

Summary of Pre-sale Risks and Buyer Rights

This document highlights key risks and buyer protections for you if you are buying a pre-sale unit. It is not a substitute for reading your purchase agreement or the developer's **entire** disclosure statement, as it does not cover all of the risks, rights, or contractual terms associated with buying a pre-sale unit. It is a good idea to get advice from a lawyer or notary and to review the entire disclosure statement and your purchase agreement with them **before signing any agreement** with a developer. You may also want to seek representation from a real estate licensee.

KNOTTY PINE

Name of Development

KEY RISKS

The following risks may apply to your purchase:

Construction Delays or Failure: Construction may be delayed beyond the estimated date range for completion of construction or, in rare cases, never completed. Check section 5.1 of your disclosure statement and any amendments to the disclosure statement to confirm this date.

Closing Date Changes: Developers may postpone your closing date, affecting your move-in plans and financing.

Cancelling the Purchase Agreement: Developers may cancel your purchase agreement if sales targets are not met, occupancy is significantly delayed, or you miss required payments.

Deposit Return Without Interest: Your deposit is usually returned without interest if developers cancel your purchase agreement.

Refusal of Assignment: Developers may refuse or restrict assignment of your purchase agreement, limiting resale or transfer options.

For more information on these risks and others, see BCFSa's Consumer Guide to Pre-sale Real Estate Purchases at bcfsa.ca

CONTRACTUAL RIGHTS AND OBLIGATIONS

Section 7.2 of the disclosure statement describes important information about your purchase agreement. It summarizes the rights and obligations of both you and the developer. Review it carefully. Confirm that the developer or its representative has brought this to your attention by initialling here: _____.

Seven-Day Cancellation: You can cancel your purchase agreement within seven days of signing it by giving written notice to the developer (see Section 21 of the *Real Estate Development Marketing Act*).

☐ N/A **Building Permit Deadline:** You have the right to cancel your purchase agreement if the developer does not obtain and disclose a building permit by _____, and you also have the right to cancel within seven days after the developer discloses a building permit that shows a material change in the layout or size of your unit, the overall development, or a major common facility.

☐ N/A **Financing Commitment:** You have the right to cancel your purchase agreement if the developer does not obtain and disclose a satisfactory financing commitment by _____.

Confirm that the developer or its representative has explained to you whether these rights to cancel your purchase agreement are applicable by initialling here: _____.

This Summary of Pre-sale Risks and Buyer Rights form is prescribed by BCFSa under Policy Statement 14 and forms part of the Disclosure Statement filed under the Real Estate Development Marketing Act (British Columbia).

Real Estate Development Marketing Act of British Columbia

DISCLOSURE STATEMENT

KNOTTY PINE

A 3-Phase Strata Townhouse Development in Langford, British Columbia

This Disclosure Statement relates to an offering by 1531080 B.C. LTD. (the “Developer”) for the sale of certain proposed strata lots (the “Strata Lots”) in the first phase of a three-phased development known as Knotty Pine (the “Development”) to be constructed on certain lands and premises located within the City of Langford (the “City”).

Developer:	1531080 B.C. LTD. BC Incorporation No. BC1531080
Business Address and Address for Service:	199 Denison Road, Victoria, B.C. V8S 4K2
Real Estate Brokerage:	Alexandrite Real Estate Ltd. The Developer reserves the right to appoint additional or replacement brokerages from time to time.
Date of this Disclosure Statement:	September 29, 2026

This Disclosure Statement relates to a development property that is not yet completed. Please refer to Section 7.2 for information on the offer to purchase and agreement of purchase and sale. That information has been drawn to the attention of _____ [insert purchaser’s name], who has confirmed that fact by initialing in the space provided here:

_____ Purchaser Initials

DISCLAIMER

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

This is a Phase Disclosure Statement filed pursuant to the Real Estate Development Marketing Act.

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.

RIGHT OF RESCISSION (CONTINUED)

REGARDLESS OF WHETHER TITLE, OR THE OTHER INTEREST FOR WHICH A PURCHASER HAS CONTRACTED, TO A DEVELOPMENT UNIT HAS BEEN TRANSFERRED, A PURCHASER OF A DEVELOPMENT UNIT MAY RESCIND A PURCHASE AGREEMENT BY SERVING A WRITTEN NOTICE OF RESCISSION ON THE DEVELOPER IF THE PURCHASER DOES NOT RECEIVE AN AMENDMENT TO A DISCLOSURE STATEMENT THAT THE PURCHASER WAS ENTITLED TO RECEIVE, AND IF ALL OF THE FOLLOWING APPLY:

- (A) THE PURCHASER DOES NOT BECOME ENTITLED TO RECEIVE THE AMENDMENT TO THE DISCLOSURE STATEMENT ONLY AS A RESULT OF A REQUEST MADE UNDER SECTION 15.1(4) [PHASE DISCLOSURE STATEMENTS] OR 15.2(4) [CONSOLIDATED DISCLOSURE STATEMENTS] OF THE REAL ESTATE DEVELOPMENT MARKETING ACT;
- (B) THE AMENDMENT THE PURCHASER IS ENTITLED TO RECEIVE RELATES TO OR WOULD HAVE RELATED TO A FACT OR PROPOSAL TO DO SOMETHING THAT IS A MATERIAL FACT ON THE EARLIER OF THE FOLLOWING DATES:
 - i. THE DATE ON WHICH THE NOTICE OF RESCISSION IS SERVED ON THE DEVELOPER;
 - ii. THE DATE ON WHICH THE PURCHASE AGREEMENT REQUIRES THE DEVELOPER TO TRANSFER TO THE PURCHASER TITLE OR THE OTHER INTEREST FOR WHICH THE PURCHASER HAS CONTRACTED;
- (C) THE AMENDMENT THE PURCHASER IS ENTITLED TO RECEIVE RELATES TO OR WOULD HAVE RELATED TO A FACT OR PROPOSAL TO DO SOMETHING THAT WAS OR WOULD HAVE BEEN REASONABLY RELEVANT TO THE PURCHASER IN DECIDING TO ENTER INTO THE PURCHASE AGREEMENT;
- (D) NO MORE THAN ONE YEAR HAS ELAPSED AFTER THE TRANSFER OF TITLE OR THE OTHER INTEREST FOR WHICH THAT PURCHASER HAS CONTRACTED.

A NOTICE OF RESCISSION SERVED PURSUANT TO THE FOREGOING MUST BE SERVED ACCORDING TO THE REAL ESTATE DEVELOPMENT MARKETING REGULATION. IF A PURCHASER TO WHOM TITLE, OR THE OTHER INTEREST FOR WHICH THE PURCHASER HAS CONTRACTED, HAS BEEN TRANSFERRED SERVES A NOTICE OF RESCISSION ON A DEVELOPER, THE DEVELOPER MAY APPLY TO COURT FOR AN ORDER THAT THE PURCHASER MUST PAY TO THE DEVELOPER MARKET RENT FOR OCCUPATION OF THE DEVELOPMENT UNIT.

KNOTTY PINE DISCLOSURE STATEMENT — INDEX

1. THE DEVELOPER
 - 1.1 The Developer
 - 1.2 Purpose and Assets
 - 1.3 Registered and Records Office Address
 - 1.4 Directors
 - 1.5 Background of Developer
 - 1.6 Conflict of Interest and Related-Party Disclosure
 - 1.7 Future Development
2. GENERAL DESCRIPTION
 - 2.1 General Description of the Development
 - 2.2 Permitted Use
 - 2.3 Phasing
3. STRATA INFORMATION
 - 3.1 Unit Entitlement
 - 3.2 Voting Rights
 - 3.3 Common Property and Facilities
 - 3.4 Limited Common Property
 - 3.5 Bylaws
 - 3.6 Parking
 - 3.7 Furnishings and Equipment
 - 3.8 Budget
 - 3.9 Utilities and Services
 - 3.10 Strata Management Contracts
 - 3.11 Insurance
4. TITLE AND LEGAL MATTERS
 - 4.1 Legal Description
 - 4.2 Ownership
 - 4.3 Existing Encumbrances and Legal Notations
 - 4.4 Proposed Encumbrances
 - 4.5 Outstanding or Contingent Litigation and Liabilities
 - 4.6 Environmental Matters
5. CONSTRUCTION AND WARRANTIES
 - 5.1 Construction Dates
 - 5.2 Warranties
 - 5.3 Previously Occupied Building
6. APPROVALS AND FINANCES
 - 6.1 Development Approval
 - 6.2 Construction Financing
7. MISCELLANEOUS
 - 7.1 Deposits
 - 7.2 Purchase Agreement
 - 7.3 Developer's Commitments
 - 7.4 Other Material Facts

EXHIBITS

- A. Form P Phased Strata Plan Declaration / Preliminary Strata Plans
- B. Preliminary Form V Schedule of Unit Entitlement
- C. Excerpt from City of Langford Zoning Bylaw
- D. Proposed Interim Operating Budget
- E. Estimated Monthly Assessment
- F. Proposed Bylaws (Form Y)
- G. Form of Contract of Purchase and Sale
- H. Title Search and Encumbrance Copies
- I. Development Permit and Building Permit

1. THE DEVELOPER

1.1 The Developer

The Developer, 1531080 B.C. LTD., is a company incorporated on March 12, 2025 under the laws of the Province of British Columbia under incorporation number BC1531080.

1.2 Purpose and Assets

The Developer was incorporated for the purpose of owning and developing the lands comprising the Development. In addition to the Lands (as defined in Section 2.1), the Developer also owns a residential rental property located at 1027 Hampshire Road, Victoria, B.C. V8S 4S8, which is not part of the Development and is not being offered for sale under this Disclosure Statement.

1.3 Registered and Records Office Address

The address for the Developer's registered and records office is 201–1006 Fort Street, Victoria, B.C. V8V 3K4, c/o Murrell & Ittah, Lawyers and Notaries. The Developer's business address and address for service for communications under the Real Estate Development Marketing Act is 199 Denison Road, Victoria, B.C. V8S 4K2, as set out on the cover page of this Disclosure Statement.

1.4 Directors

The current directors of the Developer are Volodymyr Shynke, Nicholas Wise, and Michael Colwill.

1.5 Background of Developer

The following is a description of the nature and extent of the experience that the Developer and its directors have in the real estate development industry:

(a) The Developer's corporate experience and the experience of each director are as follows:

(i) The Developer is a single-purpose corporation, incorporated on March 12, 2025 to own and develop the Lands. The Developer does not have a separate operating track record. The collective experience of its directors and their affiliated entities, drawn from prior projects in the Greater Victoria area, is summarized below.

(ii) Nicholas Wise: Mr. Wise is a licensed British Columbia real estate professional, operating through Nick Wise Personal Real Estate Corporation ("Nick Wise *PREC*") for Alexandrite Real Estate Ltd. (the Vendor's Brokerage for the Development), and is the licensed REALTOR® who acted on the marketing and pre-sale program for the "Odessa" 26-unit townhouse development located at 916 Orono Avenue, Langford (developed by 829 Development Group Ltd. and substantially completed in 2024). Mr. Wise is a co-principal of Garry Oak Group, a Victoria-based residential real estate practice, which in 2024 transacted approximately \$78 million in residential sales and ranked among the top 10% of REALTORS® in the Victoria Real Estate Board.

(iii) Michael Colwill: Mr. Colwill is a co-principal of Garry Oak Group and a licensed British Columbia real estate professional, acting through Michael Colwill Personal Real Estate Corporation ("Michael Colwill *PREC*") for Alexandrite Real Estate Ltd. Mr. Colwill has acquired residential development

experience through the ownership and development of multiple infill projects in the Greater Victoria area, through property management of over 20 residential units and multiple commercial units, and through project management of large-scale residential and commercial renovations and rezoning applications.

(iv) Volodymyr Shynke: Mr. Shynke is the principal of Vatra Homes Inc., the general contractor engaged by the Developer for the construction of the Development (see Section 1.6). Mr. Shynke has experience in residential construction in British Columbia, including in connection with the “Odessa” 26-unit townhouse development at 916 Orono Avenue, Langford.

(v) A related development at the address 1234 Beach Drive, Oak Bay (marketed as “CB4”), comprising four luxury townhomes of insulated concrete form (ICF) construction with private elevators and double garages, is currently in pre-sale by an entity related to one or more of the Developer’s principals.

(b) To the best of the Developer’s knowledge, none of the Developer, any principal holder of the Developer, or any director or officer of the Developer, or any director or officer of the principal holders of the Developer, 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, none of the Developer, any principal holder of the Developer, or any director or officer of the Developer, or any director or officer of the principal holders of the Developer, 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, arrangement 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 Developer, any principal holder of the Developer, or any director or officer of the Developer, or any director or officer of the principal holders of the Developer, within the five years before the date of the Developer’s Declaration attached to this Disclosure Statement, has been a director, officer or principal holder of any other developer that, while that person was acting in that capacity, that other developer:

(i) was 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; or

(ii) 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, arrangement or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold the assets of that person.

1.6 Conflict of Interest and Related-Party Disclosure

To the best of the Developer’s knowledge, and subject to the matters disclosed in this Section 1.6, there are no existing or potential conflicts of interest among the Developer, manager, any directors, officers and

principal holders of the Developer and manager, any directors and officers of the principal holders, and any person providing goods or services to the Developer, manager or holders of the development units in connection with the Development which could reasonably be expected to affect the purchaser's purchase decision.

The Developer makes the following disclosures of related-party arrangements:

(a) Construction — Vatra Homes Inc.

The Developer has retained Vatra Homes Inc. (the "General Contractor") as the general contractor for the construction of the Development. The General Contractor is a related party to the Developer because Volodymyr Shynke, a director of the Developer, is the sole shareholder and director of the General Contractor. Mr. Shynke acts as the authorized signatory of both the Developer (as a director) and the General Contractor (as principal).

The construction contract between the Developer and the General Contractor is dated March 15, 2026 and provides for construction at a rate of approximately \$174.00 per square foot plus applicable Goods and Services Tax. The contract was not subjected to a competitive tender process and no independent valuation of the contract price was obtained; the Developer considers the contract price to be commercially reasonable for projects of this nature in the Greater Victoria construction market having regard to comparable recent local construction projects, including the Odessa development at 916 Orono Avenue, Langford (829 Development Group Ltd., completed 2024), in which Mr. Shynke was also involved.

The General Contractor is licensed by BC Housing under Residential Builder Licence No. 57394 (in good standing; expiry January 31, 2027) in accordance with Section 7 of the Homeowner Protection Act, S.B.C. 1998, c. 31. The Developer's warranty obligations are secured by the home warranty insurance described in Section 6.2 and the related Membership and Indemnity Agreement with Trisura Guarantee Insurance Company (the "Warranty Provider") and Hub Warranty Ltd. dba Pacific Home Warranty Insurance Services, as more particularly described in paragraph (c) below.

(b) Marketing — Alexandrite Real Estate Ltd. and the Listing Agents

The Developer has engaged Alexandrite Real Estate Ltd. (the "Listing Brokerage") as the brokerage for the marketing and sale of the Strata Lots. The Listing Brokerage is a related party to the Developer because the principal listing agents acting through the Listing Brokerage are:

- (i) Nicholas Wise, a director of the Developer, acting through Nick Wise Personal Real Estate Corporation ("Nick Wise *PREC*"); and
- (ii) Michael Colwill, a director of the Developer, acting through Michael Colwill Personal Real Estate Corporation ("Michael Colwill *PREC*"),

each of whom is a licensed real estate professional registered with the British Columbia Financial Services Authority ("BCFSA") under the Real Estate Services Act, S.B.C. 2004, c. 42.

Accordingly, each prospective purchaser is hereby informed that the listing agents acting on behalf of the Developer have a direct financial and governance interest in the Developer. Prospective purchasers will, in addition to receiving this Disclosure Statement, be provided by Nick Wise *PREC* and Michael Colwill *PREC* with a written Disclosure of Interest in Trade in accordance with Section 5-9 of the Real Estate

Services Rules. Prospective purchasers are strongly encouraged to obtain independent professional advice (including engagement of their own real estate professional, independent legal counsel, and tax advisor) before entering into any Purchase Agreement in respect of a Strata Lot.

