

CANYON GATE at JUNIPER WEST

DISCLOSURE STATEMENT - SECOND AMENDMENT

Date of Disclosure Statement: November 6, 2017

Date of any prior Amendment: June 19, 2018

Date of this Amendment: August 24, 2018

Name of Development: Canyon Gate @ Juniper West

Name of Developer: Granite Developments Inc.

Developer's Address for Service in BC: c/o Registered and Records Office
200 - 121 St. Paul Street, Kamloops, BC V2C 3K8

Name and Business Address of any Real Estate Brokerage acting on behalf of the Developer: Royal LePage Westwin Realty
800 Seymour Street, Kamloops, BC V2C 2H5

DISCLAIMER

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

PRE-SALE OF UNITS

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 [*NAME OF PURCHASER*]: _____, WHO HAS CONFIRMED THAT FACT BY INITIALLING IN THE SPACE PROVIDED HERE:

Initial(s) of
Purchaser(s)

THIS IS A PHASE DISCLOSURE STATEMENT FILED PURSUANT TO THE
REAL ESTATE DEVELOPMENT MARKETING ACT

The Disclosure Statement dated November 6, 2017 and the First Amendment to Disclosure Statement dated June 19, 2018, are amended as follows:

Paragraph 2.1 is amended as to the following changes marked in underline:

2. GENERAL DESCRIPTION

2.1 **General Description of the Development:** The development known as **Canyon Gate at Juniper West** (the "Development") is a phased building strata development located at 1951 Qu'Appelle Blvd, in the City of Kamloops, BC and is comprised of 25 single family townhouse condominium residential strata units (each a "Strata Lot" or "Unit") to be constructed in three (3) phases as follows:

<u>Phase No.</u>	<u>Type of Building and Number of Strata Units</u>
1	eight (8) residential single family townhouses (row house style)
<u>2</u>	<u>eight (8) residential single family townhouses (row house style)</u>
<u>3</u>	<u>nine (9) residential single family townhouses (row house style)</u>

The Development and Strata Lots, as proposed, are shown on the sketch plan attached as **Exhibit "A-1"** hereto showing the approximate location of each Strata Lot and the common property.

All buildings will be wood framed construction and constructed in one of the proposed home design drawings attached as:

- - **Exhibit "B-1"** for any phase with eight (8) Units
- - **Exhibit "B-2"** for any phase with nine (9) Units.

The proposed square footages of the Units range from approximately 1653 to 1668 square feet or approximately to 153 to 155 meters square. The proposed layout of the Units is set out in the attached Exhibits "B-1" and "B-2" hereto.

Actual Strata Lots are subject to changes or alterations as may be determined by the Developer without notice.

Actual Square Footage and Layout of Units, as constructed, are subject to changes or alterations as may be determined by the Developer without notice.

Parking spaces within the Development, with the exception of a single car enclosed garages and driveways specific to each Strata Lot, may be designated as limited common property. The driveways specific to each Strata Lot will be designated as limited common property for that Strata Lot.

There will be parking for visitors as, and if, required by the City of Kamloops.

There will be no common facilities within the Development.

Parking on internal strata roadways will NOT be permitted.

Each Strata Lot owner will be responsible for real property taxes levied against the Strata Lot. Property taxes are levied by and payable to the City of Kamloops.

Each Strata Lot owner will also own a proportionate share in the common property, if any, including any other assets of the strata corporation.

Each Strata Lot will be created by deposit of a strata plan (the "Strata Plan") in the Kamloops Land Title Office in accordance with the provisions of the *Strata Property Act* of British Columbia. The fee simple ownership of each Strata Lot will be owned individually by persons to whom the Developer will sell. The Developer may combine two or more phases on one Strata Plan.

Upon deposit of the Strata Plan in the Kamloops Land Title Office a strata corporation (the "Strata Corporation") will be created. All owners of Strata Lots will be part of the Strata Corporation in accordance with the *Strata Property Act*.

The Strata Corporation will own and be responsible for any common property which consists primarily of the private access roads within the Development as shown on Exhibit "A-1" as well as any improvements such as gates, lights, and landscaping that may be installed within the common property.

