

*Date Delivered* December 18, 2017 12:09PM  
*Strata Manager* HOLYWELL PROPERTIES  
*eStrataHub Order Number* 210226  
*Folio Reference* 202-875 Gibsons  
*Requestor Company* RE/MAX TOP PERFORMERS  
*Requested By* Tony Browton  
*Property Name* SOAMES PLACE  
*Strata Plan #* EPS2799  
*Strata Lot #* 6  
*Civic Address* 202-875 Gibsons Way, Gibsons BC V0N1V8

***Documents and Files in this Container for Order 210226(Folio:202-875 Gibsons)***

---

***Form B - Information Certificate***

eSH210226-01-Form B - Information Certificate\_150408 2799 Disclosure Statement\_3rd amendment.pdf  
eSH210226-04-Form B - Information Certificate\_171218 EPS 2799 Soames SL6 Form B.pdf

---

***Financial Statements (most recent)***

eSH210226-02-Financial Statements (most recent)\_Balance Sheet.pdf  
eSH210226-03-Financial Statements (most recent)\_P&L Bud vs Act.pdf

---

***Form F - Certificate of Payment***

Not Available - Form F is used when there has been a sale. Form B(b) indicates as of Dec 18,2017 there are no amount owing

## Document is not available

Document: Form F - Certificate of Payment  
Property: SOAMES PLACE  
Strata Plan #: EPS2799  
Strata Lot #: 6  
Comment: The document you requested is not available for this property.

Form F is used when there has been a sale. Form B(b) indicates as of Dec 18,2017 there are no amount owing.

**THIRD AMENDMENT TO DISCLOSURE STATEMENT DATED April 8, 2015**

**DISCLOSURE STATEMENT**

(Original dated October 21, 2013)  
(First Amendment dated July 2, 2014)  
(Second Amendment dated March 5, 2015)

FOR "**SOAMES PLACE**"

875 Gibsons Way,  
GIBSONS, BRITISH COLUMBIA

**DEVELOPER**

**LEEON PROJECTS LTD..**

679 North Road, P.O. Box 1768  
Gibsons, B.C. V0N 1V0  
ADDRESS FOR SERVICE IN BRITISH COLUMBIA:

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

The name and address of the real estate brokerage agency acting for the Developer is as follows:

**\_Sutton Group - West Coast Realty  
655 School Rd  
Box 282  
Gibsons, BC  
V0N 1V0  
Attention: Cody Robinson  
Telephone: 604-886-3031**

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 \_\_\_\_\_ *[ print Purchaser(s) name(s)]*, who has confirmed that fact by initialing in the space provided here: \_\_\_\_\_ *[Purchaser(s) initials]*

## RIGHT OF RESCISSION

Under section 21 of the *Real Estate Development Marketing Act*, the purchaser or lessee of a development unit may rescind (cancel) the contract of purchase and sale or contract to lease by serving written notice on the developer or the developer's brokerage, within 7 days after the later of the date the contract was entered into or the date the purchaser or lessee received a copy of this Disclosure Statement.

A purchaser may serve a notice of rescission by delivering a signed copy of the notice in person or by registered mail to

- (a) the developer at the address shown in the disclosure statement received by the purchaser,
- (b) the developer at the address shown in the purchaser's purchase agreement,
- (c) the developer's brokerage, if any, at the address shown in the disclosure statement received by the purchaser, or
- (d) the developer's brokerage, if any, at the address shown in the purchaser's purchase agreement.

The developer must promptly place purchasers' deposits with a brokerage, lawyer or notary public who must place the deposits in a trust account in a savings institution in British Columbia. If a purchaser rescinds their purchase agreement in accordance with the Act and regulations, the developer or the developer's trustee must promptly return the deposit to the purchaser.