The Listing Brokerage's commission payable by the Developer is governed by a separate listing agreement between the Developer and the Listing Brokerage and is not paid out of the Purchase Price for any Strata Lot. As described in Section 7.2 of this Disclosure Statement and Section 14.2 of the Contract of Purchase and Sale (Exhibit "G"), the Developer will pay a commission to any cooperating brokerage representing a purchaser, equal to three percent (3%) of the first \$100,000 of the purchase price plus one and one-half percent (1.5%) of the balance, calculated net of applicable Goods and Services Tax.

(c) Warranty Indemnity — Membership and Indemnity Agreement

The Developer's 2-5-10 home warranty insurance obligations under the Homeowner Protection Act are administered through a Membership and Indemnity Agreement (Agreement No. SHYN261) dated April 13, 2026 among Trisura Guarantee Insurance Company (the "Warranty Provider") (administered by Hub Warranty Ltd. dba Pacific Home Warranty Insurance Services), the Developer, and the following Indemnitors:

- (i) Hive Development Group Ltd., a corporation owned by Mr. Shynke;
- (ii) Wisnac Holdings Ltd., a corporation owned by Mr. Wise;
- (iii) 225 Holdings Ltd., a corporation owned by Mr. Colwill;
- (iv) 1493486 BC Ltd., a corporation owned by Mr. Shynke;
- (v) Nicholas Wise, personally;
- (vi) Michael Colwill, personally; and
- (vii) Volodymyr Shynke, personally,

each of whom has agreed to be jointly and severally liable to the Warranty Provider for the Developer's warranty-related obligations. This Indemnitor structure is a standard feature of home warranty arrangements in British Columbia and operates for the benefit of the Warranty Provider rather than for the benefit of individual purchasers.

(d) Statement of Adequacy

Subject to the matters disclosed in this Section 1.6, and to the matters which are otherwise the subject of disclosure in this Disclosure Statement, the Developer is satisfied that the related-party arrangements identified above will not unreasonably affect the purchase decision of any prospective purchaser, and the Developer has identified and disclosed these arrangements in compliance with Real Estate Development Marketing Act, BCFSA Policy Statement 1 and BCFSA Policy Statement 13. Prospective purchasers are nonetheless cautioned to take into account the related-party nature of the construction, marketing, and warranty-indemnity arrangements when assessing this Disclosure Statement and the Strata Lot.

1.7 Future Development

Neither the Developer nor any related party has any present or contemplated intention to develop any other lands adjacent to or in the vicinity of the Lands. The Development as described in this Disclosure Statement

represents the entirety of the development that is planned by the Developer in respect of the Lands, and the Developer does not intend to seek any further amendment to the Development Permit or otherwise to expand the Development beyond the 23 Strata Lots in three Phases described in this Disclosure Statement. The neighbouring townhouse development known as “Odessa,” located at 916 Orono Avenue, Langford, B.C., is a separate and distinct development that was developed by 829 Development Group Ltd. (an unrelated developer) and was substantially completed in 2024. Odessa is built, occupied, and complete; it is not part of, contemplated as an extension of, or otherwise connected to this Development. The Developer is not aware of, and is not party to, any other proposed development on adjacent or nearby lands that would form part of a larger development of which Knotty Pine is, or could be, a component.

This Section 1.7 is provided in compliance with BCFSA Policy Statement 7.

2. GENERAL DESCRIPTION

2.1 General Description of the Development

(a) Civic Address and Legal Description

The development known or to be known as Knotty Pine (the “Development”) is located at 936 Orono Avenue and 2840 Knotty Pine Road, Langford, British Columbia, which lands are currently legally described as:

Parcel Identifier: 032-329-971

LOT 1 SECTION 5 ESQUIMALT DISTRICT PLAN EPP138367

(the “Lands”).

It is intended that each Strata Lot will have a specific civic address. Pursuant to the Phase 1 Building Permits BLD26-0012 (issued in respect of Buildings C) and BLD26-0013 (issued in respect of Buildings F) both issued by the City of Langford on May 22, 2026, the Phase 1 Strata Lots have been assigned civic addresses as follows: units at 101–936 Orono Avenue, 103–936 Orono Avenue, 105–936 Orono Avenue, 107–936 Orono Avenue, 106–2840 Knotty Pine Road, 108–2840 Knotty Pine Road, 110–2840 Knotty Pine Road, and 112–2840 Knotty Pine Road, Langford, B.C. The Developer anticipates that Strata Lots in Phase 2 and Phase 3 will be assigned civic addresses at 936 Orono Avenue or 2840 Knotty Pine Road at the time of issuance of the applicable Building Permits. The Lands comprise a single legal parcel with frontage on both Orono Avenue and Knotty Pine Road.

(b) General Description of the Development

This Disclosure Statement provides general information regarding the 3-phase Development totaling 23 strata lots (the “Strata Lots”) and relates to the marketing of Phase 1, which includes a total of 8 Strata Lots within the Development. See the Sketch Plan to Accompany the Form P attached as Exhibit “A” (the “Form P Sketch Plan”) for the size and approximate location of the Strata Lots in Phases 1 through 3. The actual dimensions and location of the Strata Lots may vary from what is depicted in the Form P Sketch Plan and will be determined by the final strata plan for each Phase, which process is described in Section 2.3.

Titles for the individual Strata Lots in a particular Phase will be created by the deposit in the Land Title Office of a final surveyed strata plan (the Phase 1 Strata Plan, the Phase 2 Strata Plan and the Phase 3 Strata Plan, respectively) in respect of each such Phase. The final strata plans for each of Phases 1 to 3 will be deposited at the Land Title Office upon substantial completion of each Phase.

Phase	Number of Units	Buildings	Construction Type	Building Type	Approx. GFA (m ²)
1	8	2 (Buildings C and F)	Wood Frame	Townhouses	1,230
2	7	2 (Buildings B and E)	Wood Frame	Townhouses	1,034
3	8	2	Wood Frame	Townhouses	1,230

		(Buildings A and D)			
Total:	23	6	Wood Frame	Townhouses	3,494

Approximate gross floor area (GFA) figures above are based on the approved Development Permit and Building Permit drawings prepared by Waypoint Drafting and Design, and are and may be subject to minor adjustment on final Form V certification at deposit of each Phase Strata Plan. This Disclosure Statement applies to the 8 Strata Lots in Phase 1 of the Development.

(c) Phased Strata Plan — Phase 1

The Developer intends to deposit, in the Land Title Office, a final strata plan over the Lands creating the Strata Lots in Phase 1 (and any common property and limited common property) comprising Phase 1 of the Development substantially as shown on the Phase 1 Preliminary Strata Plan attached as Exhibit “A” hereto (the “Phase 1 Preliminary Strata Plan”).

The Developer reserves the right to amend the size, number and type of Strata Lots or parking spaces for the Development, to combine two or more Strata Lots into a single Strata Lot, to subdivide single Strata Lots into two or more Strata Lots, to renumber the Strata Lots or parking spaces, or to renumber the unit numbers assigned to the Strata Lots, and to amend the location and size of any common property and limited common property prior to filing any of the Final Strata Plans relating to the Phases of the Development.

The actual dimensions and location of the Strata Lots in Phase 1 may vary from what is depicted in the Phase 1 Preliminary Strata Plan. As a consequence of such variation, the strata lot numbers and the Unit Entitlement figure in Exhibit “B” and monthly assessment set out in Exhibit “E” in respect of any of the Strata Lots may be adjusted. In particular, the layout, dimensions, areas, lot lines and locations of the Strata Lots, Common Property and Limited Common Property, as shown on the Phase 1 Preliminary Strata Plan or in any sales brochures or other marketing materials, are provided for information purposes only and are not represented as being the actual final layout, areas, lot lines, dimensions or locations of the Strata Lots, Common Property or Limited Common Property. The Phase 1 Preliminary Strata Plan is subject to modification based on compliance with any design or building requirements imposed by the City or any other governmental authority and based on the Developer’s requirements or the advice it receives from its consultants.

(d) Phased Strata Plan — Phase 2 and Phase 3

The Developer intends to deposit, in the Land Title Office, a final strata plan over the Lands creating the Strata Lots in Phase 2 (and any common property and limited common property) comprising Phase 2 of the Development substantially as shown on the Phase 2 Preliminary Strata Plan attached as Exhibit “A” hereto (the “Phase 2 Preliminary Strata Plan”). The Developer intends to deposit, in the Land Title Office, a final strata plan over the Lands creating the Strata Lots in Phase 3 (and any common property and limited common property) comprising Phase 3 of the Development substantially as shown on the Phase 3 Preliminary Strata Plan attached as Exhibit “A” hereto (the “Phase 3 Preliminary Strata Plan”).

The Developer reserves the same rights to amend size, number, configuration and numbering of Strata Lots and common property in Phase 2 and Phase 3 as are described in Section 2.1(c). The actual dimensions and location of the Strata Lots in Phase 2 and Phase 3 may vary from what is depicted in the respective Preliminary Strata Plans, and the strata lot numbers, Unit Entitlement and monthly assessment in respect of any Strata Lots may be adjusted accordingly.

2.2 Permitted Use

(a) Zoning

The Lands are zoned CC2 (City Centre 2) under the City of Langford Zoning Bylaw No. 300, Section 6.59 (as added by Bylaw No. 1919). The CC2 Zone is intended to allow for medium-density multi-family residential development in neighbourhoods outside of the central downtown core. Permitted uses in the CC2 Zone include accessory uses, apartments, senior citizens' apartments, assisted living, home occupations (in accordance with Section 3.09 of the Bylaw), townhouses, and uses permitted by Section 3.01 of the Bylaw. Pursuant to Section 6.59.04 of the Zoning Bylaw, a Townhouse use is subject to the regulations of the RT1 Zone and not the regulations of the CC2 Zone. The Development is a townhouse development and accordingly the RT1 Zone regulations apply. An excerpt of the relevant provisions of the Zoning Bylaw is attached as Exhibit "C".

For more information relating to the zoning requirements applicable to the Development and the Strata Lots and all permissible uses applicable to the Strata Lots, purchasers are advised as follows: a full copy of the Zoning Bylaw is available for viewing on the City's website at <https://langford.ca/builders/planning-and-zoning/>, and is subject to change by the City. Purchasers may contact the City's Planning Department by phone at 250-478-7882 or by email through <https://langford.ca/contact/> (which website, website links and contact information may be updated from time to time).

(b) Bylaws, Development Permit and Other Restrictions

The Developer intends that the Strata Lots will be used for residential purposes only and such use will be subject to: the restrictions contained in the Bylaws (as defined in Section 3.5 and a copy of which are attached as Exhibit "F") of the Strata Corporation (as defined in Section 3.2 herein), the Zoning Bylaw, other bylaws applicable to the Development, the Development Permit and Building Permit (as defined in Section 6.1), the existing and proposed encumbrances referred to in Sections 4.3 and 4.4, and applicable laws of general application. Copies of the Development Permit and the Phase 1 Building Permit are set out as Exhibit "I" hereto.

2.3 Phasing

The Development is a phased strata development. A phased strata development is one that is completed in parts (phases) and all completed parts become one Strata Corporation upon the registration of the strata plan for each successive phase. The final strata plans for each phase of the Development are each a "Strata Plan". The Developer currently intends for the Development to consist of 3 phases containing 23 Strata Lots in total.

In order to construct the Development in phases, the Developer requires approval from the Approving Officer (the “Approving Officer”) of the City. A signed copy of the Form P, Phased Strata Plan Declaration (the “Form P”) preliminarily approving the phasing for the Development is attached as Exhibit “A”. The preliminarily approved Form P will be registered at the Land Title Office concurrently with the Phase 1 Strata Plan.

The Form P describes important aspects of the Development including the location, area and the estimated/approximate dates of the commencement and completion of the construction of each phase of the Development. The Form P only estimates a construction completion date. The Strata Plan for each phase must agree with the approved Form P; any changes to the Form P will require the approval of the Approving Officer in connection with the phasing of the Development as set out in the Form P, upon compliance with the provisions of the Strata Property Act (British Columbia) (the “Strata Property Act”).

The Developer may, in accordance with the Strata Property Act, amend the Phased Strata Plan Declaration, including by amending the Phased Strata Plan Declaration to alter its proposed phasing of the Development or to change the number of Strata Lots in any Phase or in the ultimate Development, and may elect not to proceed with future Phase(s) of the Development (which includes Phase 2 and Phase 3), upon compliance with the requirements of the Strata Property Act. In particular, the Developer may elect not to proceed with future Phases of the Development and may subdivide that portion of the Development which would have comprised future Phases out of the Development to create a separate legal parcel or parcels of land. In such event, such separate legal parcel or parcels of land will not form part of the Development.

The Development will not contain any amenities or common facilities (a “common facility” is defined under the Strata Property Act as a major facility in a phased strata plan, including a laundry room, playground, swimming pool, recreational centre, clubhouse or tennis court, if the facility is available for the use of owners).

The Developer is currently marketing Phase 1 at this time. The Approving Officer has reviewed the phasing proposed and based on such review, the Developer anticipates that the Approving Officer for the City will approve the phasing substantially as set out in the Form P (attached as Exhibit “A” hereto).

Prospective purchasers of the Strata Lots should be aware of the following relating to Phase 2 and Phase 3:

- (a) the construction of Phase 2 and Phase 3 of the Development will continue after the completion of construction of Phase 1 and occupancy of the Phase 1 Strata Lots;
- (b) the construction of Phase 2 and Phase 3 will involve noise, dirt, dust, vibrations and the presence of construction trailers and other construction vehicles, machinery and activities normally associated with construction projects during the period of construction; and
- (c) following the deposit of each of the Phase 2 Strata Plan and the Phase 3 Strata Plan in the Land Title Office, the monthly assessments payable by the owners of the Phase 1 Strata Lots may change (and, in particular, may increase), as follows:
 - (i) for the period of time commencing on the deposit of a Phase 2 Strata Plan, there will be one cumulative budget for the Strata Corporation, which will include the aggregate operating expenses for the Strata Corporation in respect of both Phase 1 and Phase 2 and, accordingly, monthly assessments for the

Strata Lots located in Phase 1 owing to the Strata Corporation may increase on the deposit of the Phase 2 Strata Plan in the Land Title Office; and

(ii) for the period of time commencing on the deposit of a Phase 3 Strata Plan, there will be one cumulative budget for the Strata Corporation, which will include the aggregate operating expenses for the Strata Corporation in respect of each of Phase 1, Phase 2 and Phase 3 and, accordingly, monthly assessments for the Strata Lots located in Phase 1 owing to the Strata Corporation may increase on the deposit of the Phase 3 Strata Plan in the Land Title Office.

3. STRATA INFORMATION

3.1 Unit Entitlement

The unit entitlement of a strata lot is a figure indicating the strata lot owner's share in the common property and assets of the strata corporation, and is used to determine each strata lot owner's contribution to the expenses of the strata corporation. The unit entitlement is based on the habitable area in square metres, rounded to the nearest whole number, of each strata lot. The habitable area is defined in the Regulations to the Strata Property Act as "the area of a Strata Lot which can be lived in, but does not include patios, balconies, garages, parking stalls or storage areas other than closet space". A proposed Form V Schedule of Unit Entitlement for the Strata Lots in Phase 1, Phase 2 and Phase 3 is attached as Exhibit "B" to this Disclosure Statement. The calculation of unit entitlement set out in Exhibit "B" is based on the Phase 1 Preliminary Strata Plan and may vary slightly when calculated on the basis of the Phase 1 Final Strata Plan. The calculation of unit entitlement set out in Exhibit "B" for Phase 2 and Phase 3 is based on the Phase 2 Preliminary Strata Plan and Phase 3 Preliminary Strata Plan, respectively, and may vary slightly when calculated on the basis of the Phase 2 Final Strata Plan and Phase 3 Final Strata Plan, respectively.

3.2 Voting Rights

There will be one strata corporation (the "Strata Corporation") in respect of the Strata Lots created upon the filing of the Final Phase 1 Strata Plan in the Land Title Office. Each Strata Lot within the Development will have one vote in the Strata Corporation (for certainty, being each of the Phase 1 Strata Lots, Phase 2 Strata Lots and Phase 3 Strata Lots). As each Strata Lot will have one vote and given the residential nature of the Development, the Developer does not plan to file a Form W, Schedule of Voting Rights.

3.3 Common Property and Facilities

Each Strata Lot owner, in addition to his or her own Strata Lot, will own an undivided share of the Common Property, as tenants in common, of the Development based on the Unit Entitlement of the Strata Lot.