The Developer may apply to amend the Strata Plan and/or the number and/or the order of the phases subject to the provisions of the *Strata Property Act*. The Developer may retain ownership of some of the Strata Lots.

Due to reconfiguration of the Phasing, Strata Lot Numbers in Phases 2 and 3 have changed. Unit Numbers remain unchanged in all of Phases 1, 2 and 3. See Exhibit "A-1" for the changes.

Note: Exhibit "A" attached to the Disclosure Statement, being the proposed Sketch Plan of the Development, is deleted in its entirety and replaced with Exhibit "A-1" hereto.

Paragraph 2.3 is amended as to the following changes marked in underline:

2.3 **Phasing:** The Development is part of a three (3) phase Strata Plan, which is a development constructed and completed in parts, with a total of 25 Strata Lots. All phases and/or parts will become one strata corporation.

It is proposed that the number of Strata Lots to be created in each phase is as follows:

<u>Phase</u>	<u>Number of Strata Lots in Phase</u>
1	8
<u>2</u>	<u>8</u>
<u>3</u>	<u>9</u>

There will be no common facilities within the Development.

An approved Form P - Phasing Declaration, pursuant to the *Strata Property Act*, is required for each Strata Plan. A Form P - Phasing Declaration, will be approved by the City of Kamloops when approval of the first phase Strata Plan is granted. The approved Form P will then be filed concurrently at the Kamloops Land Title Office with the Strata Plan. A copy of the proposed Form P - Phasing Declaration is attached as Exhibit "C-2".

A Developer may elect not to proceed with any further phase in which case Section 235 of the *Strata Property Act* will apply. The Developer will deposit security with the City of Kamloops as required by the Approving Officer as a condition of approval for the common facilities, if any, to be provided as part of subsequent phases.

At this time the Developer is marketing all phases (Strata Lots 1 to 25, inclusive).

The Developer is entitled to and reserves the right to re-configure the number of Strata Lots in each phase. The Developer is entitled to and reserves the right not to proceed with subsequent phases.

Note: Exhibits "C" and "C-1" attached to the Disclosure Statement and the First Amendment to Disclosure Statement, being the proposed Form P - Phasing Declaration, are deleted in their entirety and replaced with Exhibit "C-2" hereto.

Paragraph 3.1 is amended as to the following changes marked in underline:

3. STRATA INFORMATION

3.1 **Unit Entitlement:** The unit entitlement of each Strata Lot is a figure indicating its share in the common property (if any), common facilities (if any) and the assets of the Strata Corporation, by which its contribution to the expenses of the common property is determined. The unit entitlement is based upon the habitable area in square feet or meters and rounded to the nearest whole number.

Habitable area is defined as "the area of a residential strata lot which can be lived in, but does not include patios, balconies, garages, parking stalls, or storage areas other than closet space".

A copy of the proposed Form V - Unit Entitlement that the Developer proposes to file with the Strata Plan is attached as Exhibit "E-2".

Note: Exhibits "E" and "E-1" attached to the Disclosure Statement and the First Amendment to Disclosure Statement, being the proposed Form V - Unit Entitlement, are deleted in their entirety and replaced with Exhibit "E-2" hereto.

Paragraph 3.8 is amended as to the following changes marked in underline:

3.8 **Budget:** Each Strata Lot owner will be responsible for the payment of property taxes, hydro, gas, telephone, cable or satellite TV, and contents and liability insurance for their residence. The Strata Corporation shall be responsible for the payment for those items which are set out in the proposed *ESTIMATED*

OPERATING BUDGET attached hereto as **Exhibit "G-2"**. The estimated operating budget of the Strata Corporation is for the first twelve months of operation after the conveyance of the first Strata Lot. The estimated operating budget is based on the assumption that all phases of the Development will be completed during the 12 month period following the date of conveyance of the first Strata Lot. The Developer will pay the actual expenses of the strata corporation up to and including the end of the month in which the first Strata Lot is conveyed to a purchaser.

Purchasers are cautioned that insurance rates fluctuate rapidly, snow loads vary from year to year and utility costs increase each year. The amounts set out in the ***Estimated Operating Budget*** are the Developer's best estimates only and may change substantially from year to year.