## AMENDMENTS TO DISCLOSURE STATEMENT

1. The Exhibits A to F inclusive attached to the Disclosure Statement are deleted in their entirety and replaced with the Exhibits attached hereto:
  - A. Strata Plan of Development prepared by Peter Gordon BCLS and digitally signed on April 17, 2015.
  - B. Form V – Schedule of Unit Entitlement
  - C. Schedule of Voting Rights
  - D. Standard Bylaws and Form Y – Notice of Different Bylaws
  - E. Interim Budget of Operating Expenses
  - F. Interim Budget of Monthly Assessments for Strata Lots

2. Exhibit H “Ministry of Environment Certificate of Compliance” is added as an exhibit and is attached hereto.

3. Article 2.3 is amended by deleting the second full sentence in paragraph 1 and replacing it with the following:

“The estimated date range for completion of the Development is May 1, 2015 to June 30, 2015.”

4. Article 3.2 “Voting Rights” is deleted in its entirety and replaced with the following:

### “3.2 Voting Rights

The Development will be constituted in one Strata Corporation divided by “types” of strata units. There will be 4 commercial strata units and 28 residential strata units. Each residential strata unit will have 1 vote. Each commercial strata unit will have the number of votes assigned to it as shown on the Form W attached as Exhibit C. The number of votes for each commercial strata lot is calculated according to section 247(2)(a)(ii) of the *Strata Property Act* of British Columbia. The Form W will be filed in the Lower Mainland Land Title Office concurrently with the deposit of the strata plan for the Development.”

5. Article 3.4 “Limited Common Property” is deleted in its entirety and replaced with the following:

### “3.4 Limited Common Property

Limited Common Property (“LCP”) is common property designated for the exclusive use of a strata lot or lots and will be noted as such on the strata plans to be filed in the Land Title Office. Decks for the residential strata units will be designated as Limited Common Property.”

6. Article 3.5 “Bylaws” is deleted in its entirety and replaced with the following:

### “3.5 Bylaws

The Strata Corporation will be comprised of 2 types of strata units, commercial strata units and residential strata units. The bylaws of the Strata Corporation will be the Standard Bylaws scheduled to the *Strata Property Act* of British Columbia as amended by a Form Y “Owner Developers’ Notice of Different Bylaws”. A copy of the Standard Bylaws and the Form Y to be filed by the Owner Developer are attached hereto as Exhibit D.”

7. Article 3.6 “Parking” is amended by deleting the last sentence and replacing it with the following:

“The Developer has assigned parking spaces as described in the Notice of Different Bylaws attached as Exhibit D”.

8. Article 3.10 “Strata Management Contracts” is amended by replacing “Malaspina Realty and Property Management” with “Holywell Properties”
9. Article 4.3(a) is amended by adding the following thereto: “This easement is no longer used by the owner of Lot P”.
10. Article 4.3(b) is amended by adding the following thereto: “This easement is no longer used by the owner of Lot P”.
11. Article 4.6 “Environmental Matters” is amended by adding the following Article 4.6(c):

“4.6 Environmental Matters

- (c) The Developer has received a Certificate of Compliance from the Ministry of Environment, Province of British Columbia, dated March 30, 2015 regarding the sub-surface groundwater contamination at the site of the Development. Attached as Exhibit H is a copy of the Certificate of Compliance and the letter from the Ministry of Environment delivering the Certificate of Compliance to the Developer.

In all other respects the Disclosure Statement, First Amendment to Disclosure Statement, and Second Amendment to Disclosure Statement remain unamended.

**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 July 2, 2014.

**SIGNED BY THE DEVELOPER**

**LEEON PROJECTS LTD.**

**DATE: April \_\_\_\_ 2015**

PER: \_\_\_\_\_  
AUTHORIZED SIGNATORY

**SIGNED BY THE DIRECTORS OF THE DEVELOPER**

**DATE: April \_\_ 2015**

\_\_\_\_\_  
JONGIN JOHN LEE (John Lee)

\_\_\_\_\_  
SEOKWOO ANDREW LEE (Andrew Lee)

\_\_\_\_\_  
JUNWOO JUSTIN LEE (Justin Lee)