It is intended that the common property of the Development will include the internal driveways and roads serving the Strata Lots, pathways, landscaped areas, visitor parking stalls, mechanical common property, and any other such facilities or equipment which will be located generally as indicated in Exhibit "A" (the "Common Property").

The Development will contain no common amenities or facilities, as "common facilities" is defined under the Strata Property Act (see Section 2.3 above). However, the Developer currently anticipates that there will be a shared recycling and garbage facility and a post-office mailbox installation located within the Development for all the Strata Lots in the Development.

The Developer expects that there will be no restrictions or privileges that relate to use of the Common Property except as set forth in the Strata Property Act, the bylaws of the Strata Corporation, and as otherwise set forth in this Disclosure Statement.

The cost of operating and maintaining those portions of the Common Property available for use by the owners of Strata Lots will be shared by the owners of the Strata Lots (on the basis of the Unit Entitlement — see Exhibit "B") and included in their monthly assessments (see Exhibit "E").

Notwithstanding the foregoing provisions of this Section 3.3, the Developer reserves the right to increase or decrease the proposed size, and substantially alter the proposed configuration and location, of any areas designated as Common Property. In addition, the Developer reserves the right, in its sole discretion, to designate any of the foregoing facilities as Limited Common Property for the exclusive use of the owners of certain adjacent Strata Lots. The Developer also reserves the right to expand and/or reduce the proposed size, and/or substantially alter the proposed configuration and location, of any areas designated as Common Property, including, without limitation, any of the facilities in the foregoing list, all without compensation to the Strata Corporation and/or owners of the Strata Lots.

3.4 Limited Common Property

The Developer intends to designate certain areas within the Development that may be used exclusively by one or more Strata Lot owner(s) (the “Limited Common Property”). The Developer intends to designate as Limited Common Property the patios, balconies and private yards, if any, as shown on the Phase 1 Preliminary Strata Plan attached hereto as Exhibit “A”.

The Developer reserves the right in the Developer’s sole and absolute discretion to revise any designation of Limited Common Property shown on the Phase 1 Preliminary Strata Plan and/or to designate additional areas as Limited Common Property for one or more Strata Lots prior to the deposit of the Phase 1 Final Strata Plan with the Land Title Office, including but not limited to designating parking and storage areas as limited common property instead of non-habitable portions of the Strata Lots.

The Strata Corporation is responsible for maintaining the Common Property, including Limited Common Property. However, pursuant to the Strata Property Act, an owner may be made responsible for the repair and maintenance of Limited Common Property which they use by way of the Bylaws (as defined in Section 3.5).

A designation of Limited Common Property on any of the Phase 1 Strata Plan, the Phase 2 Strata Plan, or the Phase 3 Strata Plan may only be removed or altered by unanimous resolution of the members of the Strata Corporation.

The Bylaws of the Strata Corporation (as described in Section 3.5) provide that owners of the Strata Lots will be 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:

- (1) repair and maintenance that in the ordinary course of events occurs less often than once a year; and
- (2) the repair and maintenance of 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; and
 - e. fences, railings and similar structures that enclose patios, balconies and yards.

Common expenses relating to the repair and maintenance of Limited Common Property designated for the exclusive use of less than all of the strata lots in a section will be allocated only to those Strata Lots entitled to use that Limited Common Property, and will be shared among such Strata Lots on the basis of their relative Unit Entitlement. Any special levy, however, which relates to Limited Common Property which is designated for the exclusive use of less than all of the strata lots in a section will be paid for by the owners of all Strata Lots in the section in proportion to the relative Unit Entitlement of the Strata Lots.

3.5 Bylaws

The Developer intends that the bylaws (the “Bylaws”) of the Strata Corporation will be substantially those set out in the Form Y – Notice of Different Bylaws attached hereto as Exhibit “F”. The Developer intends to register the Form Y – Notice of Different Bylaws concurrently with the deposit of the Phase 1 Final Strata Plan in the Land Title Office. Prospective purchasers should carefully review the Bylaws, which govern certain of the affairs of the owners of Strata Lots and the Strata Corporation and provide for the control, management, administration, use and enjoyment of the Strata Lots and the Common Property (including, without limitation, the Limited Common Property).

In particular, Bylaw 3 imposes limitations on the use of Strata Lots generally, including imposing limitations and conditions related to pets being permitted to be kept upon or within the Strata Lots and in or on the Common Property. Certain of the restrictions on having pets are set out in Subsection 3(5) of the Bylaws, as set out below:

(5) 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; or
- d. two dogs, two cats or one of each.

3.6 Parking

Each Strata Lot in the Development includes two parking stalls — typically a single-car garage and an immediately adjacent driveway stall, or a garage and an integrated carport, as set out in the Phase 1 Preliminary Strata Plan attached as Exhibit “A” (collectively, the “Stalls”). The Stalls are currently designated as non-habitable portions of the respective Strata Lots. Strata Lot owners will not be permitted to park on internal roads or in visitor parking stalls.

Each Strata Lot’s parking will be provided with electric vehicle (EV) charging rough-in infrastructure (energized circuit and conduit to permit future installation of a Level 2 EV charger by the owner) consistent with the requirements of the City of Langford Zoning Bylaw. The Developer will not install or supply EV charging equipment. Owners wishing to install an EV charger will be responsible for the cost of supply and installation, and any related approvals or coordination required under the Bylaws and the Strata Property Act.

The Developer will also include five (5) parking stalls for visitors (the “Visitor Stalls”) as Common Property for the use of visitors to the Strata Lots. The Visitor Stalls will be completed on a phase-by-phase basis. As such, not all of the Visitor Stalls will be available upon completion of Phases prior to the completion of Phase 3. The Visitor Stalls are not intended for the parking of typical vehicles by residents of the Development nor for parking work or utility trailers or other property or equipment of Strata Lot owners. The configuration, the size, and layout of the designated Stalls and the size, number, location, and layout of the Visitor Stalls are subject to alteration by the Developer without compensation to the Strata Corporation and/or purchasers of the Strata Lots.

During construction of later phases, workers may require use of the visitor parking spaces to complete their work in an efficient and timely manner; the Strata Corporation shall not obstruct any work vehicle from parking or passing through to complete their work. Work vehicles and vehicles operated by the Developer or Developer’s agents have extended privileges to use visitor parking stalls and the internal roads beyond the limits set by the Strata Corporation Bylaws.

Until such time as all units have sold, the marketing and sales teams may require temporary use of roadways, visitor parking spaces and other Common Property to set up displays, erect temporary fencing and signage, and flags to assist with sales.

3.7 Furnishings and Equipment

(a) Strata Lots

The following equipment/furnishings will be included in the purchase of each Strata Lot, in addition to standard finishings:

- dishwasher
- refrigerator
- washer/dryer
- oven/range (stainless steel)
- electric heat pump
- electric hot water tank
- PVC windows
- Hardie exterior cladding (primary cladding material)
- vinyl plank flooring

The above items will not be encumbered except to the extent of any mortgage registered in the Land Title Office and any general security agreement filed under the Personal Property Security Act. Any filings under the Personal Property Security Act are intended to be released upon payment in full of the construction financing by the Developer.

Any manufacturer’s warranty for appliances and equipment whether located in the Strata Lots or in the Common Property will be passed on to the purchaser or the Strata Corporation, as the case may be, if and to the extent permitted by such warranty.

3.8 Budget

The estimated operating budgets of the Strata Corporation (then being Phase 1) for the period until the first annual general meeting of the Strata Corporation (the “Proposed Interim Operating Budgets”) are attached hereto as Exhibit “D”. Monthly allocations of the projected budgets among the Phase 1 Strata Lots are shown for the same periods in the proposed interim maintenance fees attached hereto as Exhibit “E” and have been calculated by dividing the Unit Entitlement figure for each Strata Lot (from Exhibit “B” Preliminary Form V Schedule of Unit Entitlement) by the aggregate Unit Entitlement of all the then-Strata Lots, being the Phase 1 Strata Lots. The actual monthly contributions will be adjusted upon the finalization of the Unit Entitlement figures when the Phase 1 Final Strata Plan is filed, and monthly contributions will be further adjusted upon the establishment by the Strata Corporation of the actual budgets of operating expenses at the first annual general meeting of the Strata Corporation. It is expected that the operating budgets will increase over time.

With respect to the budgets:

- (a) the estimated costs are current and are based on costs experienced by existing comparable projects;
- (b) the estimated monthly strata fees for each Strata Lot are set out in Exhibit “E”. As of the date of this Disclosure Statement, the average estimated monthly strata assessment per Strata Lot in Phase 1 is approximately \$355, subject to confirmation upon finalization of Exhibit “D” and Exhibit “B”;
- (c) the budgets will adjust for the deposit of the Phase 2 Strata Plan and Phase 3 Strata Plan as further detailed in Subsection 2.3(c) above; and
- (d) pursuant to the requirements of the Strata Property Act, the Developer will establish a contingency reserve fund by making a one-time contribution to that fund at the time of the first conveyance of a Strata Lot to a purchaser as set out in the Proposed Interim Operating Budgets attached hereto as Exhibit “D”. The contribution will be as follows: 10% of the estimated operating expenses as set out in the interim budget of the strata corporation if the conveyance occurs no later than one year after the deposit of the strata plan; or the lesser of 10% of the estimated annual operating expenses set out in the interim budget of the strata corporation multiplied by the number of years since the strata plan was deposited and 50% of the estimated annual operating expenses set out in the interim budget of the strata corporation if the conveyance occurs later than one year after the deposit of the strata plan. A contingency reserve fund is established to pay for common area expenses that usually occur less often than once a year. The contingency reserve contribution 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 budgets, at which time the Strata Corporation may approve a different amount.

3.9 Utilities and Services

The usual municipal and utility services will be provided to the Development, including water, electricity, sewerage, fire protection, telephone, and access. The Development is not anticipated to have natural gas service; all heating, cooling and hot-water services to the Strata Lots will be electric.

(a) Strata Lot Taxes

Each Strata Lot owner will be responsible for the payment of real property taxes for his or her Strata Lot. Real property taxes are levied by and payable to the City.

(b) Strata Lot Expenses

The Development will be serviced by a water system (which may or may not be separately metered for each Strata Lot), electricity, sewerage, fire protection, garbage collection, recyclables collection, telephone, cablevision, wiring for internet access, and road access. There will not be natural gas available for the Development. Each Strata Lot owner will be required to arrange directly with a service provider for the provision of telephone, cablevision, internet services and any individual security systems which may be installed within the Strata Lot, and will be responsible for the hook-up and all other charges payable to the service providers.

Electricity, cable, telephone and internet are separately metered or assessed to each Strata Lot and are not included in the estimated budget set out in Exhibit “D”. Purchasers must make the appropriate application to set up accounts for these services for each Strata Lot.

(c) Common Area Expenses

Common Area utilities and other expenses related to the Common Property are paid for by the Strata Corporation as set out in the estimated Budgets attached as Exhibit “D”, and the costs will be prorated to the owners of the Strata Lots as noted and included in the monthly assessments.

3.10 Strata Management Contracts

The Developer intends to cause the Strata Corporation to enter into a management agreement with a professional management company (the “Property Manager”), not related to or affiliated with the Developer, with respect to the control, management and administration of the Common Property. Pursuant to the Strata Property Act, the Strata Management Contract will automatically terminate on the date that is four weeks after the second annual general meeting of the Strata Corporation unless the Strata Corporation, by majority vote at the second annual general meeting, resolves to continue the Strata Management Contract. The Strata Management Contract will also be terminable at any time on two months’ notice: (i) by the Strata Corporation, if the cancellation is approved by a $\frac{3}{4}$ vote at a meeting of the Strata Corporation; or (ii) by the Property Manager. The anticipated management fees payable under the Strata Management Contract are included in the interim budget in Exhibit “D” to this Disclosure Statement.

3.11 Insurance

The Property Manager will, on behalf of the Strata Corporation, obtain the following insurance coverage in the name of the Strata Corporation:

- (a) 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
- (b) liability insurance for property damage and bodily injury in an amount not less than \$2,000,000.

The items described in Subsection 3.11(a) above will be insured against major perils, including fire, earthquake, lightning, smoke, windstorm, hail, explosion, water escape, strikes, riots or civil commotion, impact by aircraft and vehicles, vandalism and malicious acts.

Each purchaser will be responsible for insuring personal property in the purchaser's own Strata Lot and taking out public liability insurance in respect of his or her Strata Lot in conjunction with the transfer of such Strata Lot(s) to the purchaser.

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.

4. TITLE AND LEGAL MATTERS

4.1 Legal Description

The legal description of the Lands is currently as follows:

Parcel Identifier: 032-329-971

LOT 1 SECTION 5 ESQUIMALT DISTRICT PLAN EPP138367

4.2 Ownership

The Developer is the registered and beneficial owner of the Lands.

4.3 Existing Encumbrances and Legal Notations

As of the date of this Disclosure Statement, the following legal notations and encumbrances are registered against title to the Lands (a copy of the Title Search is included as Exhibit “H” and copies of the principal registered Covenants and Statutory Rights of Way are also included as Exhibit “H”):

Legal Notations

This title may be affected by a permit under Part 14 of the Local Government Act, registered under number CB2794610. This refers to the Development Permit issued by the City of Langford in connection with the Development. A copy of the Development Permit is set out as Exhibit “I” hereto.

Charges, Liens and Interests

(a) COVENANT CB1196053 — registered 5 March 2024 in favour of the City of Langford. This Section 219 Covenant was granted by 829 Development Group Ltd. (the predecessor in title to the Developer) in connection with the rezoning of the original four parcels (which were subsequently consolidated into the Lands) to City Centre 2 (CC2) to allow for the construction of a townhouse development. The Covenant requires, among other things: (i) implementation of full frontage improvements, a storm water management plan, a mitigation plan, and a construction parking and traffic management plan to City of Langford Subdivision and Development Servicing Bylaw No. 1000 standards prior to the issuance of any building permit; (ii) consolidation of the four subject properties prior to the issuance of a Development Permit for Form and Character (consolidation has now been completed); (iii) registration of a separate covenant requiring garages and carports to be used for vehicle parking only (registered as CB2623483, described in paragraph (f) below); (iv) dedication of 5% of the lot area to the City as a Park, on the corner of Knotty Pine Road and Orono Avenue, prior to building permit issuance; (v) responsibility (which will be assumed by the Strata Corporation after deposit of the Phase 1 Strata Plan) for maintaining and irrigating boulevard landscaping, with the exception of boulevard trees and boulevard tree irrigation which remain the City’s responsibility; (vi) inclusion of electric heat pumps in the Townhouses; and (vii) compliance with the City’s Low Carbon Concrete Policy, including the use of ready-mix concrete meeting the weighted-average Global Warming Potential targets and provision of a Type III Environmental Product Declaration prior to building permit issuance.

(b) STATUTORY RIGHT OF WAY CB1223325 — registered 22 March 2024 in favour of British Columbia Hydro and Power Authority. This Statutory Right of Way is granted on Standard Charge Terms

ST210004 (as modified) and permits the installation, maintenance and operation of above-ground, pad-mounted or underground transformers, wires, cables, switchgear, controlgear, kiosks, underground civil works, and related fittings and components necessary or convenient for the purposes of transmitting and distributing electricity and for telecommunications, all within an Area of the Works defined as that portion of the Lands within 3 metres of either side of the centre alignment of the Works.

(c) STATUTORY RIGHT OF WAY CB1223326 — registered 22 March 2024 in favour of Telus Communications Inc. (Incorporation No. BC1101218). This Statutory Right of Way (granted by the same instrument and on the same modified Standard Charge Terms ST210004 as the BC Hydro SRW in paragraph (b)) permits the installation, maintenance and operation of telecommunications and data transmission infrastructure (transformers, fibre optic cables, wires, cables, switchgear, controlgear, kiosks, underground civil works, and related fittings and components) within the same Area of the Works.

(d) MORTGAGE CB1994881 — registered 22 April 2025 in favour of Stefan Quandt. This mortgage secures financing provided to the Developer by Mr. Quandt. The Developer intends to either discharge this mortgage upon obtaining replacement financing, or to obtain a partial discharge of this mortgage in connection with individual Strata Lot sales through the use of sale proceeds and as set out in undertakings between the Developer’s lawyers and the legal representatives of purchasers of individual Strata Lots, which undertakings will be confirmed by the Developer’s lawyers.

(e) ASSIGNMENT OF RENTS CB1994882 — registered 22 April 2025 in favour of Stefan Quandt, securing the obligations under Mortgage CB1994881 described above.