Contingency Reserve Fund

In accordance with the *Strata Property Act*, the Developer will establish a contingency reserve fund by making a minimum contribution to that fund at the time of the first conveyance of a Strata Lot to a purchaser. It is expected that the first conveyance of a Strata Lot to a purchaser will occur within 12 months of the date of deposit of the Strata Plan in the Kamloops Land Title Office, in which case the minimum contribution by the Developer to the fund will be 5% of the proposed *Estimated Operating Budget* as set out in **Exhibit "G-2"**.

The ***Estimated Operating Budget*** includes a contingency reserve fund amount equal to 5% of the estimated operating expenses (in addition to the 5% contributed by the Developer). The contingency reserve fund will increase to 10% of the estimated operating expenses after the first annual general meeting of the Strata Corporation and is required to be at least 10% each year until the contingency reserve fund is at least equal to 25% of the estimated operating expense, at which time the Strata Corporation may approve a different amount.

Note: Exhibits "G" and "G-1" attached to the Disclosure Statement and to the First Amendment to Disclosure Statement, being the proposed Estimated Operating Budget, are deleted in their entirety and replaced with Exhibit "G-2" hereto.

Exhibits attached:

- Exhibit "A-1" - proposed Sketch Plan of the Development
- Exhibit "C-2" - proposed Form P - Phasing Declaration
- Exhibit "E-2" - proposed Form V - Unit Entitlement
- Exhibit "G-2" - proposed *Estimated Operating Budget*

DEEMED RELIANCE

SECTION 22 OF THE *REAL ESTATE DEVELOPMENT MARKETING ACT* PROVIDES THAT EVERY PURCHASER WHO IS ENTITLED TO RECEIVE THIS DISCLOSURE STATEMENT IS DEEMED TO HAVE RELIED ON ANY FALSE OR MISLEADING STATEMENT OF A MATERIAL FACT CONTAINED IN THIS DISCLOSURE STATEMENT, IF ANY, AND ANY OMISSION TO STATE A MATERIAL FACT. THE DEVELOPER, ITS DIRECTORS AND ANY PERSON WHO HAS SIGNED OR AUTHORIZED THE FILING OF THIS DISCLOSURE STATEMENT ARE LIABLE TO COMPENSATE THE PURCHASER FOR ANY MISREPRESENTATION, SUBJECT TO ANY DEFENCES AVAILABLE UNDER SECTION 22 OF THE ACT.

DECLARATION


The foregoing statements disclose, without misrepresentation, all material facts relating to the Development referred to above, as required by the *Real Estate Development Marketing Act* of British Columbia, as of the 24 day of August, 2018.

GRANITE DEVELOPMENTS INC.

by its authorized signatory:



Curtis Schlosser - President

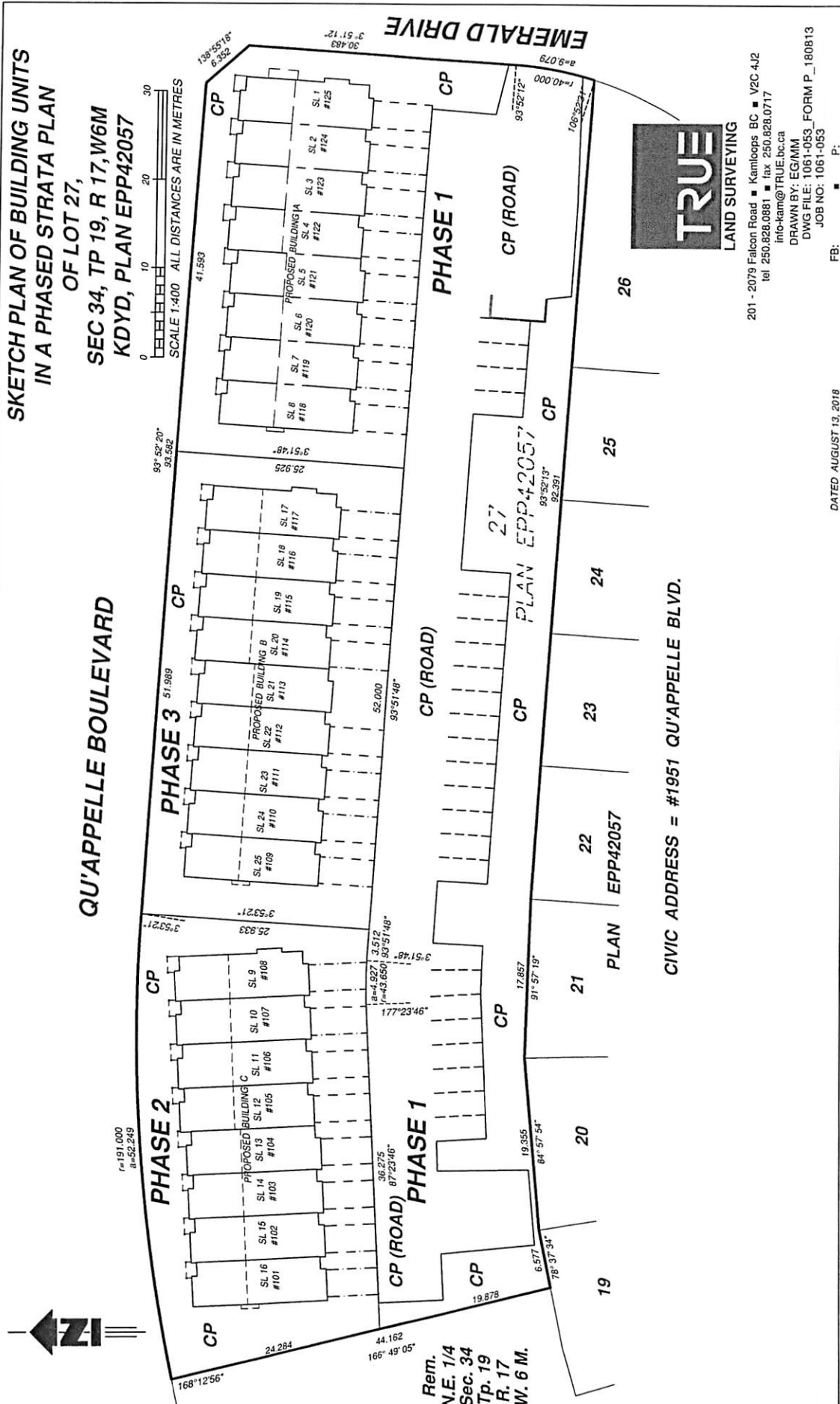


Curtis Schlosser - Director

SKETCH PLAN OF BUILDING UNITS
IN A PHASED STRATA PLAN
OF LOT 27,
SEC 34, TP 19, R 17, W6M
KDYD, PLAN EPP42057

QU'APPELLE BOULEVARD

OF LOT 27,
SEC 34, TP 19, R 17, W6M
KDYD, PLAN EPP42057



CIVIC ADDRESS = #1951 QU'APPELLE BLVD.

201 - 2079 Falcon Road ■ Kamloops BC ■ V2C 4J2
tel 250.828.0881 ■ fax 250.828.0717
info-ham@TRUE.bc.ca
DRAWN BY: EG/MM
DWG FILE: 1061-053_FORM P_180813
JOB NO: 1061-053



DATED AUGUST 13, 2018

FB: P:

Rem.
N.E. 1/4
Sec. 34
Tp. 19
R. 17
W. 6 M.

Strata Property Act

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

We, GRANITE DEVELOPMENTS INC., declare:

1. That we intend to create a strata plan by way of phased development of the following land which we own:

PID: 029-367-212 Lot 27 Sec 34 Tp 19 Rge 17 W6M KDYD Plan EPP42057

2. That the plan of development is as follows:

- a. the development shall be carried out in 3 phases as follows:

<u>PHASE</u>	<u>NUMBER OF LOTS</u>	<u>COMMON FACILITIES</u>
1	8	Nil
2	8	Nil
3	9	Nil
TOTAL:	25	Nil

- b. a sketch plan showing

- i. all the land to be included in the phased strata plan;
- ii. the present parcel boundaries;
- iii. the approximate boundaries of each phase; and
- iv. the approximate location of the common facilities;

- c. The estimated date of commencement and completion of construction for each phase is as follows:

<u>PHASE</u>	<u>COMMENCEMENT</u>	<u>COMPLETION</u>
1	September 1, 2107 to December 1, 2017	September 1, 2018 to December 1, 2018
2	July 1, 2018 to October 1, 2018	July 1, 2019 to October 1, 2019
3	August 1, 2019 to November 1, 2019	August 1, 2020 to November 1, 2020

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

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

<u>PHASE</u>	<u>NUMBER OF LOTS</u>	<u>UNIT ENTITLEMENT</u>
1	8	1233
2	8	1232
3	9	1386
TOTAL	25	3851

- e. Phase 1 will consist of phase strata lots 1 to 8, inclusive.

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

<u>PHASE</u>	<u>DATE</u>
1	September 1, 2017
2	July 1, 2018
3	August 1, 2019

Signature of Applicant

Date of approval: _____, 2018.

Signature of Approving Officer, City of Kamloops

SKETCH PLAN TO ACCOMPANY FORM P
OF A PHASED STRATA PLAN

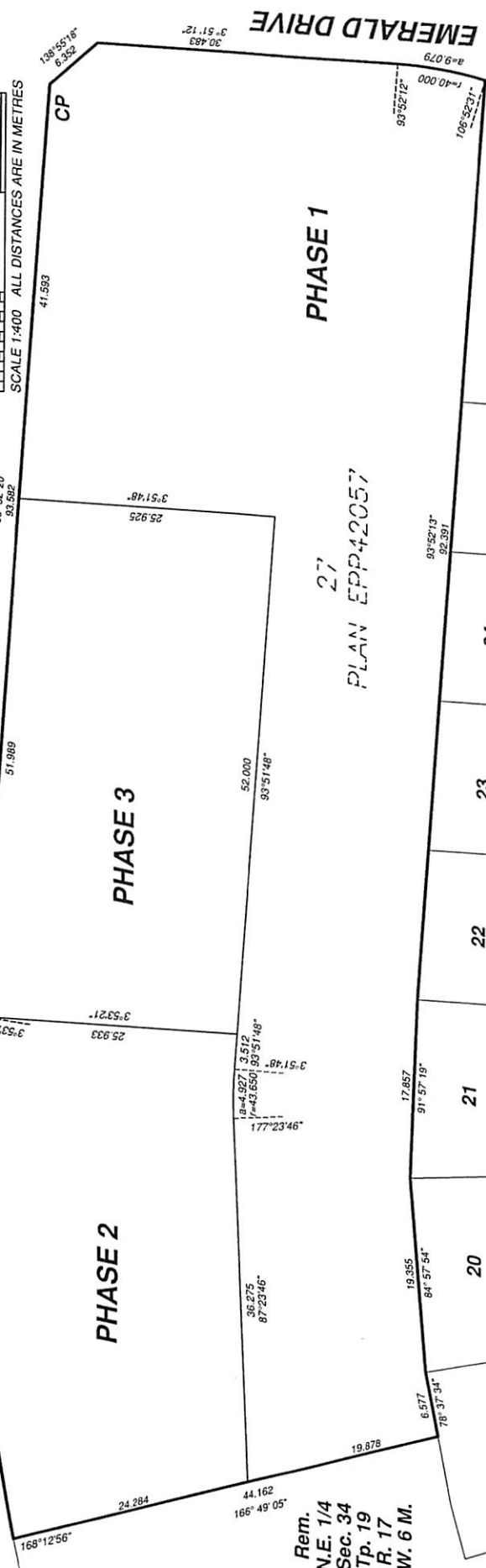
OF LOT 27,
SEC 34, TP 19, R 17, W6M
KDYD, PLAN EPP42057



QU'APPELLE BOULEVARD



r=191,000
a=52,249



Rem.
N.E. 1/4
Sec. 34
Tp. 19
R. 17
W. 6 M.

27
PLAN EPP42057

CIVIC ADDRESS = #1951 QU'APPELLE BLVD.



