Lot 18 to the northeast corner of said Lot 18; THENCE easterly along the northerly boundary of Lot 17, Plan 26508 of the northeast quarter Section 14, Township 8 to the northeast corner of said Lot 17; THENCE north across Jericho Road also known as 72nd Avenue to the north boundary of said Jericho Road; THENCE easterly along said northerly boundary of Jericho Road to the southwest corner of Lot 75, Plan 43459 of the south half of Section 23, Township 8; THENCE northerly and along the westerly boundary of said Lot 75 to the northwest corner of Lot 75; THENCE easterly along the northerly boundary of said Lot 75 to the northeast corner of said Lot 75; THENCE easterly along the northerly boundary of Lot 74, Plan 43459 of the south half of Section 23, Township 8; THENCE easterly along the northerly boundary of Parcel "A", Explanatory Plan 40194 of Lot 16, Plan 1257 of the south half of Section 23, Township 8, to the northeast corner of said Lot "A"; THENCE easterly along the northerly boundary of Lot 63, Plan 42073 of the south half of Section 23, Township 8 to the northeast corner of said Lot 63; THENCE northerly and along the westerly boundary of the remainder of Lot 17, Plan 1257 of the south half of Section 23, Township 8 to the northwest corner of said Lot 17; THENCE easterly along the northerly boundary of said Lot 17 to the northeast corner of said Lot 17; THENCE northerly and along the westerly boundary

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of Lot 21, Plan 1257 of the south half of Section 23, Township 8 to the northwest corner of said Lot 21; THENCE easterly and along the northerly boundary of said Lot 21 to the northeast corner of said Lot 21; THENCE across 208th Street to the southwest corner of Lot 24, Plan 41575 of the southwest quarter Section 24, Township 8; THENCE northerly along the westerly boundary of said Lot 24 to the northwest corner of Lot 24; THENCE northerly along the westerly boundary of Lot 23, Plan 41575 of the southwest quarter Section 24, Township 8 to the northwest corner of said Lot 23; THENCE easterly and along the northerly boundary of said Lot 23 to the northeast corner of Lot 23; THENCE northerly and along the westerly boundary of Lot 33, Plan 39381 of the southwest quarter Section 24, Township 8 to the northwest corner of said Lot 33; THENCE easterly along the northerly boundary of said Lot 33 to the northeast corner of said Lot 33; THENCE across 209A Street to the northwest corner of Lot 31, Plan 39381 of the southwest quarter Section 24, Township 8; THENCE easterly along the northerly boundary of said Lot 31 to the northeast corner of said Lot 31; THENCE east across 210th Street; THENCE northerly along the westerly boundary of the remainder of the southwest quarter of Section 24, as shown on Reference Plan 7706 to the northwest corner of said remainder of southwest quarter Section 24; THENCE easterly and along the northerly boundary of the remainder of the southwest quarter of Section 24, Township 8 to the northeast corner of said remainder of southwest quarter Section 24; THENCE southerly and along the easterly boundary of said remainder of southwest quarter Section 24 to the southwesterly corner of Lot 36, Plan 38338 of the southeast quarter Section 24, Township 8; THENCE southeasterly and along the northeasterly boundary of Parcel "C", Reference Plan 9411 of the southeast and southwest quarters of Section 24, Township 8 to the most southerly corner of the remainder of Lot 31, Plan 37593 of the southeast quarter Section 24, Township 8; THENCE northerly along the easterly boundary of the said remainder of Lot 31 to the southwesterly corner of Lot 30, Plan 37593 of the southeast quarter Section 24, Township 8; THENCE easterly along the southerly boundary of said Lot 30 to the southeasterly corner of said Lot 30; THENCE southeasterly along the southwesterly boundary of Lot 29, Plan 37593 of the southeast quarter Section 24, Township 8, to the most southerly corner of said Lot 29; THENCE northeasterly along the northwesterly boundary of Parcel "A", Reference Plan 7381 of Lot 3 of Blocks 18 and 19 of District Lots 21 and 22, Group 2, to the most northerly corner of said Lot "A"; THENCE southeasterly along the northeasterly boundary of said Lot "A" to the northeasterly corner of said Lot "A"; THENCE across Topham Road to the most southerly corner of Lot 1, Plan 2010, District Lot 323, Group 2; THENCE northeasterly and along the northwesterly boundary of the remainder of Lot 2, Plan 3547 of Lots 18 and 19 of District Lots 21 and 22, Group 2 to the most northerly corner of said Lot 2; THENCE southeasterly along the northeasterly boundary of said Lot 2 to the most easterly corner of said Lot 2; THENCE southeasterly along the northeasterly boundary of Lot 1, Plan 3547 of Blocks 18 and 19, District Lots 21 and 22, Group 2 to the most easterly corner of said Lot 1; THENCE northeasterly along the northwesterly boundary of the Right-of-Way of the British Columbia Hydro and Power Authority as shown on Plan 22161 to a point on the southeasterly boundary of Lot 3, Plan 4087 where the northwesterly boundary of the B.C. Hydro and Power Authority Right-of-Way meets the westerly boundary of Glover Road; THENCE easterly across Glover Road to the point of intersection of the southerly boundary of B.C. Hydro and Power Authority Right-of-Way, Plan 22161 with northwesterly boundary of Block 10, Plan 126 of District Lots 21 and 22, Group 2; THENCE southeasterly across the remainder of Block 10, Plan 126 to the most westerly corner of Lot 10, Plan 31603 of District Lot 301, Group 2; THENCE southerly across Springbrook Road

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to the northwest corner of the remainder of Parcel "C", Plan 13258 of District Lot 301, Group 2; THENCE easterly along the northerly boundary of said remainder of Lot "C" to the northwest corner of Parcel 1, Explanatory Plan 15074, of said Lot "C"; THENCE southerly along the westerly boundary of said Parcel 1 to the southwest corner of Parcel 1; THENCE easterly along the southerly boundary of said Parcel 1 to the southeast corner of said Parcel 1; THENCE southerly along the easterly boundary of Lot "C" to the northwest corner of Lot "B", Plan 13258, District Lot 301, Group 2; THENCE easterly along the northerly boundary of Lot "B", to the northeast corner of said Lot "B"; THENCE southerly along the easterly boundary of said Lot "B" to the southeast corner of said Lot "B"; THENCE southerly across Highway 10, Plan 28861 to the northwest corner of Lot 27, Plan 44186 of the northeast quarter Section 17, Township 11; THENCE easterly along the northerly boundary of said Lot 27 to the northeast corner of Lot 27; THENCE easterly across the lane on Plan 44186 to the northwest corner of Lot 31 of said Plan 44186; THENCE easterly along the northerly boundary of said Lot 31 to the northeast corner of said Lot 31, of the northeast quarter Section 17, Township 11, Plan 44186; THENCE southerly along the easterly boundary of Lot 31 to the southeast corner of said Lot 31; THENCE southerly along the easterly boundary of Lot 32, Plan 44186 to the southeast corner of said Lot 32; THENCE southerly along the easterly boundary of Lot 33, Plan 44186 of the northeast quarter Section 17, Township 11 to the southeast corner of said Lot 33; THENCE south across 68th Avenue to the north boundary of Lot 32, southeast quarter Section 17, Township 11; THENCE easterly along the northerly boundary of said Lot 32 to the northeast corner of Lot 32; THENCE easterly along the northerly boundary of Lot 31, Plan 33804 to a corner; THENCE southerly along the boundary of said Lot 31 to the southwest corner of Parcel 1, Explanatory Plan 15351; THENCE easterly along the southerly boundary of Parcel 1, Explanatory Plan 15351 to the northeast corner of said Lot 31; THENCE east across Livingstone Road to the westerly boundary of the remainder of the southwest quarter of Section 16, Township 11; THENCE southerly along the easterly boundary of Livingstone Road to the southwest corner of the southwest quarter Section 16, Township 11; THENCE easterly along the northerly boundary of the northwest quarter Section 9, Township 11 for a distance of 920 feet; THENCE southeasterly across the northwest quarter Section 9, Township 11 to the northeast corner of Lot 2, Plan 12662 of the southwest quarter Section 9, Township 11; THENCE southerly along the easterly boundary of said Lot 2 to the southeast corner of said Lot 2; THENCE south across Roberts Road to the north boundary of Lot 15, Plan 21292 of the northwest quarter Section 4, Township 11; THENCE easterly along the north boundary of said Lot 15 to beginning of curve on said boundary; THENCE on a curve to the right to the end of said curve said end of curve being on the easterly boundary of said Lot 15; THENCE easterly across Clover Meadow Road to corresponding end of curve on the westerly boundary of Lot 44 of said Plan 21292; THENCE southerly along the easterly boundary of said Clover Meadow Road to the southwesterly corner of Lot 46 of said Plan 21292; THENCE southeasterly along the southwesterly boundary of said Lot 46 to the most southerly corner of said Lot 46; THENCE southwesterly along the southeasterly boundary of Lot 56, Plan 24303 of the northwest quarter Section 4, Township 11 to the most southerly corner of said Lot 56; THENCE southerly along the easterly boundary of Lot 57 of said Plan 24303 to the most southerly corner of said Lot 57; THENCE southerly along the easterly boundary of Lot 58 of said Plan 24303 to the most southerly corner of said Lot 58; THENCE southerly along the easterly boundary of Lot 59 of said Plan 24303 to the most southerly corner of said Lot 59; THENCE across the park as shown on Plan 25234 of the northwest quarter Section 4, Township 11 to the most northerly corner of

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Lot 85, Plan 35789 of the northwest quarter Section 4, Township 11; THENCE westerly along the northwesterly boundary of said Lot 85 to the most westerly corner of said Lot 85; THENCE southeasterly along the northeasterly boundary of Lot 119 of Plan 35790 of the northwest quarter Section 4, Township 11 to the most easterly corner of said Lot 119; THENCE southwesterly along the southeasterly boundary of said Lot 119 to the southeast corner of said Lot 119; THENCE southwesterly along the boundary of 234 Street to the most westerly corner of Lot 122 of Plan 35790 of the northwest quarter of Section 4, Township 11; THENCE southeasterly along the southwesterly boundary of Lot 122 to the southwest corner of said Lot 122; THENCE southerly along the easterly boundary of Lot 123 of said Plan 35790 to the southeasterly corner of said Lot 123; THENCE westerly along the southerly boundary of said Lot 123 to the southwest corner of said Lot 123; THENCE southwesterly along the southeasterly boundary of Lot 124 to the southwest corner of said Lot 124 of said Plan 35790; THENCE southwesterly along the southeasterly boundary of Lot 125 of said Plan 35790 to the southeast corner of said Lot 125; THENCE southwesterly across 52nd Avenue to the northeast corner of Lot 104, Plan 35790 of the southwest quarter Section 4, Township 11; THENCE southerly along the easterly boundary of said Lot 104 to the southeast corner of said Lot 104; THENCE southerly along the easterly boundary of Lot 105 of said Plan 35790 to the southeast corner of said Lot 105; THENCE southerly along the easterly boundary of Lot 106 of said Plan 35790 to the southeast corner of said Lot 106; THENCE westerly along the southerly boundary of said Lot 106 to the northeast corner of Lot 21, Plan 2579 of the southwest quarter Section 4, Township 11; THENCE southerly along the easterly boundary of said Lot 21 to the southeast corner of said Lot 21; THENCE westerly along the southerly boundary of said Lot 21 to the southwest corner of said Lot 21; THENCE southerly across 50th Avenue to the northeast corner of Lot 17, Plan 2579 of the southwest quarter Section 4, Township 11; THENCE southerly along the easterly boundary of said Lot 17 to the southeast corner of said Lot 17; THENCE southerly along the easterly boundary of Lot 10, Plan 2579 to the southeast corner of said Lot 10; THENCE westerly along the southerly boundary of said Lot 10 to the southwest corner of said Lot 10; THENCE southwesterly across 48th Avenue to the northeast corner of Parcel "B" Explanatory Plan 16158 of Lot 16 of Block 2 of the northwest quarter Section 33, Township 10, Plan 2260; THENCE southerly along the easterly boundary of said Parcel "B" to the southeast corner of said Parcel "B"; THENCE westerly along the southerly boundary of said Parcel "B" to the southwest corner of said Parcel "B"; THENCE westerly along the north boundary of MacDonald Road diversion to a corner of said MacDonald Road diversion; THENCE southerly along the westerly boundary of MacDonald Road diversion to the northeast corner of Parcel "E" Plan 21575 of the northwest quarter Section 33, Township 10; THENCE westerly along the northerly boundary of said Parcel "E" to the northwest corner of said Parcel "E"; THENCE southerly along the westerly boundary of said Parcel "E" to the southwest corner of said Parcel "E"; THENCE southerly along the westerly boundary of Lot 2, Plan 20654 of the northwest quarter Section 33, Township 10, to the southwest corner of said Lot 2; THENCE southerly along the westerly boundary of Lot 1 of said Plan 20654 to the southwest corner of said Lot 1; THENCE south across the MacDonald Road diversion to the north boundary of Lot 3, Plan 9289 of the northwest quarter Section 33, Township 10; THENCE westerly along the northerly boundary of said Lot 3 of Plan 9289 to the northwest corner of said Lot 3; THENCE southerly along the westerly boundary of said Lot 3 to the southwest corner of said Lot 3; THENCE westerly along the southerly boundary of Lot 2 of said Plan 9289 to the southwest corner of said 2; THENCE westerly along the

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southerly boundary of Lot 1 of said Plan 9289 to the southwest corner of said Lot 1; THENCE southerly along the westerly boundary of Lot 5 of said Plan 9289 to the southwest corner of said Lot 5; THENCE westerly across Livingstone Road also known as 232nd Street to the northeast corner of Lot 2, Plan 6515 of the northeast quarter Section 32, Township 10; THENCE southerly along the westerly boundary of said Livingstone Road to the most southerly corner of Lot 10, Plan 25456 of the northeast quarter Section 32, Township 10; THENCE westerly across the Fraser Highway as shown on Right-of-Way Plan 4873 to the northeast corner of Lot 3, Plan 6330 of the northeast quarter Section 32, Township 10; THENCE southerly along the easterly boundary of said Lot 3 to the southeast corner of said Lot 3; THENCE westerly along the southerly boundary of said Lot 3 to the southwest corner of said Lot 3; THENCE westerly along the northerly boundary of Lot 24, Plan 2219 of the southeast quarter Section 32, Township 10, to the northwest corner of said Lot 24; THENCE westerly along the northerly boundary of Lot 23 of said Plan 2219 to the northwest corner of said Lot 23; THENCE southerly along the westerly boundary of said Lot 23 to the southwest corner of said Lot 23; THENCE westerly across old Yale Road to the northwest corner of the remainder of Lot 15, Plan 2219 of the southeast quarter Section 32, Township 10; THENCE southerly along the westerly boundary of said Lot 15 to the southwest corner of said Lot 15; THENCE westerly along the southerly boundary of Lot 16 of said Plan 2219 to the southwest corner of said Lot 16; THENCE westerly along the southerly boundary of Lot 17 of said Plan 2219 to the southwest corner of said Lot 17; THENCE westerly along the southerly boundary of Lot 18 of said Plan 2219 to the southwest corner of said Lot 18; THENCE westerly along the southerly boundary of the south 469.2 feet of Lot 19 of said Plan 2219; THENCE southerly along the westerly boundary of Lot 3, Plan 2219 of the southeast quarter Section 32, Township 10 to the southwest corner of said Lot 3; THENCE southerly along the westerly boundary of Lot 2 of said Plan 2219 to the southwest corner of said Lot 2; THENCE southerly along the westerly boundary of Lot 1 of said Plan 2219 to the southwest corner of said Lot 1; THENCE southwesterly across 228th Street to the southeast corner of the remainder of the east 50 acres of the southwest quarter Section 32, Township 10; THENCE westerly along the southerly boundary of the remainder of the east 50 acres of the southwest quarter Section 32 to a point due north of the northwest corner of Lot 5, Plan 31544 of the northwest quarter Section 29 Township 10; THENCE southerly across Bradshaw Road to the northwest corner of said Lot 5 of Plan 31544; THENCE southerly along the westerly boundary of said Lot 5 to the southwest corner of said Lot 5; THENCE westerly along the northerly boundary of Lot 11, Plan 41659 of the northwest quarter Section 29, Township 10 to the northwest corner of said Lot 11; THENCE westerly along the northerly boundary of Lot 10 of said Plan 41659; THENCE southerly along the westerly boundary of said Lot 10 to the northeast corner of Lot 9 of said Plan 41659; THENCE northwesterly and southwesterly along the southerly boundary of Lot 4, Plan 31064 of the northwest quarter Section 29, Township 10 to the northwest corner of Lot 8 Plan 41659 of the northwest quarter Section 29, Township 10; THENCE southerly along the westerly boundary of Lot 8 to the southwest corner of said Lot 8; THENCE westerly along the southerly boundary of Lot 7, Plan 35678 of the northwest quarter Section 29, Township 10 to the southwest corner of said Lot 7; THENCE southwesterly across 224th street to the northeast corner of Parcel "B" Explanatory Plan 40224 of Lot 3, Plan 5940 of the northeast quarter Section 30, Township 10; THENCE westerly along the northerly boundary of said Parcel "B" to the northwest corner of said Parcel "B"; THENCE southerly along the westerly boundary of said Parcel "B" to the southwest corner of said Parcel "B"; THENCE easterly along the southerly boundary