(f) COVENANT CB2623483 — registered 13 February 2026 in favour of the City of Langford. This Section 219 Covenant (registered concurrently with Priority Agreements CB2623484 and CB2623485 granting it priority over Mortgage CB1994881 and Assignment of Rents CB1994882) covenants that the Lands must not be built upon or used except in strict accordance with the Agreement, and specifically that the garages and carports on the Lands are to be used for the parking of vehicles and not for the storage of items preventing the parking of vehicles therein. This Covenant gives effect to the requirement in paragraph 2(c) of Covenant CB1196053. The Strata Corporation Bylaws will mirror this restriction (see Section 3.5 and Exhibit “F”).

(g) COVENANT CB2662810 — registered 6 March 2026 in favour of the City of Langford (registered concurrently with Priority Agreements CB2662811 and CB2662812 granting it priority over Mortgage CB1994881 and Assignment of Rents CB1994882). This Section 219 Stormwater Management Plan Covenant requires the owner of the Lands (and, following deposit of the Phase 1 Strata Plan, the Strata Corporation) to operate, monitor, repair, and maintain the stormwater management system on the Lands in accordance with the Operation and Maintenance Manual prepared by On Point Project Engineers Ltd. (which forms Schedule A to the Covenant) and with applicable City of Langford bylaw requirements. The system comprises drain mains and service laterals, drain manholes, a vertical seepage pit/infiltration manhole, and catch basins / lawn basins. The Covenant prescribes annual inspection schedules (prior to October 15 each year) and requires submission of a Storm Drainage Maintenance Report Form (Schedule B to the Covenant). The City may withhold building permits and occupancy permits for non-compliance. The Strata Corporation Bylaws will assign the ongoing stormwater inspection, maintenance, and reporting obligations to the Strata Corporation (see Section 3.5 and Exhibit “F”).

Purchasers should review the full text of each Covenant and Statutory Right of Way (copies included as part of Exhibit “H”) for the complete terms and conditions, including indemnity, enforcement, and successor-in-title provisions. The Strata Corporation, as successor in title to the Common Property of each Phase upon deposit of the relevant Strata Plan, will be bound by and required to comply with the obligations set out in these encumbrances.

4.4 Proposed Encumbrances

The following additional encumbrances may be registered against the title to the Lands:

- (a) a legal notation in respect of the Form P, Phased Strata Plan Declaration;
- (b) modifications or replacements of, and proposed encumbrances described in, Sections 4.3 and 4.4 of this Disclosure Statement and any future encumbrances or agreements contemplated in such existing encumbrances;
- (c) the Deposit Insurance Security (as described in Section 7.1), if required by an insurer in connection with the issuance of any Deposit Insurance Contract(s);
- (d) encumbrances, dedications, other rights or restrictions and/or other agreements required or deemed necessary by the City, the Approving Officer and/or the Province of British Columbia in connection with: the subdivision creating the Development parcels and/or the strata subdivision creating the Strata Lots and the Common Property; and/or the approval or issuance of all development, building permits and occupancy permits and other approvals (including, without limitation, subdivision and zoning approvals) relating to developing the Development;
- (e) any mortgage and assignment of rents or mortgages and assignments of rents (collectively, the “Future Financial Encumbrances”) in favour of a bank, banks or other construction lenders securing any construction financing obtained by the Developer in respect of the Development (see Section 6.2 Construction Financing for more details);
- (f) encumbrances such as covenants, easements, statutory rights of way and/or agreements to be granted in favour of and/or entered with the City, public or private utilities, or other entities with respect to the provision of utilities to the Development;
- (g) easements, restrictive covenants, dedications and rights of way and other rights or restrictions in favour of BC Hydro, Telus, utilities, communications suppliers, public authorities, municipalities or any other applicable government authority or public or private utility with respect to provision of utilities to the Development or in connection with the approval of the development, construction and occupation of the Lands, the Development, and the Strata Lots;
- (h) phased strata reciprocal access agreements (including covenants in favour of the City if so required by the City) as may be required for access as between the various Phases being registered against the Lands at the Land Title Office and any remainder lot to allow access over common areas of each phase and portions of the remainder lot until such time as all of the Phases have been registered at the Land Title Office;
- (i) while the Developer is not aware of any pending claims of builders liens or certificates of pending litigation (collectively, the “Claims”), the Developer acknowledges that it is not uncommon for Claims to be registered by third parties against the title to a development property during the course of the construction of

a development, whether or not such Claims are valid. Accordingly, Claims may be registered against title to the Lands, the Strata Lots and/or the Common Property. If any Claims are registered, then the Developer will use commercially reasonable efforts to remove all such Claims, and anticipates that in most cases a discharge of a Claim will be filed with the Land Title Office within a month of the Developer becoming aware of such Claim. In any event, the Developer confirms that it will file a discharge of any Claims registered against title to a Strata Lot with the Land Title Office prior to the closing of the purchase and sale of that Strata Lot or otherwise in accordance with the terms of the purchase and sale agreement relating to that Strata Lot; and

(j) any and all such non-financial encumbrances and equitable charges (which may include financial obligations, for example, to insure, maintain and repair) as may be required by the City, other governmental authorities or utilities in connection with the development of the Lands.

(k) Geotechnical Report Covenant — a Section 219 covenant in favour of the City of Langford requiring compliance with the geotechnical engineer's report and recommendations for the Development. The covenant has been executed by the Developer and is being held by the Developer's solicitors (Murrell & Ittah, Lawyers and Notaries, File 26-306-I) pending registration in the Land Title Office. Pursuant to the solicitors' undertaking to the City of Langford dated August 6, 2026 (executed in respect of Subdivision Application SUB 26-0014), the Geotechnical Report Covenant will be submitted for registration, together with a priority agreement ranking the Covenant ahead of Mortgage CB1994881 and Assignment of Rents CB1994882 held by the Construction Lender, prior to the Completion Date of the first Strata Lot in Phase 1 of the Development.

4.5 Outstanding or Contingent Litigation and Liabilities

There is no outstanding or contingent litigation or liability in respect of the Development or against the Developer which may affect the Strata Corporation or the owners of the Strata Lots.

4.6 Environmental Matters

(a) Flooding Dangers

To the best of the Developer's knowledge, the Lands on which the Development is being constructed do not lie within an area which may be subject to flooding.

(b) Condition of Soil and Subsoil

The Developer is not aware of any material issues with respect to the condition of soil or subsoil on the Lands. Geotechnical work for the Development has been conducted by Ryzuk Geotechnical.

(c) Other Environmental Matters

The Development will include normal excavation.

5. CONSTRUCTION AND WARRANTIES

5.1 Construction Dates

For the purposes of this section:

“commencement of construction” means the date of commencement of excavation in respect of construction of an improvement that will become part of a development unit within the development property, and where there is no excavation it means the date of commencement of construction of an improvement that will become part of a development unit within the development property; and

“completion of construction” means the first date that a development unit within the development property may be lawfully occupied, even if such occupancy has been authorized on a provisional or conditional basis.

As of the date of this Disclosure Statement, the estimated dates for the commencement of construction and completion of construction of each Phase of the Development are as follows:

Phase	Estimated Commencement of Construction	Estimated Completion of Construction
1	May 25, 2026	August 30, 2027
2	September 1, 2026	October 30, 2027
3	January 1, 2027	January 31, 2028

The estimated dates set out above are consistent with the dates set out in the Form P, Phased Strata Plan Declaration attached as Exhibit “A”. The estimated completion-of-construction date is based on the first estimated date that a Strata Lot within the Development may be lawfully occupied, even if such occupancy has been authorized on a provisional or conditional basis.

The foregoing dates are estimates only, made as of the date of this Disclosure Statement. Commencement and completion of construction of the Development may be earlier or later than the dates set out above due to: governmental approvals, construction schedules, financing arrangements, construction factors and/or market conditions.

The estimated completion of construction dates of each Phase set out above are not to be relied upon by purchasers of Strata Lots for determining the closing date of their purchases. The closing date for the sale and purchase of each Strata Lot will be determined in accordance with the Purchase Agreement entered into by the purchaser in respect of such Strata Lot (as described more particularly in Section 7.2), and such closing date may occur sooner or later than the estimated completion of construction date indicated above.

5.2 Warranties

(a) Each of the Strata Lots will be covered by the mandatory warranties required under the Homeowner Protection Act (British Columbia) and will include coverage for defects in materials and labour for a period of two (2) years from the date the warranty commences, defects in the building envelope(s) for a period of

five (5) years and structural defects for a period of ten (10) years. Improper or inadequate maintenance may void warranty coverage. The home warranty insurance will be issued by Trisura Guarantee Insurance Company and administered by Hub Warranty Ltd. dba Pacific Home Warranty Insurance Services. The warranties are in respect of the following:

(i) Materials and Labour Warranty: defects in materials and labour for a period of two years after the date on which the warranty begins, as follows:

(1) in the first 12 months, for other than the Common Property, common facilities and other assets of the Strata Corporation:

(A) coverage for any defect in materials and labour; and

(B) coverage for a violation of the Building Code;

(2) in the first 15 months, for the Common Property, common facilities and other assets of the Strata Corporation:

(A) coverage for any defect in materials and labour; and

(B) coverage for a violation of the Building Code;

(3) in the first 24 months:

(A) coverage for any defect in materials and labour supplied for the electrical, plumbing, heating, ventilation and air conditioning delivery and distribution systems;

(B) coverage for any defect in materials and labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the Strata Lot;

(C) coverage for any defect in materials and labour which renders the Strata Lot unfit to live in; and

(D) coverage for a violation of the Building Code;

(ii) Building Envelope Warranty: defects in the building envelope, including a defect which permits unintended water penetration such that it causes or is likely to cause material damage, for a period of five years after the date on which the warranty begins; and

(iii) Structural Defects Warranty: structural defects for a period of ten years after the date on which the warranty begins, as follows:

(1) any defect in materials and labour that results in the failure of a load-bearing part of the Strata Lot; and

(2) any defect which causes structural damage that materially affects the use of the Strata Lot for residential occupancy.

(b) Any manufacturer's warranty for appliances and equipment whether located in the Strata Lots or the Common Property will be passed on by the Developer to the purchasers or the Strata Corporation, as the case may be, if and to the extent permitted by such warranty.

(c) There are no representations or warranties, express or implied, collateral or otherwise, made by the Developer, or any of its marketing or sales representatives in connection with the Development or any Strata

Lot, except those expressly set forth in this Disclosure Statement and the Purchase Agreement entered into between the Developer and a purchaser.

5.3 Previously Occupied Building

Not applicable for the Development.

6. APPROVALS AND FINANCES

6.1 Development Approval

The City of Langford has issued the Development Permit for the Development. The original Development Permit DP24-0015 was issued by the City of Langford, and was subsequently amended by Development Permit DP25-0039 approved by the Director of Development Services on October 14, 2025, which reduced the number of townhomes from 27 to 23 (consistent with the configuration described in this Disclosure Statement) and modified certain window sizes. Copies of DP24-0015 and DP25-0039 are set out as Exhibit “I” hereto. The Developer reserves the right to seek and obtain further amendments to the Development Permit from time to time.

The City of Langford has also issued the Phase 1 Building Permits for the Development: Building Permit No. BLD26-0012 and Building Permit No. BLD26-0013, both issued on May 22, 2026, in respect of Buildings C and F (the Phase 1 buildings). Copies of both Building Permits are included as Exhibit “I” hereto. The Developer anticipates that one or more additional Building Permits will be issued by the City in connection with Phase 2 and Phase 3 of the Development; for clarity, a “Building Permit” includes one of multiple or staged Building Permits issued by the City with respect to the Development.

6.2 Construction Financing

The Developer’s funding sources for the construction of the Development comprise: (a) Mortgage CB1994881 in favour of Stefan Quandt (described in Section 4.3(d)), which provides project financing on terms negotiated between the Developer and Mr. Quandt; and (b) shareholder loans advanced by the Developer’s principal holders and their affiliated entities as required.

As permitted by Section 18 of the Real Estate Development Marketing Act and Section 4 of the form of Contract of Purchase and Sale set out as Exhibit “G” hereto, the Deposit payable by each purchaser under the Purchase Agreement is limited to twenty-five thousand dollars (\$25,000). The Developer is therefore not, in the Developer’s view and at the Developer’s commercial risk, required by Policy Statement 6 issued by the Superintendent of Real Estate to evidence a Satisfactory Financing Commitment as that term is used in Policy Statement 6, since the deposit cap that triggers Policy Statement 6 (10% of the Purchase Price) is not engaged.

The Developer will, in connection with completion of the sale of each Strata Lot, cause the holder of Mortgage CB1994881 and the holders of any future financial encumbrances registered against title to the Lands or the Common Property to provide a partial discharge in respect of the Strata Lot to be conveyed, in accordance with the customary undertakings exchanged between the Developer’s solicitors and the purchaser’s solicitors prior to or on the Completion Date.

7. MISCELLANEOUS

7.1 Deposits

Subject to legal remedies in respect of purchaser defaults under the agreement of purchase and sale entered into between the purchaser and the Developer, and except as otherwise provided in this Section 7.1, where required under the Real Estate Development Marketing Act, all deposits and other monies received from purchasers of the Strata Lots will be held in trust by Murrell & Ittah, Lawyers and Notaries, at 201–1006 Fort Street, Victoria, B.C. V8V 3K4, or such other licensee(s) under the Real Estate Services Act (British Columbia), solicitor or notary public as is appointed by the Developer, in accordance with the terms of the contract of purchase and sale and the Real Estate Development Marketing Act (British Columbia) until such time as:

- (a) all of:
 - (i) the applicable strata plan has been deposited for registration in the appropriate Land Title Office;
 - (ii) the Strata Lot purchased is capable of being occupied; and
 - (iii) an instrument evidencing the interest of the purchaser or lessee in the Strata Lot has been filed for registration in the appropriate Land Title Office; or
- (b) the agreement between the parties has been earlier terminated.

The deposit structure will be as set out in the Purchase Agreement: a deposit of 5% of the purchase price will be payable by the purchaser within two business days of the later of (i) expiry of the rescission period under section 21 of the Real Estate Development Marketing Act, and (ii) the date on which the Purchase Agreement becomes unconditional.

Notwithstanding the foregoing, the Developer may, in its discretion, enter into a deposit protection contract between the Developer and an approved insurer or another form of security agreement as contemplated by the Real Estate Development Marketing Act (the “Deposit Insurance Contract”) and, if the Developer does so, the deposit may be released to the Developer and used by the Developer for purposes related to the Development, including the construction and marketing thereof, and the Deposit Insurance Contract will remain in effect until subsections (a)(i)–(iii) above have been satisfied. The insurer under the Deposit Insurance Contract, if any, may require the Developer to grant to such insurer a mortgage and/or other security charging the Development to secure the Developer’s obligations to the insurer under the Deposit Insurance Contract (the “Deposit Insurance Security”). The Developer will cause any such Deposit Insurance Security to be partially discharged from title to any particular Strata Lot within a reasonable time after completion of the sale thereof.

If the Developer enters into a Deposit Insurance Contract, an amendment to this Disclosure Statement setting out the particulars of the Deposit Insurance Contract will be filed with the Superintendent and a copy of the amendment will be delivered to each purchaser of a Strata Lot entitled to receive the same.

7.2 Purchase Agreement

- (a) A copy of the Developer’s form of Contract of Purchase and Sale (the “Purchase Agreement”) for each of the Strata Lots is attached as Exhibit “G” hereto.

(b) Unless otherwise defined in this Disclosure Statement, each capitalized term used in this Section 7.2 will have the meaning given to it in the Purchase Agreement.

(c) The Purchase Agreement will:

(i) if applicable, be terminable at the option of the Purchaser for a period of seven (7) days after receipt of any amendment to the Disclosure Statement referred to in Section 6.1 if the layout or size of the Strata Lot, the construction of a major common facility, including a recreation centre or clubhouse, or the general layout of the Development is materially changed by the issuance of the building permit;

(ii) be terminable at the option of the Purchaser if any amended Disclosure Statement setting out the particulars of the satisfactory financing commitment is not received within twelve (12) months of the date on which the Developer filed this Disclosure Statement with the Superintendent of Real Estate (if applicable);

(iii) require that no greater than 10% of the purchase price be paid by way of deposit or otherwise until the Purchaser has received an amendment, or amendments as the case may be, to the Disclosure Statement that sets out, or set out as the case may be, particulars of a satisfactory financing commitment, where applicable; and

(iv) require that if the Purchase Agreement is terminated in accordance with the provisions set out above, all deposits paid by the Purchaser, including interest earned if applicable, will be returned promptly to the Purchaser upon notice of cancellation from the Purchaser.