**Soames Place EPS 2799**  
**Balance Sheet**  
As of October 31, 2017

	Oct 31, 17
<b>ASSETS</b>	
Current Assets	
Chequing/Savings	
Soames Place EPS 2799 Operating	
EPS 2799 Oper 2000-1259-9314	3,491.36
Class B Shares	25.40
<b>Total Soames Place EPS 2799 Operating</b>	<b>3,516.76</b>
Soames Place EPS 2799 CRF	
EPS 2799 CRF 2000-1259-9306	9,549.60
<b>Total Soames Place EPS 2799 CRF</b>	<b>9,549.60</b>
<b>Total Chequing/Savings</b>	<b>13,066.36</b>
Accounts Receivable	
Accounts Receivable	49.70
<b>Total Accounts Receivable</b>	<b>49.70</b>
Other Current Assets	
PrePaid Insurance	8,293.92
<b>Total Other Current Assets</b>	<b>8,293.92</b>
<b>Total Current Assets</b>	<b>21,409.98</b>
<b>TOTAL ASSETS</b>	<b>21,409.98</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	10,938.79
<b>Total Accounts Payable</b>	<b>10,938.79</b>
<b>Total Current Liabilities</b>	<b>10,938.79</b>
Long Term Liabilities	
CRF Liability	9,549.60
<b>Total Long Term Liabilities</b>	<b>9,549.60</b>
<b>Total Liabilities</b>	<b>20,488.39</b>
Equity	
Unrestricted Net Assets	-4,570.78
Net Income	5,492.37
<b>Total Equity</b>	<b>921.59</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>21,409.98</b>



**Soames Place EPS 2799**  
**Profit & Loss Budget vs. Actual**  
 July through October 2017

	<u>Jul - Oct 17</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Income</b>			
Strata Fees	26,119.16	78,357.00	33.3%
Move In/Out Fees	375.00		
<b>Total Income</b>	<u>26,494.16</u>	<u>78,357.00</u>	<u>33.8%</u>
<b>Expense</b>			
<b>Common Expenses</b>			
Annual Accounting Review	0.00	175.00	0.0%
Bank Fees	60.50	150.00	40.3%
Fire Safety Inspection	0.00	1,000.00	0.0%
Fire/Safety Monitoring	478.97	1,700.00	28.2%
Insurance	4,190.08	14,000.00	29.9%
Insurance Appraisal	0.00	1,000.00	0.0%
Janitorial (Common)	0.00	2,000.00	0.0%
Landscaping	2,100.00	5,000.00	42.0%
Management Fees	4,153.00	12,459.00	33.3%
Meeting Expense	0.00	100.00	0.0%
Office & Postage	73.30	200.00	36.7%
Pest Control	0.00	250.00	0.0%
Repairs and Maintenance	0.00	500.00	0.0%
Snow Removal	0.00	1,000.00	0.0%
Utilities - Garbage	89.68	300.00	29.9%
Utilities - Hydro			
HSEPC	375.83		
HSEM	949.12		
Utilities - Hydro - Other	0.00	6,000.00	0.0%
<b>Total Utilities - Hydro</b>	<u>1,324.95</u>	<u>6,000.00</u>	<u>22.1%</u>
Utilities - Natural Gas	1,198.30	3,500.00	34.2%
WCB	0.00	50.00	0.0%
Window Cleaning	0.00	1,200.00	0.0%
<b>Total Common Expenses</b>	<u>13,668.78</u>	<u>50,584.00</u>	<u>27.0%</u>
<b>Residential Expenses</b>			
Elevator	915.60	3,500.00	26.2%
Elevator - Hydro	290.91	750.00	38.8%
Elevator - Phone	346.83	1,200.00	28.9%
Intercom	355.73	1,200.00	29.6%
Janitorial	1,740.00	3,500.00	49.7%
Parkade/Gate	0.00	500.00	0.0%
Repairs and Maintenance	0.00	500.00	0.0%
Utilities - Hydro	1,809.62	5,500.00	32.9%
<b>Total Residential Expenses</b>	<u>5,458.69</u>	<u>16,650.00</u>	<u>32.8%</u>
<b>Commercial Expenses</b>			
Surplus Income/Deficit Transfer	-500.00	-500.00	100.0%
Repairs and Maintenance	0.00	4,500.00	0.0%
<b>Total Commercial Expenses</b>	<u>-500.00</u>	<u>4,000.00</u>	<u>-12.5%</u>
<b>CRF Expense</b>	<u>2,374.32</u>	<u>7,123.00</u>	<u>33.3%</u>
<b>Total Expense</b>	<u>21,001.79</u>	<u>78,357.00</u>	<u>26.8%</u>
<b>Net Income</b>	<u><u>5,492.37</u></u>	<u><u>0.00</u></u>	<u><u>100.0%</u></u>