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of said Parcel "B" to the southeast corner of said Parcel "B"; THENCE southerly along the easterly boundary of the remainder of Lot 3, Plan 5940 of the northeast quarter Section 30, Township 10 to the southeast corner of said remainder of Lot 3; THENCE southerly across 37A Avenue to the northeast corner of Lot 4, Plan 35841 of the northeast quarter Section 30, Township 10; THENCE westerly along the northerly boundary of said Lot 4 to the northwest corner of said Lot 4; THENCE westerly along the northerly boundary of Lot 5 of said Plan 35841 to the northwest corner of said Lot 5; THENCE southerly along the easterly boundary of Lot 12, Plan 45827 of the northeast quarter Section 30, Township 10 to the southeast corner of said Lot 12; THENCE westerly along the northerly boundary of the south half of the south half of the south half of the northeast quarter of Section 30, Township 10 to the northwest corner of said south half of the south half of the south half of the northeast quarter Section 30; THENCE southerly along the easterly boundary of Lot 2, Plan 11429 of the northwest quarter Section 30, Township 10 to the southeast corner of said Lot 2; THENCE westerly along the southerly boundary of said Lot 2 to the southwest corner of said Lot 2; THENCE westerly across Johnston Townline to the southeast corner of the south half of Lot 1, Plan 9512 of the northeast quarter Section 25, Township 7; THENCE westerly along the southerly boundary of said Lot 1 to the southwest corner of said Lot 1; THENCE northerly along the westerly boundary of said Lot 1 to the southeast corner of Lot 9, Plan 40017 of the northeast quarter Section 25, Township 7; THENCE westerly along the southerly boundary of said Lot 9 to the southwest corner of said Lot 9; THENCE westerly along the southerly boundary of Lot 8 of said Plan 40017 to the southwest corner of said Lot 8; THENCE westerly along the southerly boundary of Lot 7 of said Plan 40017 to the southwest corner of said Lot 7; THENCE westerly along the southerly boundary of Lot 6 of said Plan 40017 to the southwest corner of said Lot 6; THENCE westerly across 212th Street to the southeast corner of Lot 6, Plan 28583 of the northwest quarter Section 25, Township 7; THENCE westerly along the southerly boundary of said Lot 6 to the southwest corner of said Lot 6; THENCE westerly along the southerly boundary of Lot 7, of said Plan 28583 to the southwest corner of said Lot 7; THENCE northerly along the westerly boundary of said Lot 7 to the northeast corner of Lot 10; Plan 39137 of the northwest quarter Section 25, Township 7; THENCE westerly along the northerly boundary of said Lot 10 to the northwest corner of said Lot 10; THENCE southerly along the westerly boundary of said Lot 10 to the southeast corner of Lot 9 of said Plan 39137; THENCE westerly along the southerly boundary of said Lot 9 to the southwest corner of said Lot 9; THENCE northerly along the westerly boundary of said Lot 9 to the southeast corner of Lot 16, Plan 43623 of the northwest quarter Section 25, Township 7; THENCE westerly along the southerly boundary of said Lot 16 to the southwest corner of said Lot 16; THENCE northerly along the westerly boundary of said Lot 16 to a corner at the intersection of the westerly boundary of said Lot 16 and the southerly boundary of Lot "A" Plan 16576 of the northwest quarter Section 25, Township 7; THENCE westerly along the southerly boundary of said Lot "A" to the southwest corner of said Lot "A"; THENCE west across Berry Street also known as 208th Street to the west boundary of said Berry Street; THENCE northerly along the westerly boundary of Berry Street to the southeast corner of Lot 272, Plan 44124 of the northeast quarter of Section 26, Township 7; THENCE westerly along the southerly boundary of said Lot 272 to the southwest corner of said Lot 272; THENCE southerly along the easterly boundary of Lot 187, Plan 41733 of the northeast quarter Section 26, Township 7 to the southeast corner of said Lot 187; THENCE westerly along the southerly boundary of said Lot 187 to the southwest corner of said Lot 187; THENCE northerly along the westerly boundary of said

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Lot 187 to the northwest corner of said Lot 187; THENCE westerly across a road as shown on Plan 41733 to the northeast corner of Lot 176 of said Plan 41733; THENCE westerly along the southerly boundary of Lot 175 of said Plan 41733 to the southwest corner of said Lot 175; THENCE northerly along the easterly boundary of Lot 33, Plan 21274 of the northeast quarter Section 26, Township 7 to the northeast corner of said Lot 33; THENCE westerly along the northerly boundary of said Lot 33 to the northwest corner of said Lot 33; THENCE northerly along the westerly boundary of Lot 146, Plan 41724 of the northeast quarter Section 26, Township 7 to the northwest corner of said Lot 146; THENCE northwesterly across 207th Street to the southeast corner of Lot 78, Plan 40682 of the northeast quarter Section 26, Township 7; THENCE westerly along the southerly boundary of said Lot 78 to the southwest corner of said Lot 78; THENCE westerly along the southerly boundary of Lot 77 of said Plan 40682 to the southwest corner of said Lot 77; THENCE westerly along the southerly boundary of Lot 76, Plan 40682 to the southwest corner of said Lot 76; THENCE westerly along the southerly boundary of Lot 75 of said Plan 40682 to the southwest corner of said Lot 75; THENCE westerly along the southerly boundary of Lot 74 of said Plan 40682 to the southwest corner of said Lot 74; THENCE northerly along the westerly boundary of said Lot 74 to the southeast corner of Lot 73, of said Plan 40682; thence westerly along the southerly boundary of said Lot 73 to the southwest corner of said Lot 73; THENCE northerly along the westerly boundary of said Lot 73 to the northwest corner of said Lot 73; THENCE northwesterly across the road as shown on Plan 40682 to the southeast corner of Lot 59 of said Plan 40682; THENCE westerly along the southerly boundary of said Lot 59 to the southwest corner of said Lot 59; THENCE northerly along the westerly boundary of said Lot 59 to the northeast corner of Lot 308, Plan 46336 of the northeast quarter Section 26, Township 7; THENCE westerly along the northerly boundary of said Lot 308 to the northwest corner of said Lot 308; THENCE northerly along the westerly boundary of the remainder of Lot 47, Plan 37289 of the northeast quarter Section 26, Township 7; to the northwest corner of the remainder of Lot 47; THENCE westerly across 205A Street to the southeast corner of the remainder of Lot 39, Plan 36031 of the northeast quarter Section 26, Township 7; THENCE westerly along the southerly boundary of said remainder of Lot 39 to the southwest corner of the remainder of said Lot 39; THENCE northerly along the westerly boundary of said remainder of Lot 39 to the southeast corner of the remainder of Lot 3, Plan 9633 of the northeast quarter Section 26, Township 7; THENCE westerly along the southerly boundary of the remainder of Lot 3 to the southwest corner of said remainder of Lot 3; THENCE west across a road as shown on Plan 40806; THENCE northerly along the westerly boundary of said road to the southeast corner of Lot 98 of Plan 40806 of the northeast quarter Section 26, Township 7; THENCE westerly along the southerly boundary of said Lot 98 to the southwest corner of said Lot 98; THENCE northerly along the easterly boundary of Parcel "F", Plan 12741 of the northeast quarter Section 26, Township 7; to the northeast corner of said Lot "F"; THENCE westerly along the northerly boundary of said Lot "F" to the northwest corner of said Lot "F"; THENCE westerly along the northerly boundary of Lot 288, Plan 45318 of the northeast quarter Section 26, Township 7 to the northwest corner of said Lot 288; THENCE northwesterly across Bradshaw Avenue to the southeast corner of Lot 98, Plan 40552 of the southwest quarter Section 35, Township 7; THENCE westerly along the southerly boundary of said Lot 98 to the southwest corner of said Lot 98; THENCE northerly along the westerly boundary of said Lot 98 to the northwest corner of said Lot 98; THENCE westerly along the southerly boundary of Lot 100 of said Plan 40552 to the southwest corner of Lot 100; THENCE westerly along the southerly boundary of Lot 101 of said Plan 40552

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to the southwest corner of said Lot 101; THENCE northerly along the westerly boundary of said Lot 101 to the northwest corner of said Lot 101; THENCE westerly along the northerly boundary of Lot 102 of said Plan 40552 to the northwest corner of said Lot 102; THENCE westerly along the northerly boundary of Lot 103 of said Plan 40552 to the northwest corner of said Lot 103; THENCE westerly along the northerly boundary of Lot 104 of said Plan 40552 to the northwest corner of said Lot 104; THENCE westerly along the northerly boundary of Lot 105 of said Plan 40552 to the northwest corner of said Lot 105; THENCE northerly across 40A Avenue to the southeast corner of Lot 107 of said Plan 40552; THENCE northerly along the easterly boundary of said Lot 107 to the northeast corner of said Lot 107; THENCE westerly along the northerly boundary of said Lot 107 to the northwest corner of said Lot 107; THENCE westerly along the southerly boundary of Lot 307, Plan 43912 of the southwest quarter Section 35, Township 7 to the southwest corner of said Lot 307; THENCE northerly along the westerly boundary of said Lot 307 to the northwest corner of said Lot 307; THENCE northwesterly across 41 Avenue to the southwest corner of Lot 82, Plan 39430 of the southwest quarter Section 35, Township 7; THENCE northerly along the westerly boundary of said Lot 82 to the northwest corner of said Lot 82; THENCE westerly along the northerly boundary of Lot 335, Plan 44530 of the southwest quarter Section 35, Township 7 to the northwest corner of said Lot 335; THENCE northerly along the westerly boundary of Lot 342 of Plan 44618 of the southwest quarter Section 35, Township 7 to the northwest corner of said Lot 342; THENCE northerly across 41A Avenue to the southeast corner of Lot 339 of said Plan 44618; THENCE westerly along the northerly boundary of said 41A Avenue to the southwest corner of Lot 338 of said Plan 44618; THENCE northerly along the westerly boundary of said Lot 338 to the northwest corner of said Lot 338; THENCE westerly along the southerly boundary of Lot 367 Plan 45438 of the southwest quarter Section 35, Township 7 to the southwest corner of said Lot 367; THENCE northerly along the westerly boundary of said Lot 367 to the northwest corner of said Lot 367; THENCE northwesterly across Hillcrest Avenue also known as 42nd Avenue to the southwest corner of Lot 185, Plan 41537 of the southwest quarter Section 35, Township 7; THENCE northerly along the westerly boundary of said Lot 185 to the northwest corner of said Lot 185; THENCE westerly along the southerly boundary of Lot 220, Plan 41424 of the southwest quarter Section 35, Township 7 to the southwest corner of said Lot 220; THENCE westerly along the southerly boundary of Lot 219 of said Plan 41424 to the southwest corner of said Lot 219; THENCE northerly along the westerly boundary of said Lot 219 to the northwest corner of said Lot 219; THENCE northerly across the road as shown on Plan 41424 to the southeast corner of Lot 212 of said Plan 41424; THENCE westerly along the southerly boundary of Lot 212 to the southwest corner of said Lot 212; THENCE westerly along the southerly boundary of Lot 213 of said Plan 41424 to the southwest corner of said Lot 213; THENCE northerly along the westerly boundary of said Lot 213 to the northwest corner of said Lot 213; THENCE westerly along the southerly boundary of Lot 205 of said Plan 41424 to the southwest corner of said Lot 205; THENCE westerly along the southerly boundary of Lot 204 of said Plan 41424 to the southwest corner of said Lot 204; THENCE northerly along the westerly boundary of said Lot 204 to the northwest corner of said Lot 204; THENCE westerly along the northerly boundary of Lot 203 of said Plan 41424 to the northwest corner of said Lot 203; THENCE northerly across 43rd Avenue to the southwest corner of Lot 295, Plan 43647 of the southwest quarter Section 35, Township 7; THENCE northerly along the westerly boundary of said Lot 295 to the northwest corner of said Lot 295; THENCE westerly across a road to the southeast corner of Lot 226 of Plan 41947 of the southwest quarter Section 35, Township 7; THENCE westerly along the southerly boundary of said Lot 226 to the southwest

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corner of said Lot 226; THENCE northerly along the westerly boundary of said Lot 226 to the northwest corner of said Lot 226; THENCE northerly along the westerly boundary of Lot 225 of said Plan 41947 to the northwest corner of said Lot 225; THENCE westerly along the southerly boundary of Lot 416, Plan 46995 of the southwest quarter Section 35, Township 7 to the southwest corner of said Lot 416; THENCE northerly along the westerly boundary of said Lot 416 to the northwest corner of said Lot 416; THENCE northerly along the westerly boundary of Lot 414 of said Plan 46995 to the northwest corner of said Lot 414; THENCE northwesterly across Carvolth Street also known as 200th Street to the southeast corner of Lot 176, Plan 42604 of the southeast quarter Section 34, Township 7; THENCE westerly along the southerly boundary of said Lot 176 to the southwest corner of said Lot 176; THENCE northerly along the westerly boundary of said Lot 176 to the northwest corner of said Lot 176; THENCE northwesterly across 44th Avenue to the southwest corner of Lot 5, Plan 14939 of the northeast quarter Section 34, Township 7; THENCE northerly along the westerly boundary of said Lot 5 to the northwest corner of said Lot 5; THENCE westerly along the northerly boundary of Lot 6 of the said Plan 14939 to the southwest corner of Lot 18, Plan 24920 of the northeast quarter Section 34, Township 7; THENCE northerly along the westerly boundary of said Lot 18 to the northwest corner of said Lot 18; THENCE northerly across a road to the southeast corner of Lot 155 of Plan 43055 of the northeast quarter Section 34, Township 7; THENCE westerly along the southerly boundary of said Lot 155 to the southwest corner of said Lot 155; THENCE westerly along the southerly boundary of Lot 156 of said Plan 43055 to the southwest corner of said Lot 156; THENCE northerly along the westerly boundary of said Lot 156 to the northwest corner of said Lot 156; THENCE northwesterly along the northeasterly boundary of Lot 261, Plan 45035 of the northeast quarter Section 34, Township 7 to the northeast corner of said Lot 261; THENCE westerly along the northerly boundary of Lot 261 to the northwest corner of said Lot 261; THENCE northwesterly along the northeasterly boundary of Lot 260 of said Plan 45035 to the most northerly corner of said Lot 260; THENCE northerly along the easterly boundary of Lot 259 of said Plan 45035 to the northeast corner of said Lot 259; THENCE northerly along the easterly boundary of Lot 258 of said plan 45035 to the northeast corner of said Lot 258; THENCE northerly along the easterly boundary of Lot 257 of said Plan 45035 to the northeast corner of said Lot 257; THENCE westerly along the northerly boundary of said Lot 257 to the northwest corner of said Lot 257; THENCE northerly along the westerly boundary of Lot 256 of said Plan 45035 to the northwest corner of said Lot 256; THENCE northerly along the westerly boundary of Lot 255 of said Plan 45035 to the northwest corner of said Lot 255; THENCE westerly along the southerly boundary of Lot 250, Plan 44256 of the northeast quarter Section 34, Township 7 to the southwest corner of said Lot 250; THENCE northerly along the easterly boundary of Lot 111, Plan 37231 of the northeast quarter Section 34, Township 7 to the northeast corner of said Lot 111; THENCE northerly along the easterly boundary of Lot 112 of said Plan 37231 to the northeast corner of said Lot 112; THENCE westerly along the southerly boundary of Lot 113 of said Plan 37231 to the southwest corner of said Lot 113; THENCE northerly along the westerly boundary of said Lot 113 to the northwest corner of said Lot 113; THENCE northerly along the westerly boundary of Lot 389, Plan 46982 of the northeast quarter Section 34, Township 7 to the northwest corner of said Lot 389; THENCE northerly along the westerly boundary of Lot 387 of said Plan 46982 to the northwest corner of said Lot 387; THENCE northerly across 46th Avenue to the southeast corner of Lot 94, Plan 37024 of the northeast quarter Section 34, Township 7; THENCE westerly along the southerly boundary of said Lot 94 to the southwest corner of said Lot 94; THENCE westerly across 193A Street to the

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southeast corner of Lot 69, Plan 36080 of the northeast quarter Section 34, Township 7; THENCE northerly along the westerly boundary of 198A Street to the northeast corner of Lot 71 of said Plan 36080; THENCE westerly along the northerly boundary of said Lot 71 to the northwest corner of said Lot 71; THENCE northerly along the easterly boundary of the west 162.46 feet of Lot 14, Plan 1783 of the northeast quarter Section 34, Township 7 to the northeast corner of said west 162.46 feet of Lot 14; THENCE northwesterly across the road to the southeast corner of Lot 24, Plan 31553 of the northeast quarter Section 34, Township 7; THENCE westerly along the southerly boundary of said Lot 24 to the southwest corner of said Lot 24; THENCE westerly along the southerly boundary of Lot 23, Plan 29948 of the northeast quarter Section 34, Township 7 to the southwest corner of said Lot 23; THENCE northerly along the westerly boundary of said Lot 23 to the northwest corner of said Lot 23; THENCE northwesterly across Simonds Avenue also known as 48th Avenue to the southwest corner of Lot 88, Plan 45059 of the southeast quarter Section 3, Township 8; THENCE northerly along the westerly boundary of said Lot 88 to the northwest corner of said Lot 88; THENCE northwesterly across a road to the northeast corner of the south half of Lot 2, Plan 14349 of the southeast quarter Section 3, Township 8; THENCE westerly along the northerly boundary of said south half of Lot 2 to the northwest corner of said south half of Lot 2; THENCE northerly along the easterly boundary of Lot 1, Plan 13685 to the northeast corner of said Lot 1; THENCE northerly across Esperanza Avenue to the southwest corner of the west half of Lot 11, Plan 15726 of the southeast quarter Section 3, Township 8; THENCE northerly along the westerly boundary of said west half of Lot 11 to the northeast corner of Lot 70, Plan 43761 of the southeast quarter Section 3, Township 8; THENCE westerly along the southerly boundary of the remainder of Lot 6, Plan 15726 of the southeast quarter Section 3, Township 8 to the southwest corner of said remainder of Lot 6; THENCE northerly along the westerly boundary of said remainder of Lot 6 to the northwest corner of said remainder of Lot 6; THENCE northerly across Sharp Avenue also known as 49th Avenue to the southwest corner of Lot 6, Plan 19673 of the southeast quarter Section 3, Township 8; THENCE northerly along the westerly boundary of said Lot 6 to the northwest corner of said Lot 6; THENCE easterly along the northerly boundary of said Lot 6 to the northeast corner of said Lot 6; THENCE northerly along the westerly boundary of Lot 8, of said Plan 19673 to the northwest corner of said Lot 8; THENCE westerly along the northerly boundary of the remainder of Lot 7, Plan 19673 to the northwest corner of said remainder of Lot 7; THENCE westerly along the northerly boundary of Parcel "A" Explanatory Plan 36602 of Lot 7, Plan 19673 of the southeast quarter Section 3, Township 8 to the northwest corner of said Parcel "A"; THENCE northerly across Grade Road to the southwest corner of Lot C, Plan 18019 of the southeast quarter of Section 3, Township 8; THENCE northerly along the westerly boundary of said Lot C to the northwest corner of said Lot C; THENCE northerly across the Nicomekl River to the southerly boundary of the remainder of Parcel "A" Reference Plan 14867 of the northeast and southeast quarters of Section 3, Township 8; THENCE westerly along the said southerly boundary of Parcel "A" to the southwest corner of said Parcel "A"; THENCE northerly along the westerly boundary of said Parcel "A" to the northwest corner of said Parcel "A"; THENCE northerly across the right of way of the B.C. Hydro and Power Authority as shown on Plan 22161 to the southwest corner of Lot 60, Plan 25812 of the northeast quarter of Section 3, Township 8; THENCE northerly along the westerly boundary of said Lot 60 to the northwest corner of said Lot 60; THENCE easterly along the northerly boundary of said Lot 60 to the southwest corner of the remainder of Lot 7, Plan 2565 of the northeast quarter Section 3, Township 8; THENCE northerly along the westerly

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PART V

Description of The Strip

The strip associated with runway 01-19 is two hundred (200) feet in width, one hundred (100) feet being on each side of the centre line of the runway, and two thousand and one hundred (2100) feet in length, which strip is shown on Department of Transport Plan No. B.C. 1065 A, B, dated the 5th day of June, 1975.