(d) The Completion Date for the sale of each Strata Lot will be set by the Developer by written notice to the Purchaser. The Completion Date will be 14 days after the date on which the Developer gives such notice to the Purchaser. The Completion Notice will not be given before the Developer has received the occupancy approval (or its functional equivalent) from the City permitting the Strata Lot to be lawfully occupied.

(e) Pursuant to the terms of the Purchase Agreement, the Vendor may terminate the Purchase Agreement if the Purchaser defaults on any of the Purchaser's obligations as set out in the Purchase Agreement.

(f) Pursuant to the terms of the Purchase Agreement, the Purchase Agreement terminates if the Completion Date has not occurred by the Outside Date, as such Outside Date may be extended in accordance with the Purchase Agreement and the parties have not mutually agreed to an extension.

(g) Pursuant to the terms of the Purchase Agreement, the time for completing the sale of a Strata Lot may be extended beyond the Outside Date if the Vendor is delayed from completing the construction of a Strata Lot or satisfying any other conditions of closing as a result of any event of any nature whatsoever beyond the reasonable control of the Vendor (force majeure), in which case the Developer may extend such outside Completion Date for a period equivalent to such period of delay plus 90 days by notice in writing to the Purchaser.

(h) The Purchase Agreement provides that, without the Developer's prior consent, any assignment of the Purchase Agreement is prohibited. An assignment under the Real Estate Development Marketing Act is a transfer of some or all of the rights, obligations and benefits under a purchase agreement made in respect of a strata lot in a development property, whether the transfer is made by the purchaser under the purchase agreement to another person or is a subsequent transfer. Each proposed party to an assignment agreement

must provide the Developer with the information and records required under the Real Estate Development Marketing Act (including, without limitation, any regulations made thereunder).

(i) Notwithstanding subsection 7.2(h), and subject to subsection 7.2(j) below, the purchaser may assign its interest in the Purchase Agreement with the prior written consent of the Developer, such consent to be in the Developer's sole discretion and which may be arbitrarily withheld:

(i) to a company controlled by the Purchaser or to a family member of the Purchaser and, as a condition of such consent, the Purchaser will pay to the Developer an assignment fee of \$500.00 (plus applicable GST); or

(ii) to any other person after the date upon which the Vendor, in its sole discretion, has entered into binding purchase agreements to sell all of the Strata Lots in the Development (all Phases) and, as a condition of such consent, the Purchaser will pay to the Developer an assignment fee of \$5,000.00 (plus applicable GST).

(j) Before the Developer consents to an assignment of the purchaser's interest in the Strata Lot or in the Purchase Agreement, the Developer will be required to collect information and records under the Real Estate Development Marketing Act (including, without limitation, any regulations made thereunder) from each proposed party to an assignment agreement, including personal information respecting the following: (i) the party's identity; (ii) the party's contact and business information; and (iii) the terms of the assignment agreement. Information and records collected by the Developer must be reported by the Developer to the administrator designated under the Property Transfer Tax Act (British Columbia). The foregoing information and records may only be used or disclosed for tax purposes and other purposes authorized by section 20.5 of the Real Estate Development Marketing Act, which includes disclosure to the Canada Revenue Agency.

(k) The Purchase Agreement provides that any interest on any deposit monies will accrue to the credit of the Vendor.

(l) The Developer will pay a commission to a cooperating brokerage representing the Purchaser equal to 3% of the first \$100,000 of the purchase price plus 1.5% of the balance of the purchase price, in each case calculated net of any applicable sales taxes. The commission is reflected in the form of Purchase Agreement attached as Exhibit "G".

(m) The Purchase Agreement provides for a builders' lien holdback consistent with Section 88 of the Strata Property Act (British Columbia) and the Builders Lien Act, S.B.C. 1997, c. 45. Under that arrangement, the Purchaser is entitled to hold back from the balance of the Purchase Price payable on the Completion Date an amount equal to ten percent (10%) of the Purchase Price (the "Lien Holdback"). The Lien Holdback is paid to the Vendor's Solicitors (Murrell & Ittah) in trust on the Completion Date and is held in trust solely in respect of builders' lien claims registered against the Strata Lot in connection with work done at the request of, or materials supplied to, the Developer or its contractors. The Vendor's Solicitors release the Lien Holdback to the Developer on the fifty-sixth (56th) day following the Completion Date, less the amount of any builders' lien claims of which the Vendor's Solicitors have been notified in writing by 10:00 a.m. Pacific Time on that day. Any interest earned on the Lien Holdback during the trust period accrues for the benefit of the Developer. The Lien Holdback may not be used by the Purchaser to address any alleged

construction deficiencies; such matters are governed by the home warranty insurance described in Section 6.2 of this Disclosure Statement and Section 12.4 of the form of Contract of Purchase and Sale.

7.3 Developer's Commitments

Other than any commitments set out in the existing and proposed encumbrances registered or to be registered against title to the Lands and, when created, the Common Property and/or the Strata Lots, as set out in Sections 4.3 and 4.4 of this Disclosure Statement, there are no commitments made by the Developer to be met after completion of the sale of the Strata Lots.

7.4 Other Material Facts

(a) Marketing

The Developer will continue to carry out, for such period as the Developer determines to be necessary or desirable in connection with the marketing of the Development, marketing and sales activities within Strata Lots and on Common Property, including, without limitation, reserving the visitor parking stalls exclusively for the sales and marketing team's use, and conducting sales presentations within various Strata Lots owned or leased by the Developer in the Development, including maintaining sales areas and a sales office. The Developer also intends to place signage and temporary fencing on the Common Property and in other areas of the Development as part of its marketing and sales activities for such period of time as the Developer determines to be necessary or desirable. The Developer does not currently intend to maintain a stand-alone show suite at the Development; marketing of Phase 1 is anticipated to commence upon completion of framing of Phase 1.

(b) Ongoing Development

The Developer will also have the right to unimpeded access to the Common Property of the Development for the purpose of completing construction of the Development and carrying out any remedial and deficiency repairs with respect to any Strata Lots or the Common Property of the Development. The Developer will act reasonably in exercising their rights contemplated in this Subsection 7.4(b). Prospective purchasers should be aware that construction of the Development will involve ongoing noise, dirt, dust, vibrations and activities normally associated with construction projects, and agree to allow and jointly assist in providing unimpeded access until such time as the Development is completed.

(c) Views

Purchasers of Strata Lots are advised that the Developer does not make any representations or warranties as to the views from the Strata Lots and that any simulated views in any marketing materials relating to the Development are for illustrative purposes only and should not be relied upon by purchasers of Strata Lots. The completion of the Development and the future development of land adjacent to or in the vicinity of the Development may have a detrimental effect on the views for some or all of the Strata Lots.

(d) Goods and Services Tax and Other Taxes

Each Strata Lot is a "new home" for the purposes of the Excise Tax Act (Canada) and the purchase price for each Strata Lot is exclusive of, and subject to, applicable goods and services tax ("GST"). Strata Lots may

also be subject to the property transfer tax (the “PTT”) under the Property Transfer Tax Act (British Columbia) on closing.

Purchasers are advised that the federal First-Time Home Buyers’ GST Rebate (the “FTHB GST Rebate”), enacted by amendments to the Excise Tax Act introduced by the federal government on May 27, 2025, may, subject to eligibility and statutory conditions, provide:

(i) a full rebate of the federal GST payable in respect of a qualifying new home where the fair market value is \$1,000,000 or less; and

(ii) a partial rebate, phased out on a straight-line basis, for a qualifying new home where the fair market value is greater than \$1,000,000 and less than \$1,500,000.

No FTHB GST Rebate is available for a new home where the fair market value is \$1,500,000 or greater. The FTHB GST Rebate generally applies to agreements of purchase and sale entered into after May 26, 2025 and before 2031, where construction of the home commenced after March 19, 2025 and before 2031, the home is substantially completed before 2036, and ownership or possession is transferred before 2036. Eligibility is restricted to a “first-time home buyer” as defined in the legislation, which generally requires that the buyer (and the buyer’s spouse or common-law partner, if any) has not owned and lived in a home (in Canada or elsewhere) during the current calendar year or any of the four preceding calendar years.

Purchasers are further advised that the British Columbia Newly Built Home Exemption under the Property Transfer Tax Act may, subject to eligibility and statutory conditions, provide a full exemption from PTT on a qualifying purchase of a principal residence with a fair market value of \$1,100,000 or less, and a partial exemption (phased out on a straight-line basis) where the fair market value is greater than \$1,100,000 and less than \$1,150,000. No Newly Built Home Exemption is available where the fair market value is \$1,150,000 or greater. The British Columbia First-Time Home Buyers’ Program may, independently and where eligible, provide a full PTT exemption where the fair market value is \$835,000 or less, and a partial exemption where the fair market value is greater than \$835,000 and less than \$860,000.

The Developer makes no representation or warranty as to any individual purchaser’s eligibility for, or entitlement to, the FTHB GST Rebate, the existing GST New Housing Rebate, the British Columbia Newly Built Home Exemption, the British Columbia First-Time Home Buyers’ Program, or any other tax rebate, exemption or benefit. Eligibility for each of these programs is determined by statute and may depend on, among other things, the purchaser’s residency status, prior home ownership, intended use of the Strata Lot as a principal residence, occupancy requirements following closing, and the price and characteristics of the Strata Lot. Purchasers are advised to obtain independent tax and legal advice in respect of all such matters before entering into the Purchase Agreement.

(e) Other Contracts Affecting the Development

The Developer has not entered into any agreements with respect to the Development other than the agreements described in this Disclosure Statement. When appropriate to do so, the Developer anticipates that it will enter into, or cause the Strata Corporation to enter into or to assume, some or all of the following agreements:

(i) maintenance and rental agreement or agreements with respect to certain Common Property equipment;

- (ii) utilities and other service agreements referred to in Section 3.9;
- (iii) landscaping and gardening maintenance agreement;
- (iv) fire alarm system monitoring agreement;
- (v) private garbage removal/recycling agreement;
- (vi) any unregistered agreements (including, without limitation, indemnity agreements) required by the City, other governmental authorities, and/or utility providers in order to approve all development, building, and occupancy permits and other approvals (including, without limitation, subdivision and zoning approvals) required in respect of the development of the Lands;
- (vii) certain of the agreements set out in Sections 4.3 and 4.4;
- (viii) agreement(s) respecting storm-water and/or sanitary-sewer system management, operation, repair and replacement;
- (ix) agreements and licences with the neighbouring properties;
- (x) Strata Management Contract set out in Section 3.10;
- (xi) any agreements with third parties for the provision of services not specifically referred to above in this Subsection 7.4(e) (including, without limitation, inspection, testing, monitoring, servicing, cleaning, management, insurance coverage, maintenance and repair) which are required in connection with the security, operation and maintenance of the Common Property, common facilities and/or common assets of the Strata Corporation; and
- (xii) any other agreements not specifically referred to herein which the Developer believes are for the benefit of the Strata Corporation and the Development in general.

Except as otherwise expressly described in this Disclosure Statement, upon the deposit of the Phase 1 Strata Plan in the Land Title Office, the Developer will cause the Strata Corporation to assume all of the obligations of the Developer under the legal notations and encumbrances described in Sections 4.3 and 4.4 hereof and the agreements described in this Subsection 7.4(e), and, thereafter, the Strata Corporation will be solely responsible, at its cost, for complying with all such obligations.

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 29th day of September, 2026.

Dated at Victoria, British Columbia, this 29th day of September, 2026.

Developer:

1531080 B.C. LTD.

Per: _____

Authorized Signatory

The directors of 1531080 B.C. LTD. in their personal capacities:

VOLODYMYR SHYNKE

NICHOLAS WISE

MICHAEL COLWILL

EXHIBITS

The following exhibits form part of this Disclosure Statement and are attached hereto:

Exhibit “A” — Form P Phased Strata Plan Declaration and Preliminary Strata Plans

Form P Phased Strata Plan Declaration executed by the Developer and approved by the Approving Officer for the City of Langford, together with the Preliminary Strata Plan sketch prepared by Bennett Land Surveying Ltd.

Exhibit “B” — Preliminary Form V Schedule of Unit Entitlement

Preliminary Form V Schedule of Unit Entitlement prepared on a habitable-area basis in accordance with Section 246 of the Strata Property Act (British Columbia). Final Form V, certified by the Land Surveyor, will be filed with the strata plan at the Land Title Office upon deposit of each Phase.

Exhibit “C” — Excerpt from City of Langford Zoning Bylaw No. 300, Section 6.59 (CC2 Zone) and applicable RT1 Zone provisions

Excerpt from the City of Langford Zoning Bylaw No. 300, Section 6.59 (CC2 Zone).

Exhibit “D” — Proposed Interim Operating Budget

Proposed Interim Operating Budget for the Strata Corporation showing anticipated line items, contingency, and developer contribution for the twelve-month period following the deposit of the Phase 1 Strata Plan.

Exhibit “E” — Estimated Monthly Assessment

Estimated Monthly Assessment schedule for each Strata Lot in Phase 1, based on the Proposed Interim Operating Budget and the Preliminary Form V Schedule of Unit Entitlement.

Exhibit “F” — Proposed Bylaws (Form Y – Notice of Different Bylaws)

Proposed Bylaws of the Strata Corporation, prepared in Form Y under Section 245 of the Strata Property Act (British Columbia), adjusted for project-specific provisions.

Exhibit “G” — Form of Contract of Purchase and Sale

Form of Contract of Purchase and Sale between the Developer and each Purchaser. The per-Strata Lot purchase price is set out in the Particulars at the time of offer.

Exhibit “H” — Title Search and Encumbrance Copies

Title Search for Title No. CB1994495 dated 29 September 2026, together with copies of registered Covenants CB1196053, CB2623483, CB2662810 and Statutory Rights of Way CB1223325 and CB1223326.

Exhibit “I” — Development Permit DP24-0015, Development Permit Amendment DP25-0039, and Phase 1 Building Permits BLD26-0012 and BLD26-0013

Development Permit DP25-0039 (amending DP24-0015) signed by the City of Langford on 14 October 2025, and Phase 1 Building Permits BLD26-0012 and BLD26-0013 issued by the City of Langford on 22 May 2026.

EXHIBIT A

Form P — Phased Strata Plan Declaration

Strata Property Act
FORM P
PHASED STRATA PLAN DECLARATION

(Phase Unit Entitlement values aligned with the Form V Schedule of Unit Entitlement (habitable area basis, storage rooms excluded per Developer instruction 26 May 2026). To be executed by the Owner Developer and approved by the City of Langford Approving Officer pursuant to SPA § 222(1) prior to filing at the Victoria Land Title Office.)
(Sections 221, 222)

We, 1531080 B.C. LTD, declare:

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

Parcel Identifier (PID)	Legal Description
032-329-971	LOT 1 SECTION 5 ESQUIMALT DISTRICT PLAN EPP138367

2. That the plan of development is as follows:

(a) a schedule setting out the number of phases in the order they will be deposited and specifying any common facility to be constructed in conjunction with a particular phase (see Schedule A);

Phase Number	Common Facilities
1	None
2	None
3	None

(b) attached hereto as Schedule "A" is a sketch plan by DANU K. VANDERMARK, B.C.L.S., showing:

- (i) all 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 (see attached Sketch Plan);

(c) the following is a schedule setting out the estimated date for the beginning and completion of construction of each phase (see Schedule A);

Phase Number	Estimated Date for Commencement of Construction	Estimated Date for Completion of Construction
1	May 25, 2026	August 30, 2027
2	September 1, 2026	October 30, 2027
3	January 1, 2027	January 31, 2028

(d) a statement of the unit entitlement of each phase and the total unit entitlement of the completed development (see Schedule B);

Phase Number	Unit Entitlement
1	1214
2	1009
3	1214
Total	3437

(e) a statement of the maximum number of units and general type of residence or other structure to be built in each phase (see Schedule B).