**Form B**  
**INFORMATION CERTIFICATE**

[am. B.C. Reg. 238/2011, Schs. 2 and 3.]  
(Section 59)

The Owners, Strata Plan       EPS 2799       certify that the information contained in this certificate with respect to Strata Lot       6       is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above     \$ 188.23
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*)     \$       0.00
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?  
x no  yes [attach copy of all agreements]
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved  
The payment is to be made by \_\_\_\_\_ [month day, year]     \$       N/A
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year     \$ \_\_\_\_\_
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund Oct 31 2017     \$   9,549.60
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?     x no  yes [attach copy of all amendments]
- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?     xno  yes [attach copy of all resolutions]
- (h.1) Are there any winding-up resolutions that have been passed?  
xno  yes [attach copy of all resolutions]
- (i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?      no xyes [attach copy of all notices]
- (j) Is the strata corporation party to any court proceeding or arbitration, or tribunal proceeding, and/or are there any judgments or orders against the strata corporation?     xno  yes [attach details]
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?     xno  yes [attach copies of all]
- (l) Number of strata lots in the strata plan that are rented           5

(m) Are there any parking stall(s) allocated to the strata lot?

no xyes

(i) *If no, complete the following by checking the correct box.*

- No parking stall available
- No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) *If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.*

- Parking stall(s) number(s) \_\_\_\_\_ is/are part of the strata lot(s)
- Parking stall(s) number(s) \_\_\_\_\_ is/are separate strata lot(s) or parts of a strata lot \_\_\_\_\_ [strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]
- Parking stall(s) number(s) \_\_\_\_\_ is/are limited common property
- x Parking stall(s) number(s) r-6 is/are common property

(iii) *For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.*

- Parking stall(s) number(s) \_\_\_\_\_ is/are allocated with strata council approval\*
- Parking stall(s) number(s) \_\_\_\_\_ is/are allocated with strata council approval and rented at \$ \_\_\_\_\_ per month\*
- x Parking stall(s) number(s) r-6 may have been allocated by owner developer assignment

Details:.....

*[Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]*

**\*Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**

(n) Are there any storage locker(s) allocated to the strata lot?

no xyes

(i) *If no, complete the following by checking the correct box.*

- No storage locker available
- No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) *If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.*

- Storage locker(s) number(s) \_\_\_\_\_ is/are part of the strata lot(s)
- Storage locker(s) number(s) \_\_\_\_\_ is/are separate strata lot(s) or parts of a strata lot \_\_\_\_\_ [strata lot number(s), if known, for each storage locker that is a separate strata lot or part of a separate strata lot]
- Storage locker(s) number(s) \_\_\_\_\_ is/are limited common property
- x Storage locker(s) number(s) 6 is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- Storage locker(s) number(s) \_\_\_\_\_ is/are allocated with strata council approval\*
- Storage locker(s) number(s) \_\_\_\_\_ is/are allocated with strata council approval and rented at \$ \_\_\_\_\_ per month\*
- Storage locker(s) number(s) \_\_\_6\_ may have been allocated by owner developer assignment

Details:.....

*[Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]*

**\*Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**

**Copies of all of the following must be attached to the certificate**


- the rules of the corporation
- x the current budget of the corporation
- x the owner developer's Rental Disclosure Statement under section 139, if any
- the most recent depreciation report, if any, obtained by the strata corporation under section 94

Date: .....December 18, 2017.....

\_\_\_\_\_  
Signature of Council Member

\_\_\_\_\_  
Signature of Second Council Member (not required if council consists of only one member)

**OR**

  
\_\_\_\_\_  
Signature of Strata Manager, if authorized by strata corporation