PART VI

Description of Each Transitional Surface

Being a surface consisting of an inclined plane having a ratio of one (1) foot measured vertically to seven (7) feet measured horizontally at right angles to the centre line and centre line produced of the strip, extending upward and outward from the lateral limits of the strip and its approach surfaces to an intersection with the outer surface, which transitional surface is shown on Department of Transport Plan No. B.C. 1065 A, B, dated the 5th day of June, 1975.

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PART III

Description of Each Approach Surface

Being a surface abutting each end of the strip associated with runway designated as 01-19 and more particularly described as follows:

- (a) a surface abutting the end of the strip associated with runway approach 01 consisting of an inclined plane having a ratio of one (1) foot measured vertically to twenty (20) feet measured horizontally rising to an imaginary horizontal line drawn at right angles to the projected centre line of the strip three hundred and twenty-five (325) feet measured vertically above the elevation at the end of the strip and distant six thousand and five hundred (6500) feet measured horizontally from the end of the strip the outer ends of the imaginary horizontal line being seven hundred and fifty (750) feet from the projected centre line; and
- (b) a surface abutting the end of the strip associated with runway approach 19 consisting of an inclined plane having a ratio of one (1) foot measured vertically to twenty (20) feet measured horizontally rising to an imaginary horizontal line drawn at right angles to the projected centre line of the strip three hundred and twenty-five (325) feet measured vertically above the elevation at the end of the strip and distant six thousand and five hundred (6500) feet measured horizontally from the end of the strip, the outer ends of the imaginary horizontal line being seven hundred and fifty (750) feet from the projected centre line;

which approach surfaces are shown on Department of Transport Plan No. B.C. 1065 A, B, dated the 5th day of June, 1975.

PART IV

Description of the Outer Surface

- (a) Being an imaginary surface consisting of a common plane established at a constant elevation of one hundred and fifty (150) feet above the assigned elevation of the airport reference point; and
- (b) when the common plane described in paragraph (a) is less than thirty (30) feet above the surface of the ground, an imaginary surface located at thirty (30) feet above the surface of the ground;

which outer surface is shown on Department of Transport Plan No. B.C. 1065 A, B, dated the 5th day of June, 1975.

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boundary of the remainder of Lot 7 of said Plan 9565 to the northwest corner of said remainder of Lot 7; THENCE across a road to the southwest corner of Lot 112, Plan 38427 of the northeast quarter Section 3, Township 8; THENCE northerly along the westerly boundary of said Lot 112 to the northwest corner of said Lot 112; THENCE northerly across Phillips Avenue also known as 55th Avenue to the southwest corner of Lot 71, Plan 29479 of the northeast quarter Section 3, Township 8; THENCE northerly along the westerly boundary of said Lot 71 to the northwest corner of said Lot 71; THENCE northerly across the lane to the southwest corner of Lot 1, Plan 9565 of the northeast quarter Section 3, Township 8; THENCE northerly along the westerly boundary of said Lot 1 to the northwest corner of said Lot 1; THENCE northerly across Roberts Avenue to the point of commencement and as shown outlined in yellow on the plan hereto attached.

40871
M 26464C.P. 1976-452
26 février 1976

Sur avis conforme du ministre des Transports et en vertu de l'article 6 de la Loi sur l'aéronautique, il plaît à Son Excellence le Gouverneur général en conseil d'approuver le Règlement de zonage concernant l'aéroport de Langley ci-après établi par le ministre des Transports.

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL

P. H. P. P.

CLERK OF THE PRIVY COUNCIL LE CLERK DU CONSEIL PRIVÉ

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Dossier 75-837

RÈGLEMENT DE ZONAGE CONCERNANT L'AÉROPORT DE LANGLEY

Titre abrégé

1. Ce règlement peut s'intituler: Règlement de zonage de l'aéroport de Langley.

Interprétation

2. Dans ce règlement,

- «aéroport» désigne l'aéroport de Langley, dans le township de Langley, province de la Colombie-Britannique; (airport)
- «bande» désigne la partie rectangulaire de l'aire d'atterrissage de l'aéroport qui comprend la piste spécialement aménagée pour le décollage et l'atterrissage des aéronefs dans une direction déterminée; cette bande est décrite plus en détail à la partie V de l'annexe; (strip)
- «Ministre» désigne le ministre des Transports (Minister)
- «point de repère de l'aéroport» désigne le point déterminé de la manière indiquée à la partie I de l'annexe; (airport reference point)
- «surface d'approche» désigne un plan incliné imaginaire qui s'étend vers l'extérieur et vers le haut à partir de chaque extrémité d'une bande, dans le sens du prolongement de l'axe de cette bande et perpendiculairement à cet axe; cette surface d'approche étant décrite plus en détail à la partie III de l'annexe; (approach surface)
- «surface de transition» désigne un plan incliné imaginaire qui s'étend vers l'extérieur et vers le haut à partir des limites latérales d'une bande et de ses surfaces d'approche; cette surface de transition étant décrite plus en détail à la partie VI de l'annexe; (transitional surface)
- «surface extérieure» désigne une surface imaginaire située au-dessus et dans le voisinage immédiat de l'aéroport; cette surface extérieure étant décrite plus en détail à la partie IV de l'annexe. (outer space)

3. Pour l'application de ce règlement, les points de repère de l'aéroport sont à 27 pieds au-dessus du niveau moyen de la mer.

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Application

4. Ce règlement s'applique à tous les terrains, y compris les emprises de voies publiques, contigus à l'aéroport ou situés dans son voisinage, dont les limites extérieures sont décrites à la partie II de l'annexe, sauf les terrains qui font ou feront partie de l'aéroport.

Construction

5. Il est interdit d'ériger ou de construire, sur un terrain visé par ce règlement, aucun édifice, ouvrage ou objet, ou de faire un rajout à aucun édifice, ouvrage ou objet existant, dont le sommet serait plus élevé, l'une des surfaces qui se situent juste au-dessus de la surface du terrain à cet endroit, à savoir:

- a) les surfaces d'approche;
- b) la surface extérieure; ou
- c) les surfaces de transition.

Végétation

6. Il est interdit au propriétaire ou à l'occupant d'un terrain visé par ce règlement de laisser la végétation dépasser en hauteur le niveau, à cet endroit, de l'une quelconque des surfaces indiquées aux alinéas 5) à 5c) qui se situent juste au-dessus de la surface du terrain.

7. En cas de contravention à l'article 6, le Ministre peut autoriser quiconque à entrer sur les lieux et à y enlever l'excédent de végétation.

ANNEXE

PARTIE I

Points de repère de l'aéroport

Un point situé à une distance de 100 pieds mesurés en direction du nord-ouest perpendiculairement à l'axe de la piste 01-19 à partir d'un point de ladite piste situé à une distance de 264.79 pieds mesurés en direction du sud-ouest le long dudit axe à partir de l'extrémité nord-ouest de ladite piste.

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PARTIE II

Limites extérieures des terrains

COMMENÇANT à l'angle sud-ouest du lot 16 du lot de district 310, groupe 2, plan 1749, district de New Westminster; DE LÀ, vers le nord-ouest, le long de la limite ouest dudit lot 16; DE LÀ, vers le nord, le long de la limite ouest du lot 94 du lot de district 310, groupe 2, plan 45918, jusqu'à l'angle nord-ouest dudit lot 94; DE LÀ, vers le nord, le long de la limite ouest du lot 93 du lot de district 310, groupe 2, plan 45918, jusqu'à l'angle nord-ouest dudit lot 93; DE LÀ, vers le nord, le long de la limite ouest du lot 38, plan 28649, lot de district 310, groupe 2, jusqu'à l'angle nord-ouest dudit lot 38; DE LÀ, vers le nord, le long de la limite ouest du droit de passage indiqué sur le plan 36019 dans le lot de district 310, groupe 2, jusqu'à l'angle sud-ouest du lot 65, plan 42622 du lot de district 310, groupe 2; DE LÀ, vers le nord, et le long de la limite ouest dudit lot 65 jusqu'à l'angle nord-ouest dudit lot 65; DE LÀ, en coupant la voie d'évitement de la route n° 10, indiquée sur le plan 29755, jusqu'à l'angle le plus au sud du lot 72, plan 39467 du lot de district 310, groupe 2; DE LÀ, vers le nord, et le long de la limite ouest dudit lot 72 jusqu'à l'angle nord-ouest dudit lot 72; DE LÀ, vers le nord et le long de la limite ouest du lot 28 du lot de district 310, groupe 2, plan 25907, jusqu'à l'angle nord-ouest dudit lot 28; DE LÀ, vers l'est et le long de la limite nord du lot 28 jusqu'à l'angle nord-est dudit lot 28; DE LÀ, en coupant la route Old McLellan jusqu'à l'angle sud-ouest du lot 64 du lot de district 310, groupe 2 et de la partie nord-est de la section 10, township 8, plan 36911; DE LÀ, vers le nord, le long de la limite ouest du lot 64 jusqu'à l'angle nord-ouest dudit lot 64; DE LÀ, vers le nord, le long de la limite ouest du lot 63, plan 36911, jusqu'à l'angle nord-ouest dudit lot 63; DE LÀ, vers le nord, le long de la limite ouest du lot 62, plan 36911, jusqu'à l'angle nord-ouest dudit lot 62; DE LÀ, vers l'est, le long de la limite nord dudit lot 62 jusqu'à l'angle sud-ouest du lot 24, plan 35719 de la partie nord-est de la section 10, township 8; DE LÀ, vers le nord, le long de la limite ouest dudit lot 24 jusqu'à l'angle nord-ouest dudit lot 24; DE LÀ, vers le nord-est, à travers l'autoroute Fraser jusqu'à l'angle sud-est de la parcelle «A» plan de référence 9859 du lot 1 du plan 1079 de la section 10, township 8; DE LÀ, vers le nord, le long de la limite et de ladite parcelle «A» jusqu'à l'angle nord-est de ladite parcelle «A»; DE LÀ, vers le nord, à travers un passage, jusqu'à l'angle du passage et du lot 1 du plan 1079 de la partie nord-est de la section 10, township 8; DE LÀ, vers le nord, le long de la limite est du lot 1 jusqu'à l'angle nord-est dudit lot 1; DE LÀ, vers le nord, le long de la limite ouest du lot 7, plan 1079 de la partie nord-est de la section 10, township 8, jusqu'à l'angle nord-ouest dudit lot 7; DE LÀ, vers l'est, le long de la limite nord dudit lot 7 jusqu'à l'angle sud-ouest du lot 6 de la partie nord-est de la section 10, township 8, plan 1079; DE LÀ, vers le nord et le long de la limite ouest dudit lot 6 jusqu'à l'angle nord-ouest dudit lot 6; DE LÀ, vers l'est et le long de la limite nord dudit lot 6 jusqu'à l'angle nord-est dudit lot 6; DE LÀ, vers le nord, à travers la 64^e avenue jusqu'à l'angle sud-ouest du lot 3, plan 20200 de la partie sud-est, section 15, township 8; DE LÀ, vers le nord et le long de la limite ouest dudit lot 3 jusqu'à l'angle nord-ouest dudit lot 3; DE LÀ, vers l'est et le long de la limite nord dudit lot 3 jusqu'à l'angle nord-est dudit lot 3; DE LÀ, vers le nord et le long de la limite ouest du lot 33, plan 46112 de la partie sud-ouest de la section 15, township 8; DE LÀ, vers le nord, le long de la limite ouest du lot 2, plan 7633 de la partie sud-est de la section 15, township 8, jusqu'à l'angle nord-ouest dudit lot 2; DE LÀ, vers l'est, le long de la limite nord dudit lot 2 jusqu'à l'angle

nord-est dudit lot 2; DE LA, vers l'est, le long de la limite nord du reste du lot 3, plan 7633 de la partie sud-est de la section 15, township 8, jusqu'à l'angle nord-est dudit lot 3; DE LA, vers le nord, le long de la limite est du reste du lot 1, plan 7634 de la partie sud-est de la section 15, township 8, jusqu'à l'angle nord-est dudit lot 1; DE LA, vers le nord, le long de la limite est du lot 7, plan 24585 de la partie sud-est de la section 15, township 8; DE LA, vers le nord-est, à travers la 200^e rue jusqu'à l'angle sud-ouest du reste du lot 30, plan 2249 de la partie nord-ouest de la section 14, township 8; DE LA, vers l'est, le long de la limite sud dudit lot 30 jusqu'à l'angle sud-est dudit lot 30; DE LA, vers le nord et le long de la limite est dudit lot 30 jusqu'à l'angle nord-est dudit lot 30; DE LA, vers le nord, le long de la limite ouest du lot 1, plan 10932 de la partie nord-ouest de la section 14, township 8, jusqu'à l'angle nord-ouest dudit lot 1; DE LA, vers l'est et le long de la limite sud du reste du lot 29, plan 2249 de la partie nord-ouest de la section 14, township 8, jusqu'à l'angle sud-est dudit lot 29; DE LA, vers le nord et le long de la limite ouest du lot 18, plan 2249 de la partie nord-ouest de la section 14, township 8, jusqu'à l'angle nord-ouest dudit lot 18; DE LA, vers le nord et le long de la limite ouest du lot 19, plan 2249 de la partie nord-ouest de la section 14, township 8, jusqu'à l'angle nord-ouest dudit lot 19; DE LA, vers le nord et le long de la limite ouest du lot 20, plan 2249 de la partie nord-ouest de la section 14, township 8, jusqu'à l'angle nord-ouest du lot 20; DE LA, vers le nord et le long de la limite ouest du lot 21, plan 2249 de la partie nord-ouest de la section 14, township 8; jusqu'à l'angle nord-ouest dudit lot 21; DE LA, vers l'est et le long de la limite nord dudit lot 21 jusqu'à l'angle nord-est dudit lot 21; DE LA, vers l'est, à travers le chemin Clyde jusqu'à l'angle sud-ouest du lot 39, plan 30901 de la partie nord-ouest de la section 14, township 8; DE LA, vers le nord et le long de la limite ouest dudit lot 39 jusqu'à l'angle nord-ouest dudit lot 39; DE LA, vers le nord et le long de la limite ouest du lot 40, plan 33202 de la partie nord-ouest de la section 14, township 8, jusqu'à l'angle nord-ouest dudit lot 40; DE LA, vers l'est et le long de la limite nord dudit lot 40 jusqu'à l'angle nord-est dudit lot 40; DE LA, vers l'est et le long de la limite nord du lot 42, plan 33202 de la partie nord-ouest de la section 14, township 8, jusqu'à l'angle sud-ouest du lot 59, plan 37468 de la partie nord-ouest de la section 14, township 8; DE LA, vers le nord et le long de la limite ouest du lot 59 jusqu'à l'angle nord-ouest dudit lot 59; DE LA, vers le nord et le long de la limite ouest du lot 62, plan 40177 de la partie nord-ouest de la section 14, township 8, jusqu'à l'angle nord-ouest dudit lot 62; DE LA, vers l'est et le long de la limite nord dudit lot 62 jusqu'à l'angle nord-ouest dudit lot 62; DE LA, vers le nord-est, à travers la 204^e rue jusqu'à l'angle sud-ouest du lot 18, plan 26508 de la partie nord-est de la section 14, township 8; DE LA, vers le nord, le long de la limite ouest dudit lot 18 jusqu'à l'angle nord-ouest dudit lot 18; DE LA, vers l'est, le long de la limite nord dudit lot 18 jusqu'à l'angle nord-est dudit lot 18; DE LA, vers l'est, le long de la limite nord dudit lot 17, plan 26508 de la partie nord-est de la section 14, township 8, jusqu'à l'angle nord-est dudit lot 17; DE LA, vers le nord, à travers le chemin Jéricho, connu également comme la 72^e avenue, jusqu'à la limite nord dudit chemin Jéricho; DE LA, vers l'est, le long de ladite limite nord du chemin Jéricho jusqu'à l'angle sud-ouest du lot 75, plan 43459 de la moitié sud de la section 23, township 8; DE LA, vers le nord et le long de la limite ouest dudit lot 75 jusqu'à l'angle nord-ouest du lot 75; DE LA, vers l'est, le long de la limite nord dudit lot 75 jusqu'à l'angle nord-est dudit lot 75; DE LA, vers l'est, le long de la limite nord du lot 74, plan 43459 de la moitié sud de la section 23, township 8; DE LA, vers l'est, le long de la limite nord de la parcelle A, plan explicatif 40194 du lot 16, plan 1257 de la moitié sud de la section 23, township 8, jusqu'à l'angle nord-est dudit lot A; DE LA, vers l'est, le long de la limite nord du lot 63;