Phase Number	Number of Units	Type of Residence
1	8	Townhouses
2	7	Townhouses
3	8	Townhouses
Total	23	Townhouses

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

Phase Number	Date
1	May 25, 2026
2	September 1, 2026
3	January 1, 2027

Signature of Applicant:

1531080 B.C. LTD

Per: _____
Authorized Signatory, Volodymyr Shynke

Date of Approval: _____ *

CITY OF LANGFORD

Signature of Approving Officer

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

Schedule "A"

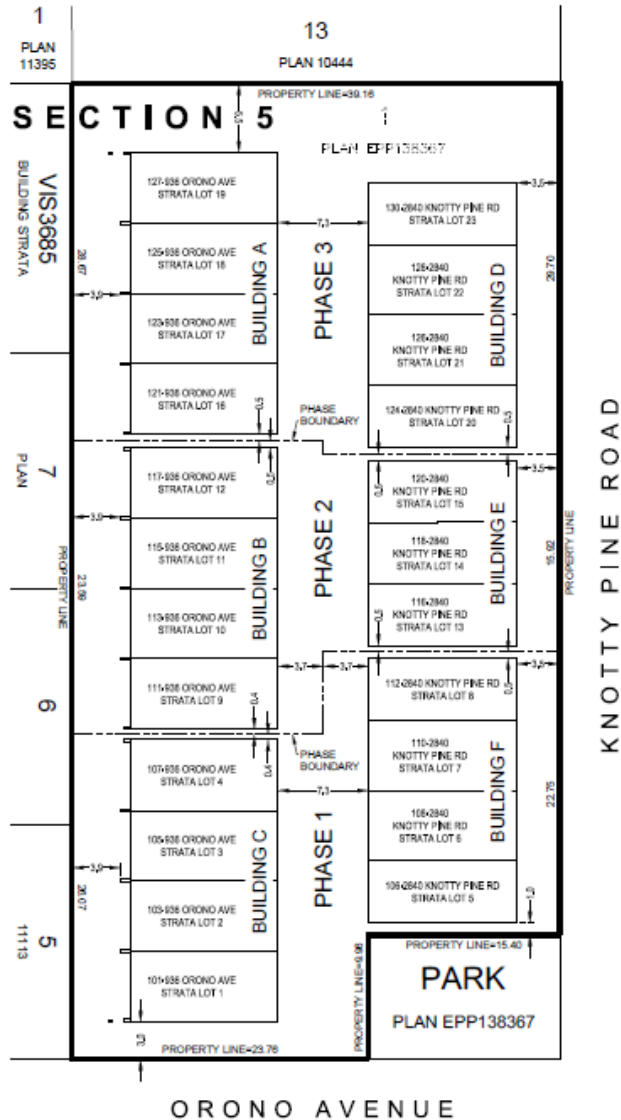
SKETCH PLAN OF PROPOSED 3 PHASE BUILDING STRATA ON LOT 1, SECTION 5, ESQUIMALT DISTRICT, PLAN EPP138367.

TO ACCOMPANY PHASED STRATA PLAN DECLARATION FORM P

"KNOTTY PINE PHASE 2"

936 ORONO AVENUE
2540 KNOTTY PINE ROAD
CITY OF LANGFORD

5 0 5 10
ALL DISTANCES ARE IN METRES
AND DECIMALS THEREOF.
THE INTENDED PLOT SIZE OF THIS PLAN IS
280mm IN WIDTH BY 432mm IN HEIGHT (B SIZE)
WHEN PLOTTED AT A SCALE OF 1:300



ORONO AVENUE

REVISION: DATED: 2025-04-20.

THIS PLAN HAS BEEN PREPARED FOR PRELIMINARY PURPOSES ONLY
AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT
OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE
CONSENT OF BENNETT LAND SURVEYING LTD.

BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR
LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY
AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON
THIS DOCUMENT.

bennett

LAND SURVEYING LTD.
BC LAND SURVEYORS
3099 WASHINGTON AVE.
VICTORIA, BC
V8A 1P7
TEL 250-754-5518
www.bennettsurveys.com

NOTE:

BUILDING AND PHASE BOUNDARY
LOCATIONS ARE BASED ON DETAILS
OR INFORMATION RECEIVED
2025-11-24 FROM VLAD SHYNYKE.

O:\JOBS\2026\110518.01-2834-TO-2838-KNOTTY-PINE-RD-LANG\110518.01-DRAWINGS\110518.01-SKETCHES\110518.01-04-2026-04-20 FORM P.DWG

EXHIBIT B

Form V — Schedule of Unit Entitlement

Proposed Schedule of Unit Entitlement based on Waypoint Drafting and Design approved Building Permit plans, with storage rooms excluded per Developer's instruction. To be verified, finalized, and certified by Danu K. Vandermark, B.C.L.S. prior to filing.

KNOTTY PINE

Exhibit “B” (Proposed)

FORM V — SCHEDULE OF UNIT ENTITLEMENT

(Strata Property Act, Sections 245(c) and 246; Strata Property Regulation, Section 14.2)

Re: the Phase Strata Plan — Knotty Pine, comprising 23 strata lots in three phases at 936 Orono Avenue and 2840 Knotty Pine Road, Langford, B.C. (Lot 1, Section 5, Esquimalt District, Plan EPP138367; PID 032-329-971)

Methodology

Pursuant to Section 14.2(1)(b) of the Strata Property Regulation, B.C. Reg. 43/2000 (the “Regulation”), the unit entitlement of each residential strata lot in a building strata plan deposited after January 1, 2002 must be calculated as “the habitable area in square metres of the strata lot, as calculated by a British Columbia land surveyor, rounded to the nearest whole number, as set out in a certificate of a British Columbia land surveyor.”

“Habitable area” is defined in Section 1 of the Regulation as the area of a residential strata lot “that can be lived in, but does not include patios, balconies, garages, parking stalls, storage areas other than closet space within the habitable area, or any similar areas.”

Sources of Area Data

The per-floor areas below are taken from the Waypoint Drafting and Design approved Building Permit plans for the Development (drawing set “P2 BLDG F” dated 2026-03-09, with revisions 2025-12-16 “ADDRESS & UNIT #” and 2026-02-27 “REVISION”). The Building Permit drawings were approved by the City of Langford under Phase 1 Building Permits BLD26-0012 and BLD26-0013, both issued on May 22, 2026.

Treatment of Specific Areas

In computing habitable area for each Strata Lot, the following areas are excluded:

- (a) the attached garage of each Strata Lot (excluded as a “garage” under the Regulation § 1 definition);
- (b) the carport adjacent to each end-unit Strata Lot in Buildings D, E, and F (excluded as a “parking stall” under the Regulation § 1 definition; carports are open-air covered parking and are not included in the Gross Floor Area shown on the Waypoint plans);
- (c) the unfinished storage room of approximately 89 square feet on the lower floor of each small end-unit Strata Lot in Buildings D, E, and F (and of the medium middle-unit Strata Lot E 118), which is part of the Strata Lot but is comparable in character to a garage and is therefore excluded as a “storage area other than closet space within the habitable area” under the Regulation § 1 definition; this treatment has been confirmed by the Developer (26 May 2026);
- (d) any private exterior decks, balconies, patios, and yards designated as Limited Common Property (excluded as “patios, balconies” under the Regulation § 1 definition; these areas are not included in the Gross Floor Area shown on the Waypoint plans);
- (e) any common-property hallways, stairwells, mechanical rooms, and similar areas (which do not form part of any Strata Lot).

Conversions from imperial to metric units are computed at the standard factor of 1 square foot = 0.092903 m². The unit entitlement for each Strata Lot is then computed as the habitable area in square metres rounded to the nearest whole number, in accordance with Regulation § 14.2(1)(b).

BCLS NOTE: Bennett Land Surveying Ltd. to verify the per-floor areas against on-site measurement, confirm the precise storage-room dimensions (assumed at 89 sq.ft. each in this draft), and confirm the treatment of any other features that may bear on habitable area (e.g., the interior staircases, the “entry” areas on the lower floor of small units, mechanical closets within the habitable area, and any encroachments). The unit entitlement values below should be regarded as proposed only and are subject to the surveyor's final certification.

Schedule of Unit Entitlement

The following Schedule sets out the proposed unit entitlement of each Strata Lot in the Development, calculated in accordance with the methodology described above.

Phase	Strata Lot	Bldg	Type	GFA (sf)	Less Storage (sf)	Habitable (sf)	Habitable (m ²)	UE
Phase 1	101	C	Large	1,753.48	—	1,753.48	162.90	163
Phase 1	103	C	Large	1,738.33	—	1,738.33	161.50	161
Phase 1	105	C	Large	1,738.33	—	1,738.33	161.50	161
Phase 1	106	F	Small	1,356.92	(89.00)	1,267.92	117.79	118
Phase 1	107	C	Large	1,753.48	—	1,753.48	162.90	163
Phase 1	108	F	Large	1,773.50	—	1,773.50	164.76	165
Phase 1	110	F	Large	1,773.50	—	1,773.50	164.76	165
Phase 1	112	F	Small	1,356.92	(89.00)	1,267.92	117.79	118
Phase 1 Subtotal				(8 units)		13,066.46	1,213.91	1214
Phase 2	111	B	Large	1,753.48	—	1,753.48	162.90	163
Phase 2	113	B	Large	1,738.33	—	1,738.33	161.50	161
Phase 2	115	B	Large	1,738.33	—	1,738.33	161.50	161
Phase 2	116	E	Small	1,355.76	(89.00)	1,266.76	117.69	118
Phase 2	117	B	Large	1,753.48	—	1,753.48	162.90	163
Phase 2	118	E	Medium	1,434.73	(89.00)	1,345.73	125.02	125
Phase 2	120	E	Small	1,355.76	(89.00)	1,266.76	117.69	118
Phase 2 Subtotal				(7 units)		10,862.87	1,009.19	1009
Phase 3	121	A	Large	1,753.48	—	1,753.48	162.90	163
Phase 3	123	A	Large	1,738.33	—	1,738.33	161.50	161
Phase 3	124	D	Small	1,356.92	(89.00)	1,267.92	117.79	118
Phase 3	125	A	Large	1,738.33	—	1,738.33	161.50	161

Phase	Strata Lot	Bldg	Type	GFA (sf)	Less Storage (sf)	Habitable (sf)	Habitable (m²)	UE
Phase 3	126	D	Large	1,773.50	—	1,773.50	164.76	165
Phase 3	127	A	Large	1,753.48	—	1,753.48	162.90	163
Phase 3	128	D	Large	1,773.50	—	1,773.50	164.76	165
Phase 3	130	D	Small	1,356.92	(89.00)	1,267.92	117.79	118
Phase 3 Subtotal				(8 units)		13,066.46	1,213.91	1214
TOTAL — DEVELOPMENT				(23 units)		36,995.79	3,437.02	3437

Phase Summary

The aggregate habitable area and unit entitlement of each Phase, and of the completed Development, are summarized below for comparison with the Phased Strata Plan Declaration (Form P) filed in respect of the Development.

	Phase 1	Phase 2	Phase 3	Total
Buildings	C and F	B and E	A and D	All
Number of Strata Lots	8	7	8	23
Habitable Area (m²)	1,213.91	1,009.19	1,213.91	3,437.02
Aggregate Unit Entitlement	1214	1009	1214	3437
<i>Form P stated Phase UE (filed)</i>	1,230	1,034	1,230	3,494
<i>Difference vs Form P</i>	-16	-25	-16	-57

FORM P AMENDMENT REQUIRED: The Form P Phased Strata Plan Declaration currently filed in respect of the Development (dated 25 May 2026) shows aggregate Phase Unit Entitlements of 1,230, 1,034, and 1,230 m² for Phases 1, 2, and 3 respectively (Total 3,494). These figures were calculated using Gross Floor Area (i.e., without excluding the small-end-unit storage rooms). Once the Form V Schedule of Unit Entitlement set out above is certified by Bennett Land Surveying Ltd. on the habitable-area basis required by Regulation §14.2(1)(b) (i.e., excluding the storage rooms), the Form P phase totals will need to be reduced accordingly. The Form P should be amended to show Phase 1: 1214 m²; Phase 2: 1009 m²; Phase 3: 1214 m²; Total 3437 m² to align with the certified Form V. Aharon to coordinate this amendment with the City of Langford Approving Officer.

Certificate of British Columbia Land Surveyor

I, Danu K. Vandermark, a British Columbia Land Surveyor employed by Bennett Land Surveying Ltd., do hereby certify pursuant to Section 14.2(2) of the Strata Property Regulation that:

- (a) I have calculated the habitable area, in square metres, of each Strata Lot identified in the Schedule above in accordance with the definition of “habitable area” in Section 1 of the Strata Property Regulation;
- (b) the unit entitlement of each Strata Lot identified in the Schedule above is the habitable area of that Strata Lot in square metres, rounded to the nearest whole number, as set out in the column labelled “UE” in the Schedule;
- (c) this Certificate of Unit Entitlement complies with the requirements of Section 246(3)(a)(i) of the Strata Property Act and Section 14.2(1)(b) of the Strata Property Regulation; and
- (d) the unit entitlement of each Strata Lot, taken in aggregate for each Phase and for the completed Development, is as set out in the “Phase Summary” table above.

Signature:	_____ Danu K. Vandermark, B.C.L.S. Bennett Land Surveying Ltd.
Date:	_____
BCLS Seal:	[Bennett Land Surveying Ltd. corporate seal and B.C.L.S. surveyor's seal]

Notes and Assumptions

1. Source of area figures: All Gross Floor Area (GFA) figures shown in the Schedule above are taken directly from the Project Area Schedule on Sheet A-1 (Project Details & Site Plan) of the Waypoint Drafting and Design Approved Building Permit plans (project “P2 BLDG F”, drawing dated 2026-03-09 with revisions 2025-12-16 and 2026-02-27). The Lower / Main / Upper / Garage breakdowns shown in the Schedule are taken from the same source.
2. Unit typology: For convenience in this Schedule, the 23 Strata Lots in the Development are classified into three layout types:
 - (a) “Large” (L) — 16 units (all four units in each of Buildings A, B, and C, plus the two middle units in each of Buildings D and F). These units have a full ~370 sq.ft. habitable lower floor (recreation room or den) plus a ~350 sq.ft. attached garage, and a Gross Floor Area of 1,738.33 to 1,773.50 sq.ft.;
 - (b) “Small” (S) — 6 units (two end units in each of Buildings D, E, and F). These units have a ~205 sq.ft. lower floor that includes a habitable entry area (approximately 116 sq.ft.) plus an unfinished storage room (approximately 89 sq.ft.), together with a ~233 sq.ft. attached garage and a ~196 sq.ft. detached carport, and a Gross Floor Area of 1,355.76 to 1,356.92 sq.ft.;
 - (c) “Medium” (M) — 1 unit (Strata Lot 118 in Building E). This unit has the same lower-floor configuration as the Small units (entry plus ~89 sq.ft. storage), but with a larger main and upper floor than the Small units, giving a Gross Floor Area of 1,434.73 sq.ft.
3. Storage room area: The 89 square foot storage-room exclusion applied to each Small and Medium unit is an estimate based on the lower-floor plans on Sheet A-3 (P2 BLDG F). Bennett Land Surveying Ltd. is to verify the precise dimensions of each storage room on-site and adjust the habitable area calculations and resulting unit entitlement accordingly. Minor variations may result in unit-entitlement adjustments of $\pm 1 \text{ m}^2$ in the affected units.
4. Storage room treatment: The Developer has instructed that the storage rooms on the lower floor of the Small and Medium end units, although forming part of the Strata Lot, are to be left unfinished and are not intended to be lived in. Each storage room is unheated (or heated only by ambient transmission from adjacent spaces), is not finished as habitable space, and is comparable in character to a garage. Accordingly, the storage rooms have been excluded from habitable area as “storage areas other than closet space within the habitable area” under the Section 1 definition of “habitable area” in the Strata Property Regulation.
5. Carports: The carport adjacent to each end-unit Small Strata Lot in Buildings D, E, and F (approximately 196 sq.ft. each) is part of the Strata Lot (or designated as Limited Common Property for the exclusive use of that Strata Lot, as may be determined by the final Strata Plan). Whether designated as part of the Strata Lot or as LCP, the carport is excluded from habitable area as a “parking stall” under the Section 1 definition. The carport is not included in the Gross Floor Area shown on the Waypoint plans.
6. Garages: Each Strata Lot includes an attached garage, which is excluded from habitable area as a “garage” under the Section 1 definition. The garages range in size from 232.80 sq.ft. (Small end units in Buildings D and F) to 351.56 sq.ft. (Large end units in Buildings A, B, and C). The garages are not included in the Gross Floor Area shown on the Waypoint plans.
7. Decks, balconies, patios, and yards: Any private exterior decks, balconies, patios, or yards are not included in the Gross Floor Area shown on the Waypoint plans and are excluded from habitable area as “patios, balconies” under the Section 1 definition. The final Strata Plan will identify whether each such area is part of the Strata Lot or designated as Limited Common Property for the exclusive use of a particular Strata Lot.
8. Common Property hallways and stairwells: The Development is a townhouse development with all Strata Lots accessed directly from grade. There are no interior common-property hallways or stairwells within any building. The

interior staircases of each Strata Lot connecting the lower, main, and upper floors are part of the habitable area of that Strata Lot.