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DRAWN BY: EGM/M
DWG FILE: 1061-053_FORM P_180813
JOB NO: 1061-053

DATED AUGUST 13, 2018

FB: ■ P:

Strata Property Act

FORM V
SCHEDULE OF UNIT ENTITLEMENT
(Sections 245(a), 246, 264)

Re: Strata Plan EPS _____ being a strata plan of:

PID: 029-367-212 Lot 27 Sec 34 Tp 19 Rge 17 W6M KDYD Plan EPP42057

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:

- X (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, Marissa Moore, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: _____

 Signature

OR

- (b) a whole number that is the same for all of the residential strata lot 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

Unit No.	Strata Lot No.	Sheet No.	Habitable Area in m ²	Unit Entitlement	%* of Total Unit Entitlement**
125	1		153.6	154	
124	2		154.2	154	
123	3		154.3	154	
122	4		154.2	154	

Unit No.	Strata Lot No.	Sheet No.	Habitable Area in m ²	Unit Entitlement	%* of Total Unit Entitlement**
121	5		154.5	155	
120	6		154.4	154	
119	7		154.4	154	
118	8		154.3	154	
108	9		154.3	154	
107	10		154.3	154	
106	11		154.3	154	
105	12		154.3	154	
104	13		154.3	154	
103	14		154.3	154	
102	15		154.3	154	
101	16		154.3	154	
117	17		154.3	154	
116	18		154.3	154	
115	19		154.3	154	
114	20		154.3	154	
113	21		154.3	154	
112	22		154.3	154	
111	23		154.3	154	
110	24		154.3	154	
109	25		154.3	154	
Total number of lots: 25			Total unit Entitlement: 3851		

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

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

Date: _____.

Signature of Owner/Developer

CANYON GATE AT JUNIPER WEST - STRATA PLAN TO BE FILED

ESTIMATED OPERATING BUDGETS

<i>Number of Strata Lots</i>	PHASE 1 8	PHASE 2 8	PHASE 3 9
INCOME			
Owner's Contributions	25,638.90	12,146.40	12,562.20
TOTAL INCOME	25,638.90	12,146.40	12,562.20
EXPENSES			
Administration			
Engineering Fees	-	-	-
Insurance & Appraisal	3,500.00	2,500.00	2,500.00
Legal Fees	-	-	-
Accounting Fees	-	-	-
Office Charges	300.00	150.00	150.00
Total Administration	3,800.00	2,650.00	2,650.00
Utilities			
Common Area Electricity	100.00	100.00	100.00
Water	3,168.00	3,168.00	3,564.00
Waste Removal	2,880.00	2,880.00	3,240.00
Total Utilities	6,148.00	3,268.00	3,664.00
Contracts			
Landscape Contract	3,000.00	3,000.00	3,000.00
Management Fees	8,820.00	-	-
Total Contracts	11,820.00	3,000.00	3,000.00
Repairs and Maintenance			
Common Area Repairs & Maintenance	200.00	200.00	200.00
Exterior Cleaning	1,000.00	1,000.00	1,000.00
Landscaping Repairs and Maintenance	250.00	250.00	250.00
Snow Removal	1,200.00	1,200.00	1,200.00
Total Repair & Maintenance	2,650.00	2,650.00	2,650.00
Total Expenses	24,418.00	11,568.00	11,964.00
Contingency Reserve (5%)	1,220.90	578.40	598.20
Total Operating Budget	25,638.90	12,146.40	12,562.20

**CANYON GATE AT JUNIPER WEST - STRATA PLAN TO BE FILED
ESTIMATED OPERATING FEES - PHASE 1**

Unit (#)	Building	Strata Lot (#)	Phase	Habitable Area	Unit Entitlement (sm)	% of Unit Entitlement	Condo Fees	Contingency Reserve	Total Strata Fee
125	1	1	1	153.6	154	12.5%	260.39	26.04	286.43
124	1	2	1	154.2	154	12.5%	260.39	26.04	286.43
123	1	3	1	154.3	154	12.5%	260.39	26.04	286.43
122	1	4	1	154.2	154	12.5%	260.39	26.04	286.43
121	1	5	1	154.5	155	12.6%	262.08	26.21	288.29
120	1	6	1	154.4	154	12.5%	260.39	26.04	286.43
119	1	7	1	154.4	154	12.5%	260.39	26.04	286.43
118	1	8	1	154.3	154	12.5%	260.39	26.04	286.43