plan 42073 de la moitié sud de la section 23, township 8, jusqu'à l'angle nord-est dudit lot 63; DE LA, vers le nord et le long de la limite ouest du reste du lot 17, plan 1257 de la moitié sud de la section 23, township 8, jusqu'à l'angle nord-ouest dudit lot 17; DE LA, vers l'est, le long de la limite nord dudit lot 17 jusqu'à l'angle nord-est dudit lot 17; DE LA, vers le nord et le long de la limite ouest du lot 21, plan 1257 de la moitié sud de la section 23, township 8, jusqu'à l'angle nord-ouest dudit lot 21; DE LA, vers l'est et le long de la limite nord dudit lot 21 jusqu'à l'angle nord-est dudit lot 21; DE LA, à travers la 208^e rue jusqu'à l'angle sud-ouest du lot 24, plan 41575 de la partie sud-ouest de la section 24, township 8; DE LA, vers le nord, le long de la limite ouest dudit lot 24 jusqu'à l'angle nord-ouest du lot 24; DE LA, vers le nord, le long de la limite ouest du lot 23, plan 41575 de la partie sud-ouest de la section 24, township 8, jusqu'à l'angle nord-ouest dudit lot 23; DE LA, vers l'est et le long de la limite nord dudit lot 23 jusqu'à l'angle nord-est du lot 23; DE LA, vers le nord et le long de la limite ouest du lot 33, plan 39381 de la partie sud-ouest de la section 24, township 8, jusqu'à l'angle nord-ouest dudit lot 33; DE LA, vers l'est, le long de la limite nord dudit lot 33 jusqu'à l'angle nord-est du lot 33; DE LA, à travers la rue 209 A jusqu'à l'angle nord-ouest du lot 31, plan 39381 de la partie sud-ouest de la section 24, township 8; DE LA, vers l'est, le long de la limite nord dudit lot 31 jusqu'à l'angle nord-est dudit lot 31; DE LA, vers l'est, à travers la 210^e rue; DE LA, vers le nord, le long de la limite ouest du reste de la partie sud-ouest de la section 24, comme l'indique le plan de référence 7706, jusqu'à l'angle nord-ouest dudit reste de la partie sud-ouest de la section 24; DE LA, vers l'est et le long de la limite nord du reste de la partie sud-ouest de la section 24, township 8, jusqu'à l'angle nord-est dudit reste de la partie sud-ouest de la section 24; DE LA, vers le sud et le long de la limite est dudit reste de la partie sud-ouest de la section 24 jusqu'à l'angle sud-ouest du lot 36, plan 38338 de la partie sud-est de la section 24, township 8; DE LA, vers le sud-est et le long de la limite nord-est de la parcelle C, plan de référence 9411 des parties sud-est et sud-ouest de la section 24, township 8, jusqu'à l'angle le plus au sud du reste du lot 31, plan 37593 de la partie sud-est de la section 24, township 8; DE LA, vers le nord, le long de la limite est dudit reste du lot 31 jusqu'à l'angle sud-ouest du lot 30, plan 37593 de la partie sud-est de la section 24, township 8; DE LA, vers l'est, le long de la limite sud dudit lot 30 jusqu'à l'angle sud-est dudit lot 30; DE LA, vers le sud-est, le long de la limite sud-ouest du lot 29, plan 37593 de la partie sud-est de la section 24, township 8, jusqu'à l'angle le plus au sud dudit lot 29; DE LA, vers le nord-est, le long de la limite nord-ouest de la parcelle C, plan de référence 7381 du lot 3 des blocs 18 et 19 des lots de district 21 et 22, groupe 2, jusqu'à l'angle le plus au nord dudit lot A; DE LA, vers le sud-est, le long de la limite nord-est dudit lot A jusqu'à l'angle nord-est dudit lot A; DE LA, à travers le chemin Tophan jusqu'à l'angle le plus au sud du lot 1, plan 2010, lot de district 323, groupe 2; DE LA, vers le nord-est et le long de la limite nord-ouest du reste du lot 2, plan 3547 des lots 18 et 19 des lots de district 21 et 22, groupe 2, jusqu'à l'angle le plus au nord dudit lot 2; DE LA, vers le sud-est, le long de la limite nord-est dudit lot 2 jusqu'à l'angle le plus à l'est dudit lot 2; DE LA, vers le sud-est, le long de la limite nord-est du lot 1, plan 3547 des blocs 18 et 19, lots de district 21 et 22, groupe 2, jusqu'à l'angle le plus à l'est dudit lot 1; DE LA, vers le nord-est, le long de la limite nord-ouest du droit de passage de la British Columbia Hydro and Power Authority, comme l'indique le plan 22161, jusqu'à un point situé sur la limite sud-est du lot 3, plan 4087, où la limite nord-ouest du droit de passage de la B.C. Hydro and Power Authority croise la limite ouest du chemin Glover; DE LA, vers l'est, à travers le chemin Glover jusqu'au point d'intersection de la limite sud du droit de passage de la B.C. Hydro and Power Authority,

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plan 22161 et de la limite nord-ouest du bloc 10, plan 126 des lots de district 21 et 22, groupe 2; DE LA, vers le sud-est, à travers le reste du bloc 10, plan 126, jusqu'à l'angle le plus à l'ouest du lot 10, plan 31603 du lot de district 301, groupe 2; DE LA, vers le sud, à travers le chemin Springbrook jusqu'à l'angle nord-ouest du reste de la parcelle C, plan 13258 du lot de district 301, groupe 2; DE LA, vers l'est, le long de la limite nord dudit reste du lot C jusqu'à l'angle nord-ouest de la parcelle 1, plan explicatif 15074 dudit lot C; DE LA, vers le sud, le long de la limite ouest de ladite parcelle 1 jusqu'à l'angle sud-ouest de la parcelle 1; DE LA, vers l'est, le long de la limite sud de ladite parcelle 1 jusqu'à l'angle sud-est de ladite parcelle 1; DE LA, vers le sud, le long de la limite est du lot C jusqu'à l'angle nord-ouest du lot B, plan 13258, lot de district 301, groupe 2; DE LA, vers l'est, le long de la limite nord du lot B, jusqu'à l'angle nord-est dudit lot B; DE LA, vers le sud, le long de la limite est dudit lot B jusqu'à l'angle sud-est dudit lot B; DE LA, vers le sud, à travers la route n° 10, plan 28861, jusqu'à l'angle nord-ouest du lot 27, plan 44186 de la partie nord-est de la section 17, township 11; DE LA, vers l'est, le long de la limite nord dudit lot 27 jusqu'à l'angle nord-est du lot 27; DE LA, vers l'est, à travers le passage indiqué sur le plan 44186 jusqu'à l'angle nord-ouest du lot 31 dudit plan 44186; DE LA, vers l'est, le long de la limite nord dudit lot 31 jusqu'à l'angle nord-est dudit lot 31 de la partie nord-est de la section 17, township 11, plan 44186; DE LA, vers le sud, le long de la limite est du lot 31 jusqu'à l'angle sud-est du lot 31; DE LA, vers le sud, le long de la limite est du lot 32, plan 44186, jusqu'à l'angle sud-est dudit lot 32; DE LA, vers le sud, le long de la limite est du lot 33, plan 44186 de la partie nord-est de la section 17, township 11, jusqu'à l'angle sud-est dudit lot 33; DE LA, vers le sud, à travers la 68^e avenue jusqu'à la limite nord du lot 32 de la partie sud-est de la section 17, township 11; DE LA, vers l'est, le long de la limite nord dudit lot 32 jusqu'à l'angle nord-est du lot 32; DE LA, vers l'est, le long de la limite nord du lot 31, plan 33804, jusqu'à un angle; DE LA, vers le sud, le long de la limite dudit lot 31 jusqu'à l'angle sud-ouest de la parcelle 1, plan explicatif 15351; DE LA, vers l'est, le long de la limite sud de la parcelle 1, plan explicatif 15351, jusqu'à l'angle nord-est dudit lot 31; DE LA, vers l'est, à travers le chemin Livingstone jusqu'à la limite ouest du reste de la partie sud-ouest de la section 16, township 11; DE LA, vers le sud, le long de la limite est du chemin Livingstone jusqu'à l'angle sud-ouest de la partie sud-ouest de la section 16, township 11; DE LA, vers l'est, le long de la limite nord de la partie nord-ouest de la section 9, township 11, sur une distance de 920 pieds; DE LA, vers le sud-est à travers la partie nord-ouest de la section 9, township 11, jusqu'à l'angle nord-est du lot 2, plan 12662 de la partie sud-ouest de la section 9, township 11; DE LA, vers le sud, le long de la limite est dudit lot 2 jusqu'à l'angle sud-est dudit lot 2; DE LA, vers le sud, à travers le chemin Roberts jusqu'à la limite nord du lot 15, plan 21292 de la partie nord-ouest de la section 4, township 11; DE LA, vers l'est, le long de la limite nord dudit lot 15 jusqu'au début de la courbe qui se trouve sur ladite limite; DE LA, en faisant une courbe vers la droite, jusqu'à la fin de ladite courbe, ladite fin de la courbe se trouvant sur la limite est dudit lot 15; DE LA, vers l'est, à travers le chemin Clover Meadow jusqu'à l'extrémité correspondante de la courbe sur la limite ouest du lot 46 dudit plan 21292; DE LA, vers le sud, le long de la limite est dudit chemin Clover Meadow jusqu'à l'angle sud-ouest du lot 46 dudit plan 21292; DE LA, vers le sud-est, le long de la limite sud-ouest dudit lot 46 jusqu'à l'angle le plus au sud dudit lot 46; DE LA, vers le sud-ouest, le long de la limite sud-est du lot 56, plan 24303 de la partie nord-ouest de la section 4, township 11, jusqu'à l'angle le plus au sud dudit lot 56; DE LA, vers le sud, le long de la limite est du lot 57 dudit plan 24303 jusqu'à l'angle le plus au sud dudit lot 57;

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DE LA, vers le sud le long de la limite est du lot 58 dudit plan 24303 jusqu'à l'angle le plus au sud dudit lot 58; DE LA, vers le sud, le long de la limite est du lot 59 dudit plan 24303 jusqu'à l'angle le plus au sud dudit lot 59; DE LA à travers le parc, comme l'indique le plan 25284 de la partie nord-ouest de la section 4, township 11, jusqu'à l'angle le plus au nord du lot 85, plan 35789 de la partie nord-ouest de la section 4, township 11; DE LA, vers l'ouest, le long de la limite nord-ouest dudit lot 85 jusqu'à l'angle le plus à l'ouest dudit lot 85; DE LA, vers le sud-est, le long de la limite nord-est du lot 119 du plan 35790 de la partie nord-ouest de la section 4, township 11, jusqu'à l'angle le plus à l'est dudit lot 119; DE LA, vers le sud-ouest, le long de la limite sud-est dudit lot 119 jusqu'à l'angle sud-est dudit lot 119; DE LA, vers le sud-ouest, le long de la limite de la 234^e rue jusqu'à l'angle le plus à l'ouest du lot 122 du plan 35790 de la partie nord-ouest de la section 4, township 11; DE LA, vers le sud-est, le long de la limite sud-ouest du lot 122 jusqu'à l'angle sud-ouest dudit lot 122; DE LA, vers le sud, le long de la limite est du lot 123 dudit plan 35790 jusqu'à l'angle sud-est dudit lot 123; DE LA, vers l'ouest, le long de la limite sud dudit lot 123 jusqu'à l'angle sud-ouest dudit lot 123; DE LA, vers le sud-ouest, le long de la limite sud-est du lot 124 jusqu'à l'angle sud-ouest dudit lot 124 dudit plan 35790; DE LA, vers le sud-ouest, le long de la limite sud-est du lot 125 dudit plan 35790 jusqu'à l'angle sud-est dudit lot 125; DE LA, vers le sud-ouest, à travers la 52^e avenue jusqu'à l'angle nord-est du lot 104, plan 35790 de la partie sud-ouest de la section 4, township 11; DE LA, vers le sud, le long de la limite est dudit lot 104 jusqu'à l'angle sud-est dudit lot 104; DE LA, vers le sud, le long de la limite est du lot 105 dudit plan 35790 jusqu'à l'angle sud-est dudit lot 105; DE LA, vers le sud, le long de la limite est du lot 106 dudit plan 35790 jusqu'à l'angle sud-est du lot 106; DE LA, vers l'ouest, le long de la limite sud dudit lot 106 jusqu'à l'angle nord-est du lot 21, plan 2579 de la partie sud-ouest de la section 4, township 11; DE LA, vers le sud, le long de la limite est dudit lot 21 jusqu'à l'angle sud-est dudit lot 21; DE LA, vers l'ouest, le long de la limite sud dudit lot 21 jusqu'à l'angle sud-ouest dudit lot 21; DE LA, vers le sud à travers la 50^e avenue jusqu'à l'angle nord-est du lot 17, plan 2579 de la partie sud-ouest de la section 4, township 11; DE LA, vers le sud, le long de la limite est dudit lot 17 jusqu'à l'angle sud-est dudit lot 17; DE LA, vers le sud le long de la limite est du lot 10, plan 2579, jusqu'à l'angle sud-est dudit lot 10; DE LA, vers l'ouest, le long de la limite sud dudit lot 10 jusqu'à l'angle sud-ouest dudit lot 10; DE LA, vers le sud-ouest, à travers la 48^e avenue jusqu'à l'angle nord-est de la parcelle B, plan explicatif 16158 du lot 16 du bloc 2 de la partie nord-ouest de la section 33, township 10, plan 2260; DE LA, vers le sud le long de la limite est de ladite parcelle B jusqu'à l'angle sud-est de ladite parcelle B; DE LA, vers l'ouest, le long de la limite sud de ladite parcelle B jusqu'à l'angle sud-ouest de ladite parcelle B; DE LA, vers l'ouest, le long de la limite nord de la déviation du chemin MacDonald jusqu'à un angle de ladite déviation du chemin MacDonald; DE LA, vers le sud le long de la limite ouest de la déviation du chemin MacDonald jusqu'à l'angle nord-est de la parcelle E, plan 21575 de la partie nord-ouest de la section 33, township 10; DE LA, vers l'ouest, le long de la limite nord de ladite parcelle E jusqu'à l'angle nord-ouest de ladite parcelle E; DE LA, vers le sud, le long de la limite ouest de ladite parcelle E jusqu'à l'angle sud-ouest de ladite parcelle E; DE LA, vers le sud, le long de la limite ouest du lot 2, plan 20654 de la partie nord-ouest de la section 33, township 10, jusqu'à l'angle sud-ouest dudit lot 2; DE LA, vers le sud, le long de la limite ouest du lot 1 dudit plan 20654 jusqu'à l'angle sud-ouest dudit lot 1; DE LA, vers le sud, à travers la déviation du chemin MacDonald jusqu'à la limite nord du lot 3, plan 9289 de la partie nord-ouest de la section 33, township 10; DE LA, vers l'ouest, le long de la limite nord dudit lot 3

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du plan 9289 jusqu'à l'angle nord-ouest dudit lot 3; DE L'A vers le sud, le long de la limite ouest dudit lot 3 jusqu'à l'angle sud-ouest dudit lot 3; DE L'A vers l'ouest, le long de la limite sud du lot 2 dudit plan 9289 jusqu'à l'angle sud-ouest dudit lot 2; DE L'A vers l'ouest, le long de la limite sud du lot 1 dudit plan 9289 jusqu'à l'angle sud-ouest dudit lot 1; DE L'A vers le sud, le long de la limite ouest du lot 5 dudit plan 9289 jusqu'à l'angle sud-ouest dudit lot 5; DE L'A vers l'ouest, à travers le chemin Livingstone, connu également comme la 232^e rue, jusqu'à l'angle nord-est du lot 2, plan 6515 de la partie nord-est de la section 32, township 10; DE L'A vers le sud, le long de la limite ouest dudit chemin Livingstone jusqu'à l'angle le plus au sud du lot 10, plan 25456 de la partie nord-est de la section 32, township 10; DE L'A vers l'ouest, à travers l'autoroute Fraser, comme l'indique le droit de passage, plan 4873, jusqu'à l'angle nord-est du lot 3, plan 6330 de la partie nord-est de la section 32, township 10; DE L'A vers le sud, le long de la limite est dudit lot 3 jusqu'à l'angle sud-est dudit lot 3; DE L'A vers l'ouest, le long de la limite sud dudit lot 3 jusqu'à l'angle sud-ouest dudit lot 3; DE L'A vers l'ouest le long de la limite nord du lot 24, plan 2219 de la partie sud-est de la section 32, township 10, jusqu'à l'angle nord-ouest dudit lot 24; DE L'A vers l'ouest, le long de la limite nord du lot 23 dudit plan 2219 jusqu'à l'angle nord-ouest dudit lot 23; DE L'A vers le sud, le long de la limite ouest dudit lot 23 jusqu'à l'angle sud-ouest dudit lot 23; DE L'A vers l'ouest, à travers le vieux chemin l'ale jusqu'à l'angle nord-ouest du reste du lot 15, plan 2219 de la partie sud-est de la section 32, township 10; DE L'A vers le sud, le long de la limite ouest dudit lot 15 jusqu'à l'angle sud-ouest dudit lot 15; DE L'A vers l'ouest, le long de la limite sud du lot 16 dudit plan 2219 jusqu'à l'angle sud-ouest dudit lot 16; DE L'A vers l'ouest, le long de la limite sud du lot 17 dudit plan 2219 jusqu'à l'angle sud-ouest dudit lot 17; DE L'A vers l'ouest, le long de la limite sud du lot 18 dudit plan 2219 jusqu'à l'angle sud-ouest dudit lot 18; DE L'A vers l'ouest, 469.2 pieds le long de la limite sud du lot 19 dudit plan 2219; DE L'A vers le sud, le long de la limite ouest du lot 3, plan 2219 de la partie sud-est de la section 32, township 10, jusqu'à l'angle sud-ouest dudit lot 3; DE L'A vers le sud, le long de la limite ouest du lot 2 dudit plan 2219 jusqu'à l'angle sud-ouest dudit lot 2; DE L'A vers le sud, le long de la limite ouest du lot 1 dudit plan 2219 jusqu'à l'angle sud-ouest dudit lot 1; DE L'A vers le sud-ouest, à travers la 228^e rue jusqu'à l'angle sud-est du reste des 50 acres situés dans l'est de la partie sud-ouest de la section 32, township 10; DE L'A vers l'ouest, le long de la limite sud du reste des 50 acres situés dans la partie sud-ouest de la section 32 jusqu'à un point directement au nord de l'angle nord-ouest du lot 5, plan 31544 de la partie nord-ouest de la section 29, township 10; DE L'A vers le sud, à travers le chemin Bradshaw jusqu'à l'angle nord-ouest dudit lot 5 du plan 31544; DE L'A vers le sud, le long de la limite ouest dudit lot 5 jusqu'à l'angle sud-ouest dudit lot 5; DE L'A vers l'ouest, le long de la limite nord du lot 11, plan 41659 de la partie nord-ouest de la section 29, township 10, jusqu'à l'angle nord-ouest dudit lot 11; DE L'A vers l'ouest, le long de la limite nord du lot 10 dudit plan 41659; DE L'A vers le sud, le long de la limite ouest dudit lot 10 jusqu'à l'angle nord-est du lot 9 dudit plan 41659; DE L'A vers le nord-ouest et le sud-ouest, le long de la limite sud du lot 4, plan 31064 de la partie nord-ouest de la section 29, township 10, jusqu'à l'angle nord-ouest du lot 8, plan 41659 de la partie nord-ouest de la section 29, township 10; DE L'A vers le sud, le long de la limite ouest du lot 8 jusqu'à l'angle sud-ouest dudit lot 8; DE L'A vers l'ouest, le long de la limite sud du lot 7, plan 35678 de la partie nord-ouest de la section 29, township 10, jusqu'à l'angle sud-ouest dudit lot 7; DE L'A vers le sud-ouest, à travers la 224^e rue jusqu'à l'angle nord-est de la parcelle 22, plan explicatif 40224 du lot 3, plan 3940 de la partie nord-est de la section 30, township 10; DE L'A vers l'ouest, le long de la limite nord de ladite parcelle 22 jusqu'à l'angle nord-ouest de ladite parcelle 22; DE L'A vers le sud, le long