9. Mechanical equipment: Each Strata Lot has its own heat pump and electric hot water tank serving only that Strata Lot. Any small mechanical closet within the habitable area is included in the habitable area of the Strata Lot. There are no common-property mechanical rooms within any building.

10. Conversion factor: 1 sq.ft. = 0.092903 m². Unit entitlement is rounded to the nearest whole number per Regulation § 14.2(1)(b).

End of Proposed Form V

EXHIBIT C

Excerpt from City of Langford Zoning Bylaw No. 300

Section 6.59 – City Centre (CC2) Zone

(Bylaw No. 1919)

The intent of the CC2 Zone is to allow for medium-density multi-family residential development in neighbourhoods outside of the central downtown core.

6.59.01 Permitted Uses

The following **uses** and no others are permitted in the CC2 Zone;

- (1) **Accessory uses**, buildings, and/or structures;
- (2) **Apartment**;
- (3) **Apartment, senior citizens**;
- (4) **Assisted living**;
- (5) **Home occupation** in accordance with Section 3.09;
- (6) **Townhouses**;
- (7) Uses permitted by Section 3.01 of this Bylaw.

6.59.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 2,000 m² (0.49 acres) may be created by subdivision in the CC2 Zone.

6.59.03 Regulations for Use

- (1) **Residential** units on the ground floor must have individual at grade access;
- (2) No **lot** with a **lot area** less than 1,400 m² (0.35 acres) or a **frontage** less than 37 m (121 ft) may be used for any **use** other than a **Townhouse use**.

6.59.04 Regulations for Townhouse Use

- (1) A **Townhouse use** is subject to the regulations of the RT1 Zone and not the regulations of this Zone.

6.59.05 Density of Development

- (1) Except as provided in article 6.59.05(2) the **floor area ratio** may not exceed 0.3;
- (2) Despite article 6.59.05(1), on land whose legal description is set out in Table 1 of Schedule AD, the **floor area ratio** may be increased to 3.0 if the owner of the land proposed to be developed:
 - (a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit to construct on the site; and

- (b) Provides at least 100 m² (1,076 ft²) or 5% of the lot area, whichever is greater, as **common outdoor amenity space**; and
- (c) Incorporates a minimum **active building frontage** of 80%.

6.59.06 Height

- (1) No **building** or **structure** may exceed a **height** of 4 storeys.

6.59.07 Setbacks

- (1) No portion of a **building** or **structure** may be located:
 - (a) Within 2 m (6.6 ft) of any **front or exterior side lot line**;
 - (b) Within 3 m (9.8 ft) of any **interior side lot line**, nor within 5 m (16.4 ft) of any **interior side lot line** adjoining a **lot** zoned to permit a **building** 4 or more storeys in **height**;
 - (c) Within 3 m (9.8 ft) of any **rear lot line**.

6.59.08 Landscape Screening

In addition to the regulations contained in Section 3.21 of this Bylaw, the following regulations shall apply to landscape screening in the CC2 Zone:

- (1) A landscape and screening area not less than 1.0 m (3.3 ft) in width containing a decorative fence of not less than 1.8 m (5.9 ft) in height, together with decorative planting, must be provided along all lot lines separating the lot from any **Residential** or **Multiple Residential Zone**.

6.59.09 Parking

In addition to the regulations contained in Part 5 of this Bylaw, the following regulations apply to parking and loading in the CC2 Zone:

- (1) No unenclosed surface parking spaces may be located within 3 m (8.8 ft) of a **lot line abutting a highway** unless screened by a **building** containing an active use.

EXHIBITS D & E

Interim Operating Budget and Estimated Monthly Assessment

KNOTTY PINE

Exhibit "D" — Proposed Interim Operating Budget

Exhibit "E" — Estimated Monthly Assessment

Phase 1 — 8 Strata Lots in Buildings C and F

Methodology and Basis

The following Proposed Interim Operating Budget (Exhibit "D") and Estimated Monthly Assessment schedule (Exhibit "E") have been adapted from the disclosure budget filed by 829 Development Group Ltd. for the Odessa townhouse development at 916 Orono Avenue, Langford (filed 21 August 2023; 26 strata lots; total disclosure budget \$82,048.20). Each line item has been adjusted to reflect:

- (a) the lower unit count in Phase 1 of Knotty Pine (8 units in Buildings C and F, versus Odessa Phase 1 at 26 units) for per-unit cost items such as garbage, window cleaning, and the per-unit portion of management fees;
- (b) the smaller site coverage attributable to Phase 1 (Buildings C and F sit on approximately 50% of the eventual site footprint, with the balance still under construction during Phase 1) for site-driven costs such as landscaping, irrigation, and snow removal;
- (c) Phase 1 building count (2 of the eventual 6 buildings) for building-driven costs such as fire alarm monitoring, fire inspection, and gutter cleaning;
- (d) Phase 1 gross floor area ($13,244 \text{ m}^2$ of the total project $37,619 \text{ m}^2$ = approximately 35.2%) for insurance, which is largely a function of insurable replacement value;
- (e) baseline statutory and professional requirements (insurance appraisal, trust audit, professional fees, postage and stationery) which do not scale meaningfully with project size and are carried at the Odessa amount.

All figures are preliminary and provided for disclosure-statement purposes. The Property Manager (to be engaged by the Developer) will produce the final figures in consultation with the Developer prior to filing of the Disclosure Statement with BCFSA, taking into account actual quotes received for landscaping, snow removal, garbage, insurance, and other services.

EXHIBIT "D"

Proposed Interim Operating Budget

the Phase Strata Plan — Knotty Pine, Phase 1

Disclosure Budget — 8 Units — Fiscal Year End — upon deposit of Phase 1 Strata Plan

Description	Odessa (26 units)	Phase 1 Budget
REVENUE		
Strata Fee Income	\$75,210.85	\$32,398.85
Developer Contribution to Contingency Reserve Fund	\$6,837.35	\$2,945.35
TOTAL REVENUE	\$82,048.20	\$35,344.20
EXPENSES		
Garbage Collection	\$6,552.00	\$2,016.00
Hydro (common area)	\$364.00	\$180.00
Water / Sewer (common irrigation)	\$500.00	\$250.00
Fire Alarm Monitoring	\$1,300.00	\$700.00
Fire Inspection	\$1,560.00	\$700.00
Gutter Cleaning	\$2,600.00	\$1,000.00
General Repairs and Maintenance	\$1,300.00	\$600.00
Landscaping	\$6,000.00	\$3,000.00
Landscaping Improvements	\$780.00	\$400.00
Irrigation	\$780.00	\$400.00
Management Fees	\$10,920.00	\$5,040.00
Snow Removal	\$4,550.00	\$2,300.00
Window Cleaning	\$2,600.00	\$800.00
Insurance (Property and Liability)	\$26,000.00	\$9,500.00
Insurance Appraisal / Depreciation Report	\$1,500.00	\$1,500.00
Professional Fees	\$500.00	\$500.00
Trust Audit	\$367.50	\$367.50
Postage and Stationery	\$200.00	\$200.00
TOTAL EXPENSES	\$68,373.50	\$29,453.50
CONTINGENCY		

Contingency Reserve Fund — Strata Fee (10%)	\$6,837.35	\$2,945.35
Contingency Reserve Fund — Developer Contribution (10%)	\$6,837.35	\$2,945.35
TOTAL CONTINGENCY	\$13,674.70	\$5,890.70
EXPENSES + CONTINGENCY	\$82,048.20	\$35,344.20
NET INCOME / (LOSS)	\$0.00	\$0.00

Notes:

1. The Contingency Reserve Fund Developer Contribution is the one-time contribution required under section 12 of the Strata Property Act Regulations, set at 10% of the estimated annual operating expenses where the conveyance of the first Strata Lot occurs within one year of the deposit of the Phase 1 Strata Plan.
2. The Strata Fee Contingency at 10% of operating expenses is in accordance with section 6.1(a) of the Strata Property Act Regulations and the bylaws of the Strata Corporation.
3. Insurance is allocated based on a preliminary estimate of replacement value. The Strata Corporation will obtain an appraisal in its first fiscal year, which may result in adjustments.
4. Property management fee is preliminary, assumed at approximately \$45 per Strata Lot per month plus a base administrative component, pending final negotiation of the Strata Management Contract.
5. This budget covers Phase 1 only (8 Strata Lots). Upon deposit of the Phase 2 and Phase 3 Strata Plans, the budget will be increased to reflect the additional Strata Lots and the corresponding incremental operating costs, as described in §2.3(c) of the Disclosure Statement.

EXHIBIT "E"

Estimated Monthly Assessment — Phase 1

8 Strata Lots in Buildings C and F

The estimated monthly assessment for each Strata Lot in Phase 1 is calculated by multiplying the Strata Fee Income from Exhibit "D" (\$32,398.85) by the ratio of each Strata Lot's Unit Entitlement to the aggregate Unit Entitlement of all Phase 1 Strata Lots (1230.42 m²), and dividing by 12. Unit Entitlement figures below are provisional, derived from the gross floor area shown on the approved Building Permit drawings (Waypoint Drafting and Design); the Unit Entitlement figures may be adjusted on final Form V certification at deposit of the Phase 1 Strata Plan.

Strata Lot	Civic Address	UE (m ²)	% of Phase 1	Estimated Monthly Assessment
C 101	101 - 936 Orono Avenue	162.90	13.24%	\$357.45
C 103	103 - 936 Orono Avenue	161.49	13.12%	\$354.36
C 105	105 - 936 Orono Avenue	161.49	13.12%	\$354.36
C 107	107 - 936 Orono Avenue	162.90	13.24%	\$357.45
F 106	106 - 2840 Knotty Pine Road	126.06	10.25%	\$276.61
F 108	108 - 2840 Knotty Pine Road	164.76	13.39%	\$361.53
F 110	110 - 2840 Knotty Pine Road	164.76	13.39%	\$361.53
F 112	112 - 2840 Knotty Pine Road	126.06	10.25%	\$276.61
TOTAL		1230.42	100.00%	\$2,699.90

Average monthly assessment per Strata Lot in Phase 1: \$337.49.

These monthly assessment figures relate to Phase 1 only. They will adjust on deposit of the Phase 2 and Phase 3 Strata Plans because the aggregate operating expenses of the Strata Corporation will increase and the assessments will be allocated across a larger pool of Strata Lots.

Reference: Projected Cumulative Budget at Full Build-Out

Once Phase 3 is deposited and all 23 Strata Lots are part of the Strata Corporation, the projected steady-state operating budget (extrapolated from Odessa figures with adjustment for Knotty Pine unit count and average unit size) is approximately as follows. These figures are provided for context only — final Phase 2 and Phase 3 budgets will be set out in the Phase 2 and Phase 3 Disclosure Statements (or amendments to this Disclosure Statement) when filed.

Item	Annual Amount	Per Lot/Year
Garbage Collection	\$5,796.00	\$252.00
Hydro (common area)	\$364.00	\$15.83
Water / Sewer	\$500.00	\$21.74
Fire Alarm Monitoring	\$1,300.00	\$56.52
Fire Inspection	\$1,560.00	\$67.83
Gutter Cleaning	\$2,500.00	\$108.70
General Repairs and Maintenance	\$1,500.00	\$65.22
Landscaping	\$6,000.00	\$260.87
Landscaping Improvements	\$780.00	\$33.91
Irrigation	\$780.00	\$33.91
Management Fees	\$9,660.00	\$420.00
Snow Removal	\$4,550.00	\$197.83
Window Cleaning	\$2,300.00	\$100.00
Insurance (Property and Liability)	\$26,800.00	\$1,165.22
Insurance Appraisal / Depreciation Report	\$1,500.00	\$65.22
Professional Fees	\$500.00	\$21.74
Trust Audit	\$367.50	\$15.98
Postage and Stationery	\$200.00	\$8.70
Total Operating Expenses	\$66,957.50	\$2,911.20
<i>Plus: Contingency 10% (Strata Fee + Developer)</i>	<i>\$13,391.50</i>	<i>\$582.24</i>
Total Budget (Expenses + Contingency)	\$80,349.00	\$3,493.43
Average Monthly Assessment per Strata Lot		\$266.86

At steady state (23 units), the average monthly assessment is approximately \$266.86 per Strata Lot. This is in the same range as Odessa's per-unit equivalent. The Phase 1 average of \$337.49 is higher because fixed costs are spread over only 8 units; the per-unit assessment is expected to decline as later Phases deposit.

EXHIBIT F

Form Y — Notice of Different Bylaws

First-pass draft based on the BC Strata Property Act Schedule of Standard Bylaws with Odessa precedent overrides and Knotty Pine-specific modifications.

KNOTTY PINE

Exhibit "F"

FORM Y — NOTICE OF DIFFERENT BYLAWS

(Strata Property Act, Section 245)

Proposed Bylaws of the Strata Corporation

FORM Y

NOTICE OF DIFFERENT BYLAWS

(Section 245(d) of the Strata Property Act)

Re: the Phase Strata Plan — Knotty Pine

The owner developer, 1531080 B.C. LTD. (Incorporation No. BC1531080), gives notice that the bylaws of the strata corporation referred to above will be different from the Schedule of Standard Bylaws to the Strata Property Act (British Columbia), as set out in the attached Proposed Bylaws.

Dated this ____ day of _____, 20__.

1531080 B.C. LTD.

Per: _____

Authorized Signatory

PROPOSED BYLAWS

THE OWNERS, THE PHASE STRATA PLAN (KNOTTY PINE)

Preamble

These bylaws bind the strata corporation and the owners, tenants and occupants to the same extent as if the bylaws had been signed by the strata corporation and each owner, tenant and occupant and contained covenants on the part of the strata corporation with each owner, tenant and occupant and on the part of each owner, tenant and occupant with every other owner, tenant and occupant and with the strata corporation to observe and perform their provisions.

Unless otherwise stated, all terms have the meanings prescribed in the Strata Property Act, S.B.C. 1998, c. 43 (the "Act"). For the purposes of these bylaws, "residents" means collectively, owners, tenants and occupants and "a resident" means any one of an owner, a tenant or an occupant. The Schedule of Standard Bylaws to the Act does not apply to the strata corporation.

In these bylaws, the following defined terms apply:

"Common Property" has the meaning given in the Act and includes the visitor parking stalls, internal driveways, pathways, landscaped areas, stormwater management system, and any mechanical and electrical equipment serving more than one strata lot;

"Limited Common Property" has the meaning given in the Act and includes those areas designated as such on the Strata Plan and any subsequent designation made by the strata corporation by way of a $\frac{3}{4}$ vote;

"Owner Developer" means 1531080 B.C. LTD. and any successor, assignee, or designate of the Owner Developer in respect of one or more remaining unsold strata lots;

"Phase" or "Phased Strata Plan" has the meaning given in the Act and refers to Phase 1, Phase 2 and Phase 3 of the Development as described in the Form P Phased Strata Plan Declaration;

"Stormwater System" means the stormwater management system on the Lands referred to in Covenant CB2662810 in favour of the City of Langford, including the drain mains and service laterals, drain manholes, vertical seepage pit / infiltration manhole, and catch basins and lawn basins, all as more particularly described in Schedule "A" to that Covenant.

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

Payment of strata fees

1(1).

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

- (2) Where an owner fails to pay strata fees to the strata corporation in accordance with Bylaw 1(1), outstanding strata fees will be subject to an interest charge of 10% per annum, compounded annually.

- (3) A special levy is due and payable on the date or dates noted in the resolution authorizing the special levy.
- (4) Where an owner fails to pay a special levy in accordance with Bylaw 4.3, outstanding special levies will be subject to an interest charge of 10% per annum, compounded annually.