(IF ONLY PHASE 1 DEVELOPED**)**

**CANYON GATE AT JUNIPER WEST - STRATA PLAN TO BE FILED
ESTIMATED OPERATING FEES - PHASE 2**

Unit (#)	Building	Strata Lot (#)	Phase	Habitable Area	Unit Entitlement (sm)	% of Unit Entitlement	Condo Fees	Contingency Reserve	Total Strata Fee
125	1	1	1	153.6	154	6.2%	205.47	20.55	226.02
124	1	2	1	154.2	154	6.2%	205.47	20.55	226.02
123	1	3	1	154.3	154	6.2%	205.47	20.55	226.02
122	1	4	1	154.2	154	6.2%	205.47	20.55	226.02
121	1	5	1	154.5	155	6.3%	206.80	20.68	227.48
120	1	6	1	154.4	154	6.2%	205.47	20.55	226.02
119	1	7	1	154.4	154	6.2%	205.47	20.55	226.02
118	1	8	1	154.3	154	6.2%	205.47	20.55	226.02
108	2	9	2	154.3	154	6.2%	205.47	20.55	226.02
107	2	10	2	154.3	154	6.2%	205.47	20.55	226.02
106	2	11	2	154.3	154	6.2%	205.47	20.55	226.02
105	2	12	2	154.3	154	6.2%	205.47	20.55	226.02
104	2	13	2	154.3	154	6.2%	205.47	20.55	226.02
103	2	14	2	154.3	154	6.2%	205.47	20.55	226.02
102	2	15	2	154.3	154	6.2%	205.47	20.55	226.02
101	2	16	2	154.3	154	6.2%	205.47	20.55	226.02

(IF ONLY PHASES 1 and 2 DEVELOPED**)**

**CANYON GATE AT JUNIPER WEST - STRATA PLAN TO BE FILED
ESTIMATED OPERATING FEES - PHASE 3**

Unit (#)	Building	Strata Lot (#)	Phase	Habitable Area	Unit Entitlement (sm)	% of Unit Entitlement	Condo Fees	Contingency Reserve	Total Strata Fee
125	1	1	1	153.6	154	4.0%	182.19	18.22	200.41
124	1	2	1	154.2	154	4.0%	182.19	18.22	200.41
123	1	3	1	154.3	154	4.0%	182.19	18.22	200.41
122	1	4	1	154.2	154	4.0%	182.19	18.22	200.41
121	1	5	1	154.5	155	4.0%	183.37	18.34	201.71
120	1	6	1	154.4	154	4.0%	182.19	18.22	200.41
119	1	7	1	154.4	154	4.0%	182.19	18.22	200.41
118	1	8	1	154.3	154	4.0%	182.19	18.22	200.41
108	2	9	2	154.3	154	4.0%	182.19	18.22	200.41
107	2	10	2	154.3	154	4.0%	182.19	18.22	200.41
106	2	11	2	154.3	154	4.0%	182.19	18.22	200.41
105	2	12	2	154.3	154	4.0%	182.19	18.22	200.41
104	2	13	2	154.3	154	4.0%	182.19	18.22	200.41
103	2	14	2	154.3	154	4.0%	182.19	18.22	200.41
102	2	15	2	154.3	154	4.0%	182.19	18.22	200.41
101	2	16	2	154.3	154	4.0%	182.19	18.22	200.41
117	3	17	3	154.3	154	4.0%	182.19	18.22	200.41
116	3	18	3	154.3	154	4.0%	182.19	18.22	200.41
115	3	19	3	154.3	154	4.0%	182.19	18.22	200.41
114	3	20	3	154.3	154	4.0%	182.19	18.22	200.41
113	3	21	3	154.3	154	4.0%	182.19	18.22	200.41
112	3	22	3	154.3	154	4.0%	182.19	18.22	200.41
111	3	23	3	154.3	154	4.0%	182.19	18.22	200.41
110	3	24	3	154.3	154	4.0%	182.19	18.22	200.41
109	3	25	3	154.3	154	4.0%	182.19	18.22	200.41

(**IF PHASES 1, 2 and 3 DEVELOPED**)