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de la limite ouest de ladite parcelle jusqu'à l'angle sud-ouest de ladite parcelle; DE LA, vers l'est, le long de la limite sud de ladite parcelle jusqu'à l'angle sud-est de ladite parcelle; DE LA, vers le sud, le long de la limite est du reste du lot 3, plan 5940 de la partie nord-est de la section 30, township 10, jusqu'à l'angle sud-est dudit reste du lot 3; DE LA, vers le sud à travers l'avenue 37A jusqu'à l'angle nord-est du lot 4, plan 35841 de la partie nord-est de la section 30, township 10; DE LA, vers l'ouest, le long de la limite nord dudit lot 4 jusqu'à l'angle nord-ouest dudit lot 4; DE LA, vers l'ouest, le long de la limite nord du lot 5 dudit plan 35841 jusqu'à l'angle nord-ouest dudit lot 5; DE LA, vers le sud, le long de la limite est dudit lot 12, plan 45827 de la partie nord-est de la section 30, township 10, jusqu'à l'angle sud-est dudit lot 12; DE LA, vers l'ouest, le long de la limite nord de la moitié sud de la moitié sud de la moitié sud de la partie nord-est de la section 30, township 10, jusqu'à l'angle nord-ouest de ladite moitié sud de la moitié sud de la moitié sud de la partie nord-est de la section 30; DE LA, vers le sud, le long de la limite est du lot 2, plan 11429 de la partie nord-ouest de la section 30, township 10, jusqu'à l'angle sud-est dudit lot 2; DE LA, vers l'ouest, le long de la limite sud dudit lot 2 jusqu'à l'angle sud-ouest dudit lot 2; DE LA, vers l'ouest, à travers la limite municipale de Johnston jusqu'à l'angle sud-est de la moitié sud du lot 1, plan 9512 de la partie nord-est de la section 25, township 7; DE LA, vers l'ouest, le long de la limite sud dudit lot 1 jusqu'à l'angle sud-ouest dudit lot 1; DE LA, vers le nord, le long de la limite ouest dudit lot 1 jusqu'à l'angle sud-est du lot 9, plan 40017 de la partie nord-est de la section 25, township 7; DE LA, vers l'ouest, le long de la limite sud dudit lot 9 jusqu'à l'angle sud-ouest dudit lot 9; DE LA, vers l'ouest, le long de la limite sud du lot 8 dudit plan 40017 jusqu'à l'angle sud-ouest du lot 8; DE LA, vers l'ouest, le long de la limite sud du lot 7 dudit plan 40017 jusqu'à l'angle sud-ouest dudit lot 7; DE LA, vers l'ouest le long de la limite sud du lot 6 dudit plan 40017 jusqu'à l'angle sud-ouest dudit lot 6; DE LA, vers l'ouest, à travers la 212^e rue jusqu'à l'angle sud-est du lot 6, plan 28583 de la partie nord-ouest de la section 25, township 7; DE LA, vers l'ouest, le long de la limite sud dudit lot 6 jusqu'à l'angle sud-ouest dudit lot 6; DE LA, vers l'ouest, le long de la limite sud du lot 7 dudit plan 28583 jusqu'à l'angle sud-ouest dudit lot 7; DE LA, vers le nord, le long de la limite ouest dudit lot 7 jusqu'à l'angle nord-est du lot 10, plan 39137 de la partie nord-ouest de la section 25, township 7; DE LA, vers l'ouest, le long de la limite nord dudit lot 10 jusqu'à l'angle nord-ouest dudit lot 10; DE LA, vers le sud, le long de la limite ouest dudit lot 10 jusqu'à l'angle sud-est du lot 9 dudit plan 39137; DE LA, vers l'ouest, le long de la limite sud dudit lot 9 jusqu'à l'angle sud-ouest dudit lot 9; DE LA, vers le nord le long de la limite ouest dudit lot 9 jusqu'à l'angle sud-est du lot 16, plan 43623 de la partie nord-ouest de la section 25 township 7; DE LA, vers l'ouest, le long de la limite sud dudit lot 16 jusqu'à l'angle sud-ouest dudit lot 16; DE LA, vers le nord, le long de la limite ouest dudit lot 16 jusqu'à l'angle situé à l'intersection de la limite ouest dudit lot 16 et de la limite sud du lot A, plan 16576 de la partie nord-ouest de la section 25, township 7; DE LA, vers l'ouest, le long de la limite sud dudit lot A jusqu'à l'angle sud-ouest dudit lot A; DE LA, vers l'ouest, à travers la rue Berry, également connue comme la 208^e rue, jusqu'à la limite ouest de ladite rue Berry; DE LA, vers le nord, le long de la limite ouest de la rue Berry jusqu'à l'angle sud-est du lot 272, plan 44124 de la partie nord-est de la section 26, township 7; DE LA, vers l'ouest, le long de la limite sud dudit lot 272 jusqu'à l'angle sud-ouest dudit lot 272; DE LA, vers le sud, le long de la limite est du lot 187, plan 41733 de la partie nord-est de la section 26, township 7, jusqu'à l'angle sud-est dudit lot 187; DE LA, vers l'ouest, le long de la limite sud dudit lot 187 jusqu'à l'angle sud-est dudit lot 187; DE LA, vers le nord, le long de la limite ouest dudit lot 187 jusqu'à l'angle nord-ouest dudit lot 187; DE LA, vers l'ouest à travers une route indiquée sur le plan 41733 jusqu'à l'angle nord-est du

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lot 176 dudit plan 41733; DE LA, vers l'ouest, le long de la limite sud du lot 175 dudit plan 41733 jusqu'à l'angle sud-ouest dudit lot 175; DE LA, vers le nord, le long de la limite est du lot 33, plan 21274 de la partie nord-est de la section 26, township 7, jusqu'à l'angle nord-est dudit lot 33; DE LA, vers l'ouest, le long de la limite nord dudit lot 33 vers l'angle nord-ouest dudit lot 33; DE LA, vers le nord, le long de la limite ouest du lot 146, plan 41724 de la partie nord-est de la section 26, township 7, jusqu'à l'angle nord-ouest dudit lot 146; DE LA, vers le nord-ouest, à travers la 207^e rue jusqu'à l'angle sud-est du lot 78, plan 40682 de la partie nord-est de la section 26, township 7; DE LA, vers l'ouest, le long de la limite sud dudit lot 78 jusqu'à l'angle sud-ouest dudit lot 78; DE LA, vers l'ouest, le long de la limite sud du lot 77 dudit plan 40682 jusqu'à l'angle sud-ouest dudit lot 77; DE LA, vers l'ouest, le long de la limite sud du lot 76, plan 40682, jusqu'à l'angle sud-ouest dudit lot 76; DE LA, vers l'ouest, le long de la limite sud du lot 75 dudit plan 40682 jusqu'à l'angle sud-ouest dudit lot 75; DE LA, vers l'ouest, le long de la limite sud du lot 74 dudit plan 40682 jusqu'à l'angle sud-ouest dudit lot 74; DE LA, vers le nord le long de la limite ouest dudit lot 74 jusqu'à l'angle sud-est du lot 73 dudit plan 40682; DE LA, vers l'ouest, le long de la limite sud dudit lot 73 jusqu'à l'angle sud-ouest dudit lot 73; DE LA, vers le nord, le long de la limite ouest dudit lot 73 jusqu'à l'angle nord-ouest dudit lot 73; DE LA, vers le nord-ouest, à travers la route indiquée sur le plan 40682 jusqu'à l'angle sud-est du lot 59 dudit plan 40682; DE LA, vers l'ouest, le long de la limite sud dudit lot 59 jusqu'à l'angle sud-ouest dudit lot 59; DE LA, vers le nord, le long de la limite ouest dudit lot 59 jusqu'à l'angle nord-est du lot 308, plan 46336 de la partie nord-est de la section 26, township 7; DE LA, vers l'ouest, le long de la limite nord dudit lot 308 jusqu'à l'angle nord-ouest dudit lot 308; DE LA, vers le nord, le long de la limite ouest du reste du lot 47, plan 37289 de la partie nord-est de la section 26, township 7, jusqu'à l'angle nord-ouest du reste du lot 47; DE LA, vers l'ouest à travers la rue 205A jusqu'à l'angle sud-est du reste du lot 39, plan 36031 de la partie nord-est de la section 26, township 7; DE LA, vers l'ouest, le long de la limite sud dudit reste du lot 39 jusqu'à l'angle sud-ouest du reste dudit lot 39; DE LA, vers le nord, le long de la limite ouest dudit reste du lot 39 jusqu'à l'angle sud-est dudit reste du lot 3, plan 9633 de la partie nord-est de la section 26, township 7; DE LA, vers l'ouest, le long de la limite sud du reste du lot 3 jusqu'à l'angle sud-ouest dudit reste du lot 3; DE LA, vers l'ouest, à travers une route indiquée sur le plan 40806; DE LA, vers le nord, le long de la limite ouest de ladite route jusqu'à l'angle sud-est du lot 98 du plan 40806 de la partie nord-est de la section 26, township 7; DE LA, vers l'ouest, le long de la limite sud dudit lot 98 jusqu'à l'angle sud-ouest dudit lot 98; DE LA, vers le nord, le long de la limite est de la parcelle 62, plan 12741 de la partie nord-est de la section 26, township 7, jusqu'à l'angle nord-est dudit lot F; DE LA, vers l'ouest, le long de la limite nord dudit lot F jusqu'à l'angle nord-ouest dudit lot F; DE LA, vers l'ouest, le long de la limite nord du lot 288, plan 45318 de la partie nord-est de la section 26, township 7, jusqu'à l'angle nord-ouest dudit lot 288; DE LA, vers le nord-ouest, à travers l'avenue Brndshaw jusqu'à l'angle sud-est du lot 98, plan 40552 de la partie sud-ouest de la section 35, township 7; DE LA, vers l'ouest, le long de la limite sud dudit lot 98 jusqu'à l'angle sud-ouest dudit lot 98; DE LA, vers le nord, le long de la limite ouest dudit lot 98 jusqu'à l'angle nord-ouest dudit lot 98; DE LA, vers l'ouest, le long de la limite sud du lot 100 dudit plan 40552 jusqu'à l'angle sud-ouest du lot 100; DE LA, vers l'ouest, le long de la limite sud du lot 101 dudit plan 40552 jusqu'à l'angle sud-ouest dudit lot 101; DE LA, vers le nord, le long de la limite ouest dudit lot 101 jusqu'à l'angle nord-ouest dudit lot 101; DE LA, vers l'ouest, le long de la limite nord du lot 102 dudit plan 40552 jusqu'à l'angle nord-ouest dudit lot 102; DE LA, vers l'ouest, le long de la limite nord du

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lot 176 dudit plan 41733; DE LA, vers l'ouest, le long de la limite sud du lot 175 dudit plan 41733 jusqu'à l'angle sud-ouest dudit lot 175; DE LA, vers le nord, le long de la limite est du lot 33, plan 21274 de la partie nord-est de la section 26, township 7, jusqu'à l'angle nord-est dudit lot 33; DE LA, vers l'ouest, le long de la limite nord dudit lot 33 vers l'angle nord-ouest dudit lot 33; DE LA, vers le nord, le long de la limite ouest du lot 146, plan 41724 de la partie nord-est de la section 26, township 7, jusqu'à l'angle nord-ouest dudit lot 146; DE LA, vers le nord-ouest, à travers la 207^e rue jusqu'à l'angle sud-est du lot 78, plan 40682 de la partie nord-est de la section 26, township 7; DE LA, vers l'ouest, le long de la limite sud dudit lot 78 jusqu'à l'angle sud-ouest dudit lot 78; DE LA, vers l'ouest, le long de la limite sud du lot 77 dudit plan 40682 jusqu'à l'angle sud-ouest dudit lot 77; DE LA, vers l'ouest, le long de la limite sud du lot 76, plan 40682, jusqu'à l'angle sud-ouest dudit lot 76; DE LA, vers l'ouest, le long de la limite sud du lot 75 dudit plan 40682 jusqu'à l'angle sud-ouest dudit lot 75; DE LA, vers l'ouest, le long de la limite sud du lot 74 dudit plan 40682 jusqu'à l'angle sud-ouest dudit lot 74; DE LA, vers le nord le long de la limite ouest dudit lot 74 jusqu'à l'angle sud-est du lot 73 dudit plan 40682; DE LA, vers l'ouest, le long de la limite sud dudit lot 73 jusqu'à l'angle sud-ouest dudit lot 73; DE LA, vers le nord, le long de la limite ouest dudit lot 73 jusqu'à l'angle nord-ouest dudit lot 73; DE LA, vers le nord-ouest, à travers la route indiquée sur le plan 40682 jusqu'à l'angle sud-est du lot 59 dudit plan 40682; DE LA, vers l'ouest, le long de la limite sud dudit lot 59 jusqu'à l'angle sud-ouest dudit lot 59; DE LA, vers le nord, le long de la limite ouest dudit lot 59 jusqu'à l'angle nord-est du lot 308, plan 46336 de la partie nord-est de la section 26, township 7; DE LA, vers l'ouest, le long de la limite nord dudit lot 308 jusqu'à l'angle nord-ouest dudit lot 308; DE LA, vers le nord, le long de la limite ouest du reste du lot 47, plan 37289 de la partie nord-est de la section 26, township 7, jusqu'à l'angle nord-ouest du reste du lot 47; DE LA, vers l'ouest à travers la rue 205A jusqu'à l'angle sud-est du reste du lot 39, plan 36031 de la partie nord-est de la section 26, township 7; DE LA, vers l'ouest, le long de la limite sud dudit reste du lot 39 jusqu'à l'angle sud-ouest du reste dudit lot 39; DE LA, vers le nord, le long de la limite ouest dudit reste du lot 39 jusqu'à l'angle sud-est dudit reste du lot 3, plan 9633 de la partie nord-est de la section 26, township 7; DE LA, vers l'ouest, le long de la limite sud du reste du lot 3 jusqu'à l'angle sud-ouest dudit reste du lot 3; DE LA, vers l'ouest, à travers une route indiquée sur le plan 40806; DE LA, vers le nord, le long de la limite ouest de ladite route jusqu'à l'angle sud-est du lot 98 du plan 40806 de la partie nord-est de la section 26, township 7; DE LA, vers l'ouest, le long de la limite sud dudit lot 98 jusqu'à l'angle sud-ouest dudit lot 98; DE LA, vers le nord, le long de la limite est de la parcelle ~~EF~~ plan 12741 de la partie nord-est de la section 26, township 7, jusqu'à l'angle nord-est dudit lot F; DE LA, vers l'ouest, le long de la limite nord dudit lot F jusqu'à l'angle nord-ouest dudit lot F; DE LA, vers l'ouest, le long de la limite nord du lot 288, plan 45316 de la partie nord-est de la section 26, township 7, jusqu'à l'angle nord-ouest dudit lot 288; DE LA, vers le nord-ouest, à travers l'avenue Bradshaw jusqu'à l'angle sud-est du lot 98, plan 40552 de la partie sud-ouest de la section 35, township 7; DE LA, vers l'ouest, le long de la limite sud dudit lot 98 jusqu'à l'angle sud-ouest dudit lot 98; DE LA, vers le nord, le long de la limite ouest dudit lot 98 jusqu'à l'angle nord-ouest dudit lot 98; DE LA, vers l'ouest, le long de la limite sud du lot 100 dudit plan 40552 jusqu'à l'angle sud-ouest du lot 100; DE LA, vers l'ouest, le long de la limite sud du lot 101 dudit plan 40552 jusqu'à l'angle sud-ouest dudit lot 101; DE LA, vers le nord, le long de la limite ouest dudit lot 101 jusqu'à l'angle nord-ouest dudit lot 101; DE LA, vers l'ouest, le long de la limite nord du lot 102 dudit plan 40552 jusqu'à l'angle nord-ouest dudit lot 102; DE LA, vers l'ouest, le long de la limite nord du

lot 103 dudit plan 40552 jusqu'à l'angle nord-ouest dudit lot 103; DE LA, vers l'ouest, le long de la limite nord du lot 104 dudit plan 40552 jusqu'à l'angle nord-ouest dudit lot 104; DE LA, vers l'ouest, le long de la limite nord du lot 105 dudit plan 40552 jusqu'à l'angle nord-ouest dudit lot 105; DE LA, vers le nord, à travers l'avenue 40A jusqu'à l'angle sud-est du lot 107 dudit plan 40552; DE LA, vers le nord, le long de la limite est dudit lot 107 jusqu'à l'angle nord-est dudit lot 107; DE LA, vers l'ouest, le long de la limite nord dudit lot 107 jusqu'à l'angle nord-ouest dudit lot 107; DE LA, vers l'ouest, le long de la limite sud du lot 307, plan 43912 de la partie sud-ouest de la section 35, township 7, jusqu'à l'angle sud-ouest dudit lot 307; DE LA, vers le nord, le long de la limite ouest dudit lot 307 jusqu'à l'angle nord-ouest dudit lot 307; DE LA, vers le nord-ouest à travers la 41^e avenue jusqu'à l'angle sud-ouest du lot 82, plan 39430 de la partie sud-ouest de la section 35, township 7; DE LA, vers le nord, le long de la limite ouest dudit lot 82 jusqu'à l'angle nord-ouest dudit lot 82; DE LA, vers l'ouest le long de la limite nord du lot 335, plan 44530 de la partie sud-ouest de la section 35, township 7, jusqu'à l'angle nord-ouest dudit lot 335; DE LA, vers le nord, le long de la limite ouest du lot 342 du plan 44618 de la partie sud-ouest de la section 35, township 7, jusqu'à l'angle nord-ouest dudit lot 342; DE LA, vers le nord, à travers l'avenue 41A jusqu'à l'angle sud-est du lot 339 dudit plan 44618; DE LA, vers l'ouest, le long de la limite nord de ladite avenue 41A jusqu'à l'angle sud-ouest du lot 338 dudit plan 44618; DE LA, vers le nord, le long de la limite ouest dudit lot 338 jusqu'à l'angle nord-ouest dudit lot 338; DE LA, vers l'ouest, le long de la limite sud du lot 367, plan 45438 de la partie sud-ouest de la section 35, township 7, jusqu'à l'angle sud-ouest dudit lot 367; DE LA, vers le nord le long de la limite ouest dudit lot 367 jusqu'à l'angle nord-ouest dudit lot 367; DE LA, vers le nord-ouest, à travers l'avenue Millerest, connue également comme la 42^e avenue, jusqu'à l'angle sud-ouest du lot 185, plan 41537 de la partie sud-ouest de la section 35, township 7; DE LA, vers le nord, le long de la limite ouest dudit lot 185 jusqu'à l'angle nord-ouest dudit lot 185; DE LA, vers l'ouest, le long de la limite sud du lot 220, plan 41424 de la partie sud-ouest de la section 35, township 7, jusqu'à l'angle sud-ouest dudit lot 220; DE LA, vers l'ouest, le long de la limite sud du lot 219 dudit plan 41424 jusqu'à l'angle sud-ouest dudit lot 219; DE LA, vers le nord, le long de la limite ouest dudit lot 219 jusqu'à l'angle nord-ouest dudit lot 219; DE LA, vers le nord, à travers la route indiquée sur le plan 41424 jusqu'à l'angle sud-est du lot 212 dudit plan 41424; DE LA, vers l'ouest, le long de la limite sud du lot 212 jusqu'à l'angle sud-ouest dudit lot 212; DE LA, vers l'ouest, le long de la limite sud du lot 213 dudit plan 41424 jusqu'à l'angle sud-ouest dudit lot 213; DE LA, vers le nord, le long de la limite ouest dudit lot 213 jusqu'à l'angle nord-ouest dudit lot 213; DE LA, vers l'ouest, le long de la limite sud du lot 205 dudit plan 41424 jusqu'à l'angle sud-ouest dudit lot 205; DE LA, vers l'ouest, le long de la limite sud du lot 204 dudit plan 41424 jusqu'à l'angle sud-ouest dudit lot 204; DE LA, vers le nord, le long de la limite ouest dudit lot 204 jusqu'à l'angle nord-ouest dudit lot 204; DE LA, vers l'ouest, le long de la limite nord du lot 203 dudit plan 41424 jusqu'à l'angle nord-ouest dudit lot 203; DE LA, vers le nord, à travers la 43^e avenue jusqu'à l'angle sud-ouest du lot 295, plan 43647 de la partie sud-ouest de la section 35, township 7; DE LA, vers le nord, le long de la limite ouest dudit lot 295 jusqu'à l'angle nord-ouest dudit lot 295; DE LA, vers l'ouest, à travers une route jusqu'à l'angle sud-est du lot 226 du plan 41947 de la partie sud-ouest de la section 35, township 7; DE LA, vers l'ouest, le long de la limite sud dudit lot 226 jusqu'à l'angle sud-ouest dudit lot 226; DE LA, vers le nord, le long de la limite ouest dudit lot 226 jusqu'à l'angle nord-ouest dudit lot 226; DE LA, vers le nord, le long de la limite ouest du lot 225 dudit plan 41947 jusqu'à l'angle nord-ouest dudit lot 225; DE LA, vers l'ouest, le long de la limite sud du lot 416, plan 46995 de la partie sud-ouest de la section 35, township 7, jusqu'à l'angle sud-ouest dudit

lot 416; DE L'A, vers le nord, le long de la limite ouest dudit lot 416 jusqu'à l'angle nord-ouest dudit lot 416; DE L'A, vers le nord, le long de la limite ouest du lot 414 dudit plan 46995 jusqu'à l'angle nord-ouest dudit lot 414; DE L'A, vers le nord-ouest, à travers la rue Carvolth, également connue comme la 200^e rue, jusqu'à l'angle sud-est du lot 176, plan 42604 de la partie sud-est de la section 34, township 7; DE L'A, vers l'ouest, le long de la limite sud dudit lot 176 jusqu'à l'angle sud-ouest dudit lot 176; DE L'A, vers le nord, le long de la limite ouest dudit lot 176 jusqu'à l'angle nord-ouest dudit lot 176; DE L'A, vers le nord-ouest, à travers la 44^e avenue jusqu'à l'angle sud-ouest du lot 5, plan 14939 de la partie nord-est de la section 34, township 7; DE L'A, vers le nord, le long de la limite ouest dudit lot 5 jusqu'à l'angle nord-ouest dudit lot 5; DE L'A, vers l'ouest, le long de la limite nord du lot 6 dudit plan 14939 jusqu'à l'angle sud-ouest du lot 18, plan 24920 de la partie nord-est de la section 34, township 7; DE L'A, vers le nord, le long de la limite ouest dudit lot 18 jusqu'à l'angle nord-ouest dudit lot 18; DE L'A, vers le nord, à travers une route jusqu'à l'angle sud-est du lot 155 du plan 43055 de la partie nord-est de la section 34, township 7; DE L'A, vers l'ouest, le long de la limite sud dudit lot 155 jusqu'à l'angle sud-ouest dudit lot 155; DE L'A, vers l'ouest, le long de la limite sud du lot 156 dudit plan 43055 jusqu'à l'angle sud-ouest dudit lot 156; DE L'A, vers le nord, le long de la limite ouest dudit lot 156 jusqu'à l'angle nord-ouest dudit lot 156; DE L'A, vers le nord-ouest, le long de la limite nord-est du lot 261, plan 45035 de la partie nord-est de la section 34, township 7, jusqu'à l'angle nord-est dudit lot 261; DE L'A, vers l'ouest, le long de la limite nord du lot 261 jusqu'à l'angle nord-ouest dudit lot 261; DE L'A, vers le nord-ouest le long de la limite nord-est du lot 260 dudit plan 45035 jusqu'à l'angle le plus au nord dudit lot 260; DE L'A, vers le nord, le long de la limite est du lot 259 dudit plan 45035 jusqu'à l'angle nord-est dudit lot 259; DE L'A, vers le nord, le long de la limite est du lot 258 dudit plan 45035 jusqu'à l'angle nord-est dudit lot 258; DE L'A, vers le nord, le long de la limite est du lot 257 dudit plan 45035 jusqu'à l'angle nord-est dudit lot 257; DE L'A, vers l'ouest, le long de la limite nord dudit lot 257 jusqu'à l'angle nord-ouest dudit lot 257; DE L'A, vers le nord, le long de la limite ouest du lot 256 dudit plan 45035 jusqu'à l'angle nord-ouest dudit lot 256; DE L'A, vers le nord, le long de la limite ouest du lot 255 dudit plan 45035 jusqu'à l'angle nord-ouest dudit lot 255; DE L'A, vers l'ouest, le long de la limite sud du lot 250, plan 44256 de la partie nord-est de la section 34, township 7, jusqu'à l'angle sud-ouest dudit lot 250; DE L'A, vers le nord, le long de la limite est du lot 111, plan 37231 de la partie nord-est de la section 34, township 7, jusqu'à l'angle nord-est dudit lot 111; DE L'A, vers le nord, le long de la limite est du lot 112 dudit plan 37231 jusqu'à l'angle nord-est dudit lot 112; DE L'A, vers l'ouest, le long de la limite sud du lot 113 dudit plan 37231 jusqu'à l'angle sud-ouest dudit lot 113; DE L'A, vers le nord, le long de la limite ouest dudit lot 113 jusqu'à l'angle nord-ouest dudit lot 113; DE L'A, vers le nord, le long de la limite ouest du lot 389, plan 46982 de la partie nord-est de la section 34, township 7, jusqu'à l'angle nord-ouest dudit lot 389; DE L'A, vers le nord, le long de la limite ouest du lot 387 dudit plan 46982 jusqu'à l'angle nord-ouest dudit lot 387; DE L'A, vers le nord, à travers la 46^e avenue jusqu'à l'angle sud-est du lot 94, plan 37024 de la partie nord-est de la section 34, township 7; DE L'A, vers l'ouest, le long de la limite sud dudit lot 94 jusqu'à l'angle sud-ouest dudit lot 94; DE L'A, vers l'ouest, à travers la rue 198A jusqu'à l'angle sud-est du lot 69, plan 36080 de la partie nord-est de la section 34, township 7; DE L'A, vers le nord, le long de la limite ouest de la rue 198A jusqu'à l'angle nord-est du lot 71 dudit plan 36080; DE L'A, vers l'ouest, le long de la limite nord dudit lot 71 jusqu'à l'angle nord-ouest dudit lot 71; DE L'A, vers le nord, le long de la limite est du lot 14, à 162.46 pieds à partir de l'ouest,

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plan 1783 de la partie nord-est de la section 34, township 7, jusqu'à l'angle nord-est dudit lot 14, à 162,46 pieds à partir de l'ouest; DE LA vers le nord-ouest, à travers la route jusqu'à l'angle sud-est du lot 24, plan 31553 de la partie nord-est de la section 34, township 7; DE LA vers l'ouest, le long de la limite sud dudit lot 24 jusqu'à l'angle sud-ouest dudit lot 24; DE LA vers l'ouest, le long de la limite sud du lot 23, plan 29948 de la partie nord-est de la section 34, township 7, jusqu'à l'angle sud-ouest dudit lot 23; DE LA vers le nord, le long de la limite ouest dudit lot 23 jusqu'à l'angle nord-ouest dudit lot 23; DE LA vers le nord-ouest, à travers l'avenue Simonds, également connue comme la 48^e avenue, jusqu'à l'angle sud-ouest du lot 88, plan 45059 de la partie sud-est de la section 3, township 8; DE LA vers le nord, le long de la limite ouest dudit lot 88 jusqu'à l'angle nord-ouest dudit lot 88; DE LA vers le nord-ouest, à travers une route jusqu'à l'angle nord-est de la moitié sud du lot 2, plan 14349 de la partie sud-est de la section 3, township 8; DE LA vers l'ouest, le long de la limite nord de ladite moitié sud du lot 2 jusqu'à l'angle nord-ouest de ladite moitié sud du lot 2; DE LA vers le nord, le long de la limite est du lot 1, plan 13685, jusqu'à l'angle nord-est dudit lot 1; DE LA vers le nord, à travers l'avenue Esperanza jusqu'à l'angle sud-ouest de la moitié ouest du lot 11, plan 15726 de la partie sud-est de la section 3, township 8; DE LA vers le nord, le long de la limite ouest de ladite moitié ouest du lot 11 jusqu'à l'angle nord-est du lot 70, plan 43761 de la partie sud-est de la section 3, township 8; DE LA vers l'ouest, le long de la limite sud du reste du lot 6, plan 15726 de la partie sud-est de la section 3, township 8, jusqu'à l'angle sud-ouest dudit reste du lot 6; DE LA vers le nord, le long de la limite ouest dudit reste du lot 6 jusqu'à l'angle nord-ouest dudit reste du lot 6; DE LA vers le nord, à travers l'avenue Sharp, également connue comme la 49^e avenue, jusqu'à l'angle sud-ouest du lot 6, plan 19673 de la partie sud-est de la section 3, township 8; DE LA vers le nord, le long de la limite ouest dudit lot 6 jusqu'à l'angle nord-ouest dudit lot 6; DE LA vers l'est, le long de la limite nord dudit lot 6 jusqu'à l'angle nord-est dudit lot 6; DE LA vers le nord, le long de la limite ouest du lot 8 dudit plan 19673 jusqu'à l'angle nord-ouest dudit lot 8; DE LA vers l'ouest, le long de la limite nord du reste du lot 7, plan 19673, jusqu'à l'angle nord-ouest dudit reste du lot 7; DE LA vers l'ouest, le long de la limite nord de la parcelle A, plan explicatif 36602 du lot 7, plan 19673 de la partie sud-est de la section 3, township 8, jusqu'à l'angle nord-ouest de ladite parcelle A; DE LA vers le nord à travers le chemin Grade jusqu'à l'angle sud-ouest du lot C, plan 18019 de la partie sud-est de la section 3, township 8; DE LA vers le nord, le long de la limite ouest dudit lot C jusqu'à l'angle nord-ouest dudit lot C; DE LA vers le nord à travers la rivière Nicomekl jusqu'à la limite sud du reste de la parcelle A, plan de référence 14867 des parties nord-est et sud-est de la section 3, township 8; DE LA vers l'ouest, le long de ladite limite sud de la parcelle A jusqu'à l'angle sud-ouest de ladite parcelle A; DE LA vers le nord, le long de la limite ouest de ladite parcelle A jusqu'à l'angle nord-ouest de ladite parcelle A; DE LA vers le nord, à travers le droit de passage de la B. C. Hydro and Power Authority, comme l'indique le plan 22161, jusqu'à l'angle sud-ouest du lot 60, plan 25812 de la partie nord-est de la section 3, township 8; DE LA vers le nord, le long de la limite ouest dudit lot 60 jusqu'à l'angle nord-ouest dudit lot 60; DE LA vers l'est, le long de la limite nord dudit lot 60 jusqu'à l'angle sud-ouest du reste du lot 7; plan 9565 de la partie nord-est de la section 3, township 8; DE LA vers le nord, le long de la limite ouest du reste du lot 7 dudit plan 9565 jusqu'à l'angle nord-ouest dudit reste du lot 7; DE LA, à travers une route jusqu'à l'angle sud-ouest du lot 112, plan 38427 de la partie nord-est de la section 3, township 8; DE LA vers le nord, le long de la limite ouest dudit lot 112 jusqu'à l'angle nord-ouest dudit lot 112; DE LA vers le nord, à travers l'avenue Phillips, également connue comme la 55^e avenue, jusqu'à l'angle sud-ouest

du lot 71, plan 29479 de la partie nord-est de la section 3, township 8; DE LÀ, vers le nord, le long de la limite ouest dudit lot 71 jusqu'à l'angle nord-ouest dudit lot 71; DE LÀ, vers le nord, à travers le passage jusqu'à l'angle sud-ouest du lot 1, plan 9565 de la partie nord-est de la section 3, township 8; DE LÀ, vers le nord, le long de la limite ouest dudit lot 1 jusqu'à l'angle nord-ouest dudit lot 1; DE LÀ, vers le nord, à travers l'avenue Roberts jusqu'au point de départ et selon l'indication en jaune contenue dans le plan ci-joint.

26464

PARTIE III

Surfaces d'approche

Une surface attenante à chacune des extrémités de la bande correspondant à la piste 01-19 et pouvant être plus précisément décrite ainsi:

- a) une surface attenante à l'extrémité de la bande correspondant à l'approche de la piste 01, constitué d'un plan incliné à raison de un (1) pied dans le sens vertical et vingt (20) pieds dans le sens horizontal qui s'élève jusqu'à une ligne horizontale imaginaire perpendiculaire au prolongement de l'axe de la bande, à trois cent vingt-cinq (325) pieds au-dessus du niveau de l'extrémité de la bande et à six mille cinq cents (6500) pieds de l'extrémité de la bande dans le sens horizontal, les extrémités extérieures de la ligne horizontale imaginaire étant à sept cent cinquante (750) pieds du prolongement de l'axe; et
- b) une surface attenante à l'extrémité de la bande correspondant à l'approche de la piste 19, constitué d'un plan incliné à raison de un (1) pied dans le sens vertical et de vingt (20) pieds dans le sens horizontal qui s'élève jusqu'à une ligne horizontale imaginaire perpendiculaire au prolongement de l'axe de la bande, à trois cent vingt-cinq (325) pieds au-dessus du niveau de l'extrémité de la bande et à six mille cinq cents (6500) pieds de l'extrémité de la bande dans le sens horizontal, les extrémités extérieures de la ligne horizontale imaginaire étant à sept cent cinquante (750) pieds du prolongement de l'axe.

Les surfaces d'approche apparaissant sur le plan n° B.C. 1065 A, B du ministère des Transports, daté du 5 juin 1975.

PARTIE IV

Surface extérieure

Une surface imaginaire constituée

- a) d'un plan commun établi à une hauteur constante de cent cinquante (150) pieds au-dessus de la hauteur fixée du point de repère de l'aéroport, et

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b) d'une surface imaginaire située lorsque le plan commun décrit à l'alinéa a) est à moins de trente (30) pieds au-dessus de la surface du sol,

cette surface extérieure apparaissant sur le plan n° B.C. 1065 A, B du ministère des Transports, daté du 5 juin 1975.

PARTIE V

Bande

La bande correspondant à la piste 01-19 est de deux cents (200) pieds de largeur, soit cent (100) pieds de chaque côté de l'axe de la piste et de deux mille cents (2100) pieds de longueur; cette bande est indiquée sur le plan n° B.C. 1065 A, B du ministère des Transports, daté du 5 juin 1975.

PARTIE VI

Surfaces de transition

Chaque des surfaces de transition est une surface d'un plan incliné qui s'élève à raison de un (1) pied dans le sens vertical pour sept (7) pieds dans le sens horizontal perpendiculairement à l'axe et au prolongement de l'axe de la bande, et qui s'étend vers l'extérieur et vers le haut à partir des limites latérales de la bande et de ses surfaces d'approche, jusqu'à son intersection avec la surface extérieure; cette surface de transition est indiquée sur le plan n° B.C. 1065 A, B du ministère des Transports, daté du 5 juin 1975.

EXHIBIT "I"

Status: Registered

Doc #: 356156C

RCVD: 1964-06-11 RQST

356156

THIS AGREEMENT made this 26th day of September
in the year of Our Lord One Thousand Nine Hundred and
Sixty-three:

BETWEEN:

EDWARD DENNIS BRYAN, retired, of
20725, Trans-Canada Highway, Box 214,
Langley, in the Province of British
Columbia:

(Hereinafter called "The Grantor")

OF THE FIRST PART

AND:

THE CORPORATION OF THE CITY OF LANGLEY,
a body corporate duly incorporated under
the laws of the Province of British
Columbia, having its office at the City
of Langley, in the Province of British
Columbia:

(Hereinafter called "The Grantee")

OF THE SECOND PART

WHEREAS The Grantor is the registered owner, free
and clear of all encumbrances of those lands and premises
in the City of Langley, Province of British Columbia,
hereinafter more particularly described:

AND WHEREAS the Grantee has requested the Grantor
to grant to him a Right of Way pursuant to Section 24 of the
"Land Registry Act", being Chapter 208 of the Revised Statutes
of British Columbia, 1960 and Amendments thereto, over the
said lands for the purpose of laying, constructing, operating
and maintaining sewerage lines, pipes, and mains and for
transporting and conducting sewerage.

MEMORANDUM OF REGISTRATION

Registered the 23 day of June, 1964
on application received at the time written
or stamped on the application.

356156

- 2 -

NOW IT IS HEREBY AGREED as follows:-

1. THE GRANTOR hereby grants to the Grantee, a Right of Way and Easement, in perpetuity, over and under those lands of the Grantor in the City of Langley, in the Province of British Columbia, more particularly known and described as:

"All that portion of Lot Four (4) of Lot One (1), of District Lot Thirty-six (36), Group Two (2), Map 3739, New Westminster District, as shown outlined in red on Right of Way Plan No. 26322 and containing 0.014 acres more or less."

for the purpose of making surveys and tests and laying, constructing, maintaining, replacing and operating, pipes, lines mains, conduits, connections, valves, manholes and fixtures necessary or incidental to the construction, maintenance and operation of a sewage system and for such purposes the Grantee shall have, at all times, full, free, unobstructed access to the said Right of Way, for itself, its servants, agents, workmen, machinery and equipment.

2. THE GRANTOR hereby grants to the Grantee, its servants, workmen and others by its authority, during but not after the construction period of the said sewage system, the full, free right, liberty and licence to enter into or upon those lands of the Grantor which lie five (5) feet perpendicularly distant from the boundaries of the said Right of Way, and easement hereinbefore granted, for such purposes as the Grantee may deem necessary or advisable for the construction of the said sewage system.

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3. THE GRANTOR shall not, without the prior written consent of the Grantee, excavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the said Right of Way any pit, well or foundation, ~~pavement~~ ^{RA} or other structure or installation but otherwise the Grantor shall have the right fully to use and enjoy the said Right of Way, except as the same may be necessary for the purposes herein granted to the Grantee and the protection of the works of the Grantee placed thereon.

4. THE GRANTEE covenants to carry on all its activities on the Right of Way and construction area in a careful, seemly manner and to compensate the Grantor for any damage done in and about the exercise of its powers when such damage cannot reasonably be otherwise repaired or restoration effected.

5. THE GRANTEE will, as soon as weather and soil conditions permit and in so far as it is practical to do so, bury and maintain all pipes lines and/or mains so as not to interfere with the drainage or ordinary cultivation of the said lands.

6. UPON the discontinuance of the use of the said Right of Way and of the Exercise of the rights hereby granted, the Grantee shall and will restore the said lands in the same condition so far as it is practical so to do as the same were in prior to entry thereon and the use thereof by the Grantee.

7. THE GRANTEE performing and observing the covenants and conditions on its part to be performed and observed, shall and may peaceably hold and enjoy the rights, liberties and privileges and easement hereby granted without hindrance or interruption or molestation on the part of the Grantor or of any person, persons, firm, corporations claiming by, through, under or in trust for the Grantor.

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8. THE GRANTOR will, if so required by the Grantee, execute such further and other documents of title in respect of the said Easement or Right of Way hereby granted as may, in the opinion of the Grantee, be requisite.

9. IN CONSIDERATION of the liberty and Right of Way hereby granted the Grantee has now paid to the Grantor the sum of One (\$1.00) Dollar of lawful money of Canada, the receipt whereof the Grantor hereby acknowledges and the rights and liberties hereby granted and this easement is and shall be of the same force and effect to all intents and purposes as a covenant running with the land and these presents including all the covenants and conditions herein contained shall extend to and be binding upon and enure to the benefit of the heirs, executors, administrators and successors and assigns of the Grantor and the Grantee respectively and wherever the singular or masculine are used it shall be considered as if the plural or the feminine or the neuter as the case may be had been used where the context or the party or parties hereto shall require and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary have been made.

10. THAT if any dispute or difference shall arise between the parties hereto respecting the true construction or meaning of any matter or thing whatsoever relating to the easement herein granted or the laying, constructing or installing of the said sewer lines or the damage or quantum thereof suffered by the Grantor as a result of the exercise of the rights herein granted, then and in such case it shall be left to the determination and award of a Board of Arbitration appointed pursuant to the Arbitration Act, Revised Statutes of British Columbia, 1960 and Amendments thereto.

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11. NOTWITHSTANDING anything to the contrary hereinbefore contained, it is agreed between the Parties hereto that where the owner or occupier for the time being of the aforesaid lands is desirous of constructing or erecting a building or structure over such sewage line and applies to the Grantee for permission to commence such construction or erection; and where at the time of such application such lands are zoned for commercial or industrial use, such permission will be granted and the Grantee will, at public expense, take whatever steps it deems necessary to protect such sewage line, provided that the owner or occupier for the time being gives reasonable assurance of proceeding with the proposed works on an agreed date and has satisfied the Grantee that he has taken all reasonable steps to design his building or structure, in so far as it is practical to do so, to minimize the expense necessary to protect such sewage line and least interfere with its operation.

WHERE disagreement shall arise between the applicant and the Grantee, in determining compliance with the foregoing conditions and provisions, the matter or matters in dispute shall, on the written demand of the applicant, be referred to arbitration in accordance with the provisions for arbitration set forth in Paragraph 10 hereof.

IN WITNESS WHEREOF, the Parties hereto have hereunto set their hands and affixed their seals the day and the year first above written.

SIGNED, SEALED and DELIVERED
in the presence of:

THE CORPORATION OF THE CITY
OF LANGLEY

[Signature]
Mayor
[Signature]
Clerk

*Richard L. Ross - 4691 - 232 58.
R.R. Langley B.C. - Real Estate
and Insurance agent, as to the
signature of Edward L. Brown
Bryan*

Edward L. Brown
Grantee

Status: Registered

Doc #: 356156C

RCVD: 1964-06-11 RQST: 2

FORM NO. 207

Park Stationers Ltd., Vancouver, B.C.

AFFIDAVIT OF WITNESS

356156

PROVINCE OF BRITISH COLUMBIA }
To Wit:

I, RICHARD LLEWELLYN REES of the Municipality
of Langley in the Province of British Columbia,
make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by
EDWARD DENNIS BRYAN the part iethereto, for the purposes named therein.
2. The said instrument was executed at Langley, B.C.
3. I know the said party, and that he is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Langley,
in the Province of British Columbia, this 12th
day of May, 1964

Richard L. Rees

[Signature]
Notary Public in and for the Province of British Columbia
Commissioner for taking affidavits within British Columbia

EXHIBIT "J"

Status: Registered

Doc #: 356459C

RCVD: 1964-06-17 RQ

356459

THIS AGREEMENT made this 26th day of September
in the year of Our Lord One Thousand Nine Hundred and
Sixty-three:

BETWEEN:

RAY EDWARD GILHAM, doctor, of
Trans-Canada Highway, Langley,
in the Province of British Columbia;

(Hereinafter called "The Grantor")

OF THE FIRST PART

AND:

THE CORPORATION OF THE CITY OF LANGLEY,
a body corporate duly incorporated under
the laws of the Province of British Columbia,
having its office at the City of Langley,
in the Province of British Columbia:

(Hereinafter called "The Grantee")

OF THE SECOND PART

WHEREAS The Grantor is the registered owner, free
and clear of all encumbrances of those lands and premises
in the City of Langley, Province of British Columbia,
hereinafter more particularly described:

AND WHEREAS the Grantee has requested the Grantor
to grant to him a Right of Way pursuant to Section 24 of the
"Land Registry Act", being Chapter 208 of the Revised Statutes
of British Columbia, 1960 and Amendments thereto, over the
said lands for the purpose of laying, constructing, operating
and maintaining sewerage lines, pipes, and mains and for
transporting and conducting sewerage.

MEMORANDUM OF REGISTRATION

Registered the 23 day of June, 1964
on application received at the time written
or stamped on the application.

356459

- 2 -

NOW IT IS HEREBY AGREED as follows:-

1. THE GRANTOR hereby grants to the Grantee, a Right of Way and easement, in perpetuity, over and under those lands of the Grantor in the City of Langley, in the Province of British Columbia, more particularly known and described as:

"All that portion of Lot Three (3), Block One (1), District Lot Thirty-six (36), Group Two (2), Plan 3739, New Westminster District, as shown outlined in red on Right of Way Plan No. 26322 and containing 0.014 acres more or less."

for the purpose of making surveys and tests and laying, constructing, maintaining, replacing and operating, pipes, lines, mains, conduits, connections, valves, manholes and fixtures necessary or incidental to the construction, maintenance and operation of a sewerage system and for such purposes the Grantee shall have, at all times, full, free, unobstructed access to the said Right of Way, for itself, its servants, agents, workmen, machinery and equipment.

2. THE GRANTOR hereby grants to the Grantee, its servants, workmen and others by its authority, during but not after the construction period of the said sewerage system, the full free right, liberty and licence to enter into or upon those lands of the Grantor which lie five (5) feet perpendicularly distant from the boundaries of the said Right of Way, and easement hereinbefore granted, for such purposes as the Grantee may deem necessary or advisable for the construction of the said sewerage system.

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356459

3. THE GRANTOR shall not, without the prior written consent of the Grantee, excavate, drill, install, erect or permit to be excavated, drilled, installed or erected on or under the said Right of Way any pit, well or foundation, ~~structure~~ or other structure or installation but otherwise the Grantor shall have the right fully to use and enjoy the said Right of Way, except as the same may be necessary for the purposes herein granted to the Grantee and the protection of the works of the Grantee placed thereon.

4. THE GRANTEE covenants to carry on all its activities on the Right of Way and construction area in a careful, seemly manner and to compensate the Grantor for any damage done in and about the exercise of its powers when such damage cannot reasonably be otherwise repaired or restoration effected.

5. THE GRANTEE will, as soon as weather and soil conditions permit and in so far as it is practical to do so, bury and maintain all pipe lines and/or mains so as not to interfere with the drainage of ordinary cultivation of the said lands.

6. UPON the discontinuance of the use of the said Right of Way and of the exercise of the rights hereby granted, the Grantee shall and will restore the said lands in the same condition so far as it is practical so to do as the same were in prior to entry thereon and the use thereof by the Grantee.

7. THE GRANTEE performing and observing the covenants and conditions on its part to be performed and observed, shall and may peaceably hold and enjoy the rights, liberties and privileges and easement hereby granted without hindrance or interruption or molestation on the part of the Grantor or of any person, persons, firm, corporations claiming by, through, under or in trust for the Grantor.

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356459

8. THE GRANTOR will, if so required by the Grantee, execute such further and other documents of title in respect of the said Easement or Right of Way hereby granted as may, in the opinion of the Grantee, be requisite.

9. IN CONSIDERATION of the liberty and Right of Way hereby granted the Grantee has now paid to the Grantor the sum of One (\$1.00) Dollar of lawful money of Canada, the receipt whereof the Grantor hereby acknowledges and the rights and liberties hereby granted and this easement is and shall be of the same force and effect to all intents and purposes as a covenant running with the land and these presents including all the covenants and conditions herein contained shall extend to and be binding upon and enure to the benefit of the heirs, executors, administrators and successors and assigns of the Grantor and the Grantee respectively and wherever the singular or masculine are used it shall be considered as if the plural or the feminine or the neuter as the case may be had been used where the context or the party or parties hereto shall require and the rest of the sentence shall be construed as if the grammatical and terminological changes thereby rendered necessary have been made.

10. THAT if any dispute or difference shall arise between the parties hereto respecting the true construction or meaning of any matter or thing whatsoever relating to the easement herein granted or the laying, constructing or installing of the said sewer lines, or the damage or quantum thereof suffered by the Grantor as a result of the exercise of the rights herein granted, then and in such case it shall be left to the determination and award of a Board of Arbitration appointed pursuant to the Arbitration Act, Revised Statutes of British Columbia, 1960 and Amendments thereto.

11. NOTWITHSTANDING anything to the contrary herebefore contained, it is agreed between the Parties hereto that where the owner or occupier for the time being of the aforesaid lands is desirous of constructing or erecting a building or structure over such sewage line and applies to the Grantee for permission to commence such construction or erection and where at the time of such application such lands are zoned for commercial or industrial use, such permission will be granted and the Grantee will, at public expense, take whatever steps it deems necessary to protect such sewage line, provided that the owner or occupier for the time being gives reasonable assurance of proceeding with the proposed works on an agreed date and has satisfied the Grantee that he has taken all reasonable steps to design his building or structure, in so far as it is practical to do so, to minimize the expense necessary to protect such sewage line and least interfere with its operation.

WHERE DISAGREEMENT shall arise between the applicant and the Grantee, in determining compliance with the foregoing conditions and provisions, the matter or matters in dispute shall, on the written demand of the applicant, be referred to arbitration in accordance with the provisions for arbitration set forth in Paragraph 10 hereof.

IN WITNESS WHEREOF the Parties hereto have hereunto set their hands and affixed their seals the day and the year first above written.

SIGNED, SEALED and DELIVERED
in the presence of:

THE CORPORATION OF THE CITY
OF LANGLEY

[Signature]
Mayor

[Signature]
Clerk

[Signature]
Grantor

[Signature]
Maurice W. Mulholland
Barrister & Solicitor

[Signature]
Langley, British Columbia
Grantor

Status: Registered

Doc #: 356459C

RCVD: 1964-06-17 RQST: 2

Form No. 208 - Acknowledgment of Maker

Park Stationers Ltd. Vancouver, B.C.

Acknowledgment of Maker

356459

I HEREBY CERTIFY that, on the
LANGLEY

12⁰

day of

4 June 1964

at

in the Prov. of British Columbia

oath of RAY EDWARD GILHAM

before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
at LANGLEY in the Province of
British Columbia, this 12⁰ day of June 1964
in the year of our Lord one thousand nine hundred and Sixty-three

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

EXHIBIT "K"

Status: Registered

Doc #: BB4087130

RCVD: 2016-08-24 RQST: 2018-01-18 14.40.50

LAND TITLE ACT
FORM 17
(Sections 154, 155(1), 241)

24 AUG 12.28
25 NOV 2015 11 28

BB4087130

APPLICATION

NATURE OF INTEREST:

FREE CHARGE

PARCEL IDENTIFIER NO. 029-910-978

UNDERSURFACE RIGHTS AND OTHER EXCEPTIONS AND RESERVATIONS SECTION 50 LAND
ACT SEE CAS419034 AND SECTION 35 COMMUNITY CHARTER

HEREWITH FEES OF: NIL

PID _____

LEGAL

DESCRIPTION THAT PART OF DISTRICT LOT 36 GROUP 2
NEW WESTMINSTER DISTRICT SHOWN ON PLAN EPPS4620
AS PARCEL A

FULL NAME, ADDRESS, TELEPHONE NUMBER of person presenting application:
ON BEHALF OF THE CROWN IN RIGHT OF BRITISH COLUMBIA.

LARRY BLASCHUK, REGISTRAR

Signature of Applicant of
Solicitor or Authorized Agent

New Home Registration Form

The purpose of this form is to certify, for the purpose of section 30 of the Homeowner Protection Act, that a proposed new home is covered by home warranty insurance and built by a licensed residential builder.

Form: 316125

A. BUILDER INFORMATION

Licence Number: 43816

Expiry Date: May 31, 2018

Company Name: Kerr Properties 002 Ltd.

B. PROPERTY INFORMATION

Civic Address: 1-6 20723 Fraser Highway

City/Town: Langley

Province: British Columbia

Postal Code: V3A 4G4

PID: 029-910-986

Legal Description: PL EPP64778 LT 1 DL 36 LD 36

Owner(s) of the Property: Kerr Properties 002 Ltd.

C. CONSTRUCTION INFORMATION

Number of Dwelling Units: 6

Type of New Home: Multi

D. PROOF OF HOME WARRANTY INSURANCE

Certified and sealed by warranty provider:

Seal:

Warranty Provider: Echelon General Insurance Company

Builder Warranty No.: KERR172

Insurance No.: 50-140164

Warranty Provider Seal Date: May 30, 2017



E. BUILDING PERMIT INFORMATION

To be completed by municipality or regional district and returned to the Licensing & Consumer Services Branch:

Municipality or Regional District:

Permit issued to:

Date Issued: (month/day/year)

Permit No.:

Correction to civic address, type of new home or other information, if applicable:

New Home Registration Form

The purpose of this form is to certify, for the purpose of section 30 of the Homeowner Protection Act, that a proposed new home is covered by home warranty insurance and built by a licensed residential builder.

Form: 316127

A. BUILDER INFORMATION

Licence Number: 43816

Expiry Date: May 31, 2018

Company Name: Kerr Properties 002 Ltd.

B. PROPERTY INFORMATION

Civic Address: 7 - 10 20723 Fraser Highway

City/Town: Langley

Province: British Columbia

Postal Code: V3A 4G4

PID: 029-910-986

Legal Description: PL EPP64778 LT 1 DL 36 LD 36

Owner(s) of the Property: Kerr Properties 002 Ltd.

C. CONSTRUCTION INFORMATION

Number of Dwelling Units: 4

Type of New Home: Multi

D. PROOF OF HOME WARRANTY INSURANCE

Certified and sealed by warranty provider:

Seal:

Warranty Provider: Echelon General Insurance Company

Builder Warranty No.: KERR172

Insurance No.: 50-140171

Warranty Provider Seal Date: May 30, 2017



E. BUILDING PERMIT INFORMATION

To be completed by municipality or regional district and returned to the Licensing & Consumer Services Branch:

Municipality or Regional District:

Permit issued to:

Date Issued: (month/day/year)

Permit No.:

Correction to civic address, type of new home or other information, if applicable:

New Home Registration Form

The purpose of this form is to certify, for the purpose of section 30 of the Homeowner Protection Act, that a proposed new home is covered by home warranty insurance and built by a licensed residential builder.

Form: 316129

A. BUILDER INFORMATION

Licence Number: 43816

Expiry Date: May 31, 2018

Company Name: Kerr Properties 002 Ltd.

B. PROPERTY INFORMATION

Civic Address: 11-15 20723 Fraser Highway

City/Town: Langley

Province: British Columbia

Postal Code: V3A 4G4

PID: 029-910-986

Legal Description: PL EPP64778 LT 1 DL 36 LD 36

Owner(s) of the Property: Kerr Properties 002 Ltd.

C. CONSTRUCTION INFORMATION

Number of Dwelling Units: 5

Type of New Home: Multi

D. PROOF OF HOME WARRANTY INSURANCE

Certified and sealed by warranty provider:

Seal:

Warranty Provider: Echelon General Insurance Company

Builder Warranty No.: KERR172

Insurance No.: 50-140185

Warranty Provider Seal Date: May 30, 2017



E. BUILDING PERMIT INFORMATION

To be completed by municipality or regional district and returned to the Licensing & Consumer Services Branch:

Municipality or Regional District:

Permit issued to:

Date Issued: (month/day/year)

Permit No.:

Correction to civic address, type of new home or other information, if applicable:

New Home Registration Form

The purpose of this form is to certify, for the purpose of section 30 of the Homeowner Protection Act, that a proposed new home is covered by home warranty insurance and built by a licensed residential builder.

Form: 316128

A. BUILDER INFORMATION

Licence Number: 43816

Expiry Date: May 31, 2018

Company Name: Kerr Properties 002 Ltd.

B. PROPERTY INFORMATION

Civic Address: 16 - 21 20723 Fraser Highway

City/Town: Langley

Province: British Columbia

Postal Code: V3A 4G4

PID: 029-910-986

Legal Description: PL EPP64778 LT 1 DL 36 LD 36

Owner(s) of the Property: Kerr Properties 002 Ltd.

C. CONSTRUCTION INFORMATION

Number of Dwelling Units: 6

Type of New Home: Multi

D. PROOF OF HOME WARRANTY INSURANCE

Certified and sealed by warranty provider:

Seal:

Warranty Provider: Echelon General Insurance Company

Builder Warranty No.: KERR172

Insurance No.: 50-140176

Warranty Provider Seal Date: May 30, 2017



E. BUILDING PERMIT INFORMATION

To be completed by municipality or regional district and returned to the Licensing & Consumer Services Branch:

Municipality or Regional District:

Permit issued to:

Date Issued: (month/day/year)

Permit No.:

Correction to civic address, type of new home or other information, if applicable:

EXHIBIT "M"



THE CITY OF LANGLEY

20399 Douglas Crescent, Langley BC Canada V3A 4B3

Phone: 604-514-2818 Fax: 604-514-2322

BUILDING DIVISION

24 HR. INSPECTION LINE 604-514-2804

Permit #: **BP002000**

Date Printed: Jun 7, 2017

Permit Type: **MULTI FAMILY DWELLING - NEW**

Description: This permit has been issued for the construction of a 6 unit townhouse, Building 'A'.

Address: **20723 FRASER HWY**

Legal: **LT 1 DL 36 NWD PL EPP64778**

Zone: **CD41**

Folio: **000481**

Builder: **CANTERA MANAGEMENT GROUP LTD.**
Address: **7684 232 ST LANGLEY, BC V1M 3S1**

Phone: **604-888-1717**

Owner: **KERR PROPERTIES 002 LTD**
Address: **26138 31B AVE ALDERGROVE BC V4W 2Z6**

Phone: **604-856-9772**

Building Information:

Construction Value: **885,000.00**
BUILDING AREA (SQ.M): **342.0**

BLDG CODE: **C**
CLASSIFICATION:
LOT COVERAGE (SQ.M): **1200.6**
BLDG HEIGHT (M): **10.42**
LOT AREA (SQ.M): **3271.0**

EXTERIOR FINISHES: **HARDIE BOARD**
HEATING TYPE: **ELC-RDNT**
HPO - REGISTRATION: **YES**
REQUIRED:
OCCUPANCY: **RESIDENTIAL**
SITE SURVEY: **YES**

ROOFING: **ASPHALT**
BLDG HEIGHT (# OF
STOREYS): **3**
HOSE BIB: **6**
BASIN: **18**
DISHWASHER: **6**
BATHTUB: **12**

FLOOR DRAINS: **6**
WC: **18**
KITCHEN SINK: **6**
CLOTHES WASHER: **6**
HWT: **6**

Required Building Inspections:

* (10.0) Footing/Foundation (11.0) Drain tile, RWL & Damp proofing (11.5) Service Lines (12.0) Under-slab plumbing. (13.0) Slab on Grade, poly (14) Rough Plumbing DWV (15.0) Waterlines & P-Trap (17.0) Framing (18.0) VB & Insulation (21.0) Bldg Final

Special Conditions:

- * This permit has been issued under BC Building Code 2012
- * - Provide trades list (Builder and trades to have a City of Langley or a Fraser Valley Inter-municipal business licence).
- Site Survey certificate required from a BCLS at forms inspection.
- Provide engineer field reports at inspections.
- Provide schedule CB at final inspection.
- Provide a copy of the electrical permit final.

Executed this 9th day of JUNE, 2017.

By signing this document I/we confirm that I/we have read and understood the Conditions of Approval set out on the reverse side, (or attached hereto), and I/we agree to be bound by same. I/we also confirm that I/we have full authority to act as agent for the owner(s) of the site to which this Permit applies and that the owner(s) will also be bound by the Conditions of Approval.

Signature of owner/agent

Print Name of owner/agent: Travis Tournier

Building Inspector

Date Issued:
Expiry Date:

June 7, 2017
June 7, 2019



THE CITY OF LANGLEY

20399 Douglas Crescent, Langley BC Canada V3A 4B3

Phone: 604-514-2818 Fax: 604-514-2322

BUILDING DIVISION

24 HR. INSPECTION LINE 604-514-2804

Permit #: **BP002026**

Date Printed: Jun 7, 2017

Permit Type: **MULTI FAMILY DWELLING - NEW**

Description: This permit has been issued for the construction of a 4 unit townhouse. Building B.

Address: **20723 FRASER HWY**

Legal: LT 1 DL 36 NWD PL EPP64778

Zone: **CD41**

Folio: 000481

Builder: CANTERA MANAGEMENT GROUP LTD.
Address: 7684 232 ST LANGLEY, BC V1M 3S1

Phone: 604-888-1717

Owner: KERR PROPERTIES 002 LTD
Address: 26138 31B AVE ALDERGROVE BC V4W 2Z6

Phone: 604-856-9772

Building Information:

Construction Value: 559,000.00
BUILDING AREA (SQ.M): 230.7

BLDG CODE C

CLASSIFICATION:

EXTERIOR FINISHES: HARDIE BOARD

LOT COVERAGE (SQ.M): 1200.6

HEATING TYPE: ELC-RDNT

BLDG HEIGHT (M): 10.42

HPO - REGISTRATION YES

LOT AREA (SQ.M): 3271.0

REQUIRED:

OCCUPANCY: RESIDENTIAL

ROOFING: ASPHALT

SITE SURVEY: YES

BLDG HEIGHT (# OF

STOREYS):

HOSE BIB: 4

FLOOR DRAINS: 4

WC: 12

BASIN: 12

KITCHEN SINK: 4

DISHWASHER: 4

CLOTHES WASHER: 4

BATHTUB: 8

HWT: 4

Required Building Inspections:

* (10.0) Footing/Foundation (11.0) Drantile, RWL & Dampproofing (11.5) Service Lines (12.0) Under-slab plumbing. (13.0) Slab on Grade, poly (14) Rough Plumbing DWV (15.0) Waterlines & P-Trap (17.0) Framing (18.0) VB & Insulation (21.0) Bldg Final

Special Conditions:

- * This permit has been issued under BC Building Code 2012
- * - Provide trades list (Builder and trades to have a City of Langley or a Fraser Valley Inter-municipal business licence).
- Site Survey certificate required from a BCLS at forms inspection.
- Provide engineer field reports at inspections.
- Provide schedule CB at final inspection.
- Provide a copy of the electrical permit final.

Executed this 9th day of JUNE, 2017.

By signing this document I/we confirm that I/we have read and understood the Conditions of Approval set out on the reverse side, (or attached hereto), and I/we agree to be bound by same. I/we also confirm that I/we have full authority to act as agent for the owner(s) of the site to which this Permit applies and that the owner(s) will also be bound by the Conditions of Approval.

Signature of owner/agent

Print Name of owner/agent:

Travis Tournier

Building Inspector

Date Issued:

June 7, 2017

Expiry Date:

June 7, 2019



THE CITY OF LANGLEY

20399 Douglas Crescent, Langley BC Canada V3A 4B3

Phone: 604-514-2818 Fax: 604-514-2322

BUILDING DIVISION

24 HR. INSPECTION LINE 604-514-2804

Permit #: **BP002027**

Date Printed: Jun 7, 2017

Permit Type: **MULTI FAMILY DWELLING - NEW**

Description: This permit has been issued for the construction of a 6 unit townhouse. Building C.

Address: **20723 FRASER HWY**

Legal: LT 1 DL 36 NWD PL EPP64778

Zone: **CD41**

Folio: 000481

Builder: CANTERA MANAGEMENT GROUP LTD.
Address: 7684 232 ST LANGLEY, BC V1M 3S1

Phone: 604-886-1717

Owner: KERR PROPERTIES 002 LTD
Address: 26138 31B AVE ALDERGROVE BC V4W 2Z6

Phone: 604-856-9772

Building Information:

Construction Value: 885,000.00
BUILDING AREA (SQ.M): 341

BLDG CODE C

CLASSIFICATION:

EXTERIOR FINISHES: HARDIE BOARD

LOT COVERAGE (SQ.M): 1200.6

HEATING TYPE: ELC-RDNT

BLDG HEIGHT (M): 10.41

HPO - REGISTRATION YES

LOT AREA (SQ.M): 3271.0

REQUIRED:

OCCUPANCY: RESIDENTIAL

ROOFING: ASPHALT

SITE SURVEY: YES

BLDG HEIGHT (# OF STOREYS): 3

FLOOR DRAINS: 6

HOSE BIB: 6

WC: 18

BASIN: 18

KITCHEN SINK: 6

DISHWASHER: 6

CLOTHES WASHER: 6

BATHTUB: 12

HWT: 6

Required Building Inspections:

* (10.0) Footing/Foundation (11.0) Drainage, RWL & Dampproofing (11.5) Service Lines (12.0) Under-slab plumbing. (13.0) Slab on Grade, poly (14) Rough Plumbing DWV (15.0) Waterlines & P-Trap (17.0) Framing (18.0) VB & Insulation (21.0) Bldg Final

Special Conditions:

- * This permit has been issued under BC Building Code 2012
- * - Provide trades list (Builder and trades to have a City of Langley or a Fraser Valley Inter-municipal business licence).
- Site Survey certificate required from a BCLS at forms inspection.
- Provide engineer field reports at inspections.
- Provide schedule CB at final inspection.
- Provide a copy of the electrical permit final.

Executed this 9th day of JUNE, 2017.

By signing this document I/we confirm that I/we have read and understood the Conditions of Approval set out on the reverse side, (or attached hereto), and I/we agree to be bound by same. I/we also confirm that I/we have full authority to act as agent for the owner(s) of the site to which this Permit applies and that the owner(s) will also be bound by the Conditions of Approval.

Signature of owner/agent

Print Name of owner/agent: Travis Tournier

Building Inspector

Date Issued:

June 7, 2017

Expiry Date:

June 7, 2019



THE CITY OF LANGLEY

20399 Douglas Crescent, Langley BC Canada V3A 4B3
Phone: 604-514-2818 Fax: 604-514-2322

BUILDING DIVISION

24 HR. INSPECTION LINE 604-514-2804

Permit #: **BP002028**

Date Printed: Jun 7, 2017

Permit Type: **MULTI FAMILY DWELLING - NEW**

Description: This permit has been issued for the construction of a 5 unit townhouse..Building D (Master File).

Address: **20723 FRASER HWY**

Legal: **LT 1 DL 36 NWD PL EPP64778**

Zone: **CD41**

Folio: 000481

Builder: CANTERA MANAGEMENT GROUP LTD.
Address: 7684 232 ST. LANGLEY, BC V1M 3S1

Phone: 604-888-1717

Owner: KERR PROPERTIES 002 LTD
Address: 26138 31B AVE ALDERGROVE BC V4W 2Z6

Phone: 604-856-9772

Building Information:

Construction Value: 740,000.00
BUILDING AREA (SQ.M): 287.2

BLDG CODE C

CLASSIFICATION:

EXTERIOR FINISHES: HARDIE BOARD

LOT COVERAGE (SQ.M): 1200.6

HEATING TYPE: ELC-RDNT

BLDG HEIGHT (M): 10.41

HPO - REGISTRATION YES

LOT AREA (SQ.M): 3271.0

REQUIRED:

OCCUPANCY: RESIDENTIAL

ROOFING: ASPHALT TILE

SITE SURVEY: YES

BLDG HEIGHT (# OF STOREYS): 3

FLOOR DRAINS: 15

HOSE BIB: 5

WC: 15

BASIN: 15

KITCHEN SINK: 5

DISHWASHER: 5

CLOTHES WASHER: 5

BATHTUB: 5

HWT: 5

Required Building Inspections:

- * (10.0) Footing/Foundation (11.0) Drantile, RWL & Dampproofing (11.5) Service Lines (12.0) Under-slab plumbing. (13.0) Slab on Grade, poly (14) Rough Plumbing DWV (15.0) Waterlines & P-Trap (17.0) Framing (18.0) VB & Insulation (21.0) Bldg Final

Special Conditions:

- * This permit has been issued under BC Building Code 2012
- * - Provide trades list (Builder and trades to have a City of Langley or an Inter-municipal business licence)
- Site Survey certificate required from a BCLS at forms inspection.
- Provide engineer field reports at inspections.
- Provide schedule CB at final inspection.
- Provide a copy of the electrical permit final.

Executed this 9 day of 06, 17

By signing this document I/we confirm that I/we have read and understood the Conditions of Approval set out on the reverse side, (or attached hereto), and I/we agree to be bound by same. I/we also confirm that I/we have full authority to act as agent for the owner(s) of the site to which this Permit applies and that the owner(s) will also be bound by the Conditions of Approval.

Signature of owner/agent

Print Name of owner/agent:

Travis Tournier

Building Inspector

Date Issued:

June 7, 2017

Expiry Date:

June 7, 2019

FORM J
RENTAL DISCLOSURE STATEMENT
(Section 139)

Re: Parcel Identifier: 029-910-986 Lot 1 DL 36 Gp 2 NWD Plan EPP64778

This Rental Disclosure Statement is

☒ 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

- 1 The development described above includes twenty-one (21) residential strata lots.
- 2 The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

Description of Strata Lot	Date Rental Period Expires
NIL	N/A

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

Description of Strata Lot	Date Rental Period Expires
Strata Lots 1 to 21 inclusive	31st/December/2117

*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 conveyed before that date.

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

Date: February 27, 2018

KERR PROPERTIES 002 LTD.
by its authorized signatory:


Signature of Owner/Developer – PATRICK KERR

RECEIPT

Re: 20723 Fraser Highway, Langley, BC
PID: 029-910-986, Lot 1 DL 36 Gp 2 NWD Plan EPP64778
(the "Lands")

A residential 21 strata lot project at the Lands known as "Rossbrin"
(the "Development")

THIS IS TO CONFIRM that the undersigned is in receipt of a copy of the Disclosure Statement dated February 27, 2018 and Rental Disclosure Statement dated February 27, 2018 and has been afforded the opportunity to read the Disclosure Statement and Rental Disclosure Statement, in accordance with the *Real Estate Development Marketing Act*, and amendments thereto.

The within Receipt is provided by the undersigned this _____ day of _____,
20____.

Strata Lot # _____

Proposed Unit # _____

DATE: 2/27/2018 10:28:26 AM

SHIPPER:

Lindsay Kenney Langley

400 - 8621 - 201 Street

604-888-5811

Langley V2Y0G9

CONTACT NAME: Janice B

SPECIAL INSTR:

Signature Req.

FILE #: 20172900

CONTENT: Envelope Wt: 0 kg

LEG 1: Vehicle Rush

WAYBILL #PDX:762683

CONSIGNEE:

Superintendent of Real Estate

2800 - 555 West Hastings St

Vancouver V6B4N6

TOTAL: \$

40.50

PICK-UP DRIVER:

79

DROP-OFF DRIVER:

79

***Fax P.O.D. ***

RECEIVED BY:

TIME:

1:55

PRINT NAME:

Zovavko

DATE:

27.2.18