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.
- (3) Notwithstanding subsection (2), the strata corporation is responsible for repair and maintenance of limited common property in accordance with Bylaw 9 below.

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 or these bylaws.
- (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) Without limiting the foregoing, an owner, tenant or occupant must not store or keep on a strata lot, the common property or limited common property any goods, materials, items, substances or matter that is hazardous, flammable, explosive, illegal, or that may cause damage to the common property or common assets.
 - (4) Garbage, recyclables and organic waste must be deposited only in the designated common-property facilities and only at the times permitted by the strata corporation. Garbage and recyclables must not be left on common property or limited common property outside of those facilities or times.

Pets

3(5).

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 two caged birds; or
 - (d) two dogs, two cats or one of each.
- (6) All dogs and cats on the common property or limited common property must be on a leash or otherwise secured. Pet owners are responsible for promptly cleaning up after their pets on the common property and limited common property.
- (7) An owner, tenant or occupant who keeps a pet on a strata lot must register the pet with the strata corporation within 30 days of acquiring it, providing the type, breed (if applicable), name, age and proof of municipal license (if applicable).

Garages and carports

3(8).

Pursuant to and in fulfilment of Covenant CB2623483 in favour of the City of Langford registered against title to the Lands, the garages and carports forming part of each strata lot (whether designated as part of the strata lot or as limited common property) are to be used for the parking of vehicles and not for the storage of items preventing the parking of vehicles therein. This Bylaw 3(8) may not be amended, repealed or modified by the strata corporation without the prior written consent of the City of Langford.

Stormwater Management System

3(9).

Pursuant to and in fulfilment of Covenant CB2662810 in favour of the City of Langford registered against title to the Lands, the strata corporation must operate, monitor, repair, and maintain the Stormwater System in accordance with the Operation and Maintenance Manual that forms Schedule "A" to that Covenant, and with any applicable City of Langford bylaw requirements. In particular, the strata corporation must:

- (a) conduct an annual inspection of the vertical seepage pit / infiltration manhole and drain manhole, prior to October 15 of each year;
 - (b) conduct an annual inspection of the catch basins and lawn basins, prior to October 15 of each year, with a second inspection in early winter during rainfall to ensure free flow;
 - (c) remove sediment from the basins and manholes when accumulation exceeds 150 mm (catch basins / lawn basins) or 200 mm (drain manholes), and dispose of sediment at an approved disposal site;
 - (d) submit the Storm Drainage Maintenance Report Form (Schedule "B" to Covenant CB2662810) to the City of Langford prior to October 15 each year; and
 - (e) comply with all of the specific practice responsibilities set out in Schedule "A" to Covenant CB2662810 (including restrictions on dumping paint, chemicals, detergents, animal/pet waste, pesticides and herbicides into the stormwater system).
- (10) This Bylaw 3(9) may not be amended, repealed or modified by the strata corporation without the prior written consent of the City of Langford.

Boulevard landscaping

3(11).

Pursuant to and in fulfilment of Covenant CB1196053 in favour of the City of Langford registered against title to the Lands, the strata corporation is responsible for maintaining and irrigating the boulevard landscaping along the frontages of the Lands, with the exception of boulevard trees and the irrigation of boulevard trees, which remain the responsibility of the City of Langford. This Bylaw 3(11) may not be amended, repealed or modified by the strata corporation without the prior written consent of the City of Langford.

Inform strata corporation

4(1).

An owner must inform the strata corporation as soon as feasible of any change in ownership, tenancy or occupancy of the owner's strata lot.

- (2) An owner who proposes to rent the owner's strata lot must inform the strata corporation in accordance with Bylaw 41 below.

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 (including the exterior cladding, doors, windows, balconies, patios, fences and railings);
 - (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 patios, balconies or yards;
 - (f) common property located within the boundaries of a strata lot, including any plumbing, electrical, mechanical, telecommunications or HVAC systems serving more than one strata lot;
 - (g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act;
 - (h) the installation of any electric vehicle ("EV") charging equipment that connects to the EV-ready rough-in infrastructure provided by the Owner Developer; and
 - (i) any modification of the Stormwater System or any other facility forming part of the common property.
- (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, including without limitation, repairs and maintenance and any increased insurance premiums.

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.

- (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 or occupant 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 Bylaw 7(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; and
 - (E) fences, railings and similar structures that enclose patios, balconies and yards;
- (d) a strata lot, 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;
- (e) the Stormwater System;
- (f) the boulevard landscaping (other than boulevard trees) as required by Bylaw 3(11).

Allocation of strata expenses for limited common property

9(1).

Notwithstanding section 99 of the Act, where the strata corporation incurs an operating expense or special levy in respect of the repair, maintenance, replacement or insurance of limited common property designated for the exclusive use of fewer than all the strata lots, that expense must be shared only among the strata lots entitled to use that limited common property, in proportion to their unit entitlement.

Division 3 — Council

Council size and election

10(1).

The council, subject to subsection (2), must have at least 3 and not more than 7 members.

- (2) If the strata corporation has only 3 or 4 strata lots and no section has been created under section 192 of the Act, all the owners are on the council.
- (3) Until Phase 2 has been deposited, the Owner Developer is entitled to designate one member of the council, provided that the Owner Developer continues to own at least one unsold strata lot.

Eligibility for council

11.

Only the following persons may be council members: (a) owners; (b) individuals representing corporate owners; and (c) tenants assigned a landlord's right under section 147 of the Act.

Officers and meetings

12.

Council must elect a president, a vice-president, a secretary, a treasurer, and any other officers it considers necessary. Council must meet at least once every three months, and at any other time as required, on at least one week's notice to each council member.

Quorum and decisions

13(1).

A quorum of council is a majority of council members.

- (2) Council decisions require a majority of the votes cast at a council meeting at which a quorum is present.

Council member at fault

14.

A council member who is, or whose family member or employee is, the subject of, or affected by, a matter being decided on by council must declare the interest and recuse themselves from the discussion and the vote.

Division 4 — Enforcement of Bylaws and Rules

Maximum fines

15(1).

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

- (a) \$200 for each contravention of a bylaw; and
 - (b) \$50 for each contravention of a rule.
- (2) The strata corporation may impose a fine of \$500 for each contravention of any bylaw governing the rental of a strata lot (or any rule made under such a bylaw).
- (3) A fine may be imposed every 7 days for a continuing contravention.

Continuing contravention

16.

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 meetings

17.

The president of the council, or if the president is unwilling or unable to act, the vice-president of the council, must preside at general meetings of the strata corporation. If neither is willing or able to act, the meeting must elect a chair from among the persons present.

Participation by other than eligible voters

18.

The chair of an annual or special general meeting may permit a person who is not an eligible voter to be present at, and to address, the meeting, but such a person may not vote.

Quorum for annual or special general meeting

19(1).

The quorum for an annual or special general meeting of the strata corporation is eligible voters holding 1/3 of the strata corporation's votes, present in person or by proxy.

- (2) If, within 1/2 hour after the time scheduled for the annual or special general meeting, a quorum is not present, the eligible voters present in person or by proxy constitute a quorum at the reconvened meeting.

Division 6 — Voluntary Dispute Resolution

Voluntary dispute resolution

20(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 all of them consent.

- (2) A dispute resolution committee consists of one owner or tenant from each side of the dispute, plus one council member, or any other number agreed to by the parties to the dispute.
- (3) Decisions and recommendations of the dispute resolution committee are not binding unless the parties consent in writing.

Division 7 — Marketing Activities by Owner Developer

Marketing activities by Owner Developer

21(1).

The Owner Developer may, until the later of (a) the date the Owner Developer ceases to own any unsold strata lot in the Development, and (b) the date that is three years after the Phase 3 Strata Plan is deposited in the Land Title Office, carry out marketing and sales activities for unsold strata lots, including:

- (a) showing the Common Property and any unsold strata lots to prospective purchasers;
 - (b) maintaining sales areas, including any display, presentation or sales office, on the Common Property;
 - (c) placing signage, displays, banners, flags and promotional materials on the Common Property;
 - (d) reserving designated visitor parking stalls for the use of sales staff and prospective purchasers; and
 - (e) carrying out any other activities reasonably incidental to the marketing and sale of unsold strata lots.
- (2) The strata corporation must not interfere with or restrict the Owner Developer's activities under Bylaw 21(1).
- (3) During construction of Phase 2 and Phase 3 of the Development, the Owner Developer, its contractors (including Vatra Homes Inc. and any successor general contractor), and its consultants, suppliers, employees and agents have an unimpeded right of access over the Common Property of the deposited Phase(s) for the purpose of completing construction, including the right to use visitor parking and internal roads for construction-related vehicles.

Division 8 — Rentals, Parking and Miscellaneous

Rentals

41(1).

An owner must, within two weeks of renting a strata lot, give the strata corporation a Form K Notice of Tenant's Responsibilities signed by the tenant and a copy of the tenancy agreement.

- (2) Following the November 24, 2022 amendments to the Strata Property Act removing strata-corporation rental restriction bylaws other than short-term rentals, there is no maximum number of strata lots that may be rented, and no time-based or other rental restriction is imposed by these bylaws other than as set out below.
- (3) An owner must not rent a strata lot as a short-term accommodation, where "short-term accommodation" means a tenancy of less than 30 consecutive days or that is not subject to the Residential Tenancy Act (British Columbia). Subleases of less than 30 days, vacation rentals (including listings on sites such as Airbnb, VRBO, and similar platforms), and rentals to transient or short-term occupants are prohibited.
- (4) The strata corporation may fine an owner up to \$1,000 per day for each day of any contravention of Bylaw 41(3), in accordance with section 7.1 of the Strata Property Regulation.

Parking

42(1).

Each strata lot in the Development is allocated two parking stalls — typically comprising a single-car garage (forming part of the strata lot or designated as limited common property) and an immediately adjacent driveway stall or carport (similarly designated) — as shown on the Strata Plan. Parking stalls allocated to a strata lot must be used solely by the owner, tenant or occupant of that strata lot and their permitted guests.

- (2) In addition to the per-strata-lot parking, five (5) visitor parking stalls are designated as Common Property and are intended for the temporary use of visitors. Visitor parking stalls must not be used by an owner, tenant or occupant of a strata lot for the parking of their own vehicles, work or utility trailers, or other property or equipment, except as expressly permitted under Bylaw 21(3) (Marketing Activities) and Bylaw 42(7) (construction).
- (3) No vehicle may be parked on any internal driveway, road, sidewalk, landscaped area or other Common Property except in a stall designated for parking.
- (4) No vehicle may be parked on a strata lot or on Common Property which is in a state of disrepair or which leaks oil or other fluids onto the surface.
- (5) Each strata lot's parking has been provided with electric vehicle ("EV") charging rough-in infrastructure (energized circuit and conduit) consistent with the requirements of the City of Langford Zoning Bylaw. Owners wishing to install EV charging equipment must:
 - (a) obtain the prior written approval of the strata corporation under Bylaw 5(1)(h);
 - (b) engage a licensed electrical contractor and obtain all required permits and inspections; and
 - (c) assume responsibility, in writing, for the cost of supply, installation, ongoing operation, maintenance and replacement of the EV charging equipment, and for any incremental electricity cost (which the strata corporation may sub-meter and bill to the owner).

- (6) Garages and carports must be used for the parking of vehicles and not for the storage of items preventing the parking of vehicles therein, in accordance with Bylaw 3(8) and Covenant CB2623483.
- (7) During construction of any Phase, the Owner Developer's workers, contractors, suppliers and agents may use the visitor parking stalls and the internal roads of any deposited Phase to the extent necessary to complete construction efficiently, and the strata corporation must not obstruct or interfere with such use.

Construction during later Phases

43(1).

The owners of strata lots in any deposited Phase acknowledge that construction of subsequent Phases will continue, and may involve noise, dirt, dust, vibrations, vehicle and equipment movement, and other activities normally associated with construction. The strata corporation must not interfere with or restrict the construction of subsequent Phases by the Owner Developer and its contractors.

- (2) On deposit of the Phase 2 Strata Plan and the Phase 3 Strata Plan, the strata corporation's annual operating budget will be amended to reflect the costs of operating, maintaining and insuring the additional Common Property and additional Strata Lots.

Strata management contract

44.

The strata corporation must engage a professional property manager pursuant to section 39 of the Act on terms approved by council. The initial strata management contract entered into by the Owner Developer terminates four weeks after the second annual general meeting unless renewed by majority vote.

Insurance deductible

45(1).

Where an insurance claim is made and a deductible is payable, the strata corporation may recover the cost of the deductible from the owner of the strata lot where the loss originated if the owner is responsible (in whole or in part) for the loss, in accordance with section 158 of the Act.

- (2) An owner must maintain personal property insurance and tenant insurance (in respect of personal liability and personal contents) at the owner's expense.

Severability

46.

If any provision of these bylaws is held to be invalid, illegal or unenforceable, that provision is to be considered to have been severed from the rest of these bylaws, and the remainder of these bylaws remain in force unaffected by that holding or the severance.

EXHIBIT G

Form of Contract of Purchase and Sale

EXHIBIT · G

KNOTTY PINE

A Strata Townhouse Development · Langford, British Columbia

CONTRACT OF PURCHASE AND SALE

(Strata Property)

This Contract is incorporated as Exhibit "G" to the Disclosure Statement filed by the Vendor under the Real Estate Development Marketing Act (British Columbia).

PARTICULARS · ITEMS 1–17

Particulars of the Transaction

The seventeen numbered Items below record the particulars of this transaction. Together with the Terms and Conditions that follow, they form the entirety of this Contract.

THE PARTIES	
Item 1 Purchaser(s)	Full legal name of each Purchaser, in the order title is to be registered.
Item 2 Address of Purchaser	
Item 3 Telephone & Email	Telephone: Email:

Item 4 Vendor	1531080 B.C. LTD. Incorporation No. BC1531080 c/o Murrell & Ittah, Lawyers and Notaries 201–1006 Fort Street, Victoria, B.C. V8V 3K4
Item 5 Vendor's Solicitors & Deposit Holder	MURRELL & ITTAH, LAWYERS AND NOTARIES 201–1006 Fort Street, Victoria, B.C. V8V 3K4
Item 6 Vendor's Brokerage	ALEXANDRITE REAL ESTATE LTD.
Item 7 Purchaser's Brokerage	<i>If the Purchaser is represented by a cooperating brokerage, set out the brokerage name, address, and licensee name. Otherwise leave blank.</i> _____ _____ _____
THE PROPERTY	
Item 8 Strata Lot	Strata Lot No. _____ in Strata Plan EPS _____ <i>To be completed with the EPS number once the Strata Plan is deposited.</i>
Item 9 Civic Address	Unit No. _____ Street Address _____ <i>Langford, British Columbia</i>
Item 10 Phase	☐ Phase 1 ☐ Phase 2 ☐ Phase 3
PRICE · DEPOSIT	
Item 11 Purchase Price	CAD \$ _____ <i>Exclusive of GST and Property Transfer Tax — see Sections 3.2 and 3.3 of the Contract.</i>

Item 12 Deposit	Twenty-five thousand dollars (\$25,000) Payable in accordance with Section 4 of the Contract — within two (2) Business Days after the later of (i) expiry of the seven-day Rescission Period, and (ii) the Subject Removal Date (as defined in this Contract).
SUBJECT CONDITIONS	
Item 13 Subject Conditions (for the Purchaser's benefit)	<i>Tick all applicable subject conditions and insert the relevant dates. If none, leave blank.</i> ☐ Subject to the Purchaser arranging first-mortgage financing satisfactory to the Purchaser, on or before: _____, 20 ____ ☐ Subject to a property inspection satisfactory to the Purchaser, on or before: _____, 20 ____ ☐ Other: _____ _____
KEY DATES	
Item 14 Estimated Completion Date	_____, 20 ____ <i>Estimated only — the actual Completion Date is set by the Vendor on 14 days' written notice. See Section 5.</i>
Item 15 Possession Date	The Completion Date.
Item 16 Adjustments Date	The Completion Date.
Item 17 Date of this Contract	_____, 20 ____

OFFER

The Purchaser hereby offers to purchase from the Vendor, and (upon acceptance by the Vendor at Item 17) the Vendor agrees to sell to the Purchaser, the Strata Lot identified in Item 8, on the terms set out in the Items above and in the Sections that follow. The Purchaser's execution of the Acknowledgement, Receipt & Execution page constitutes the Purchaser's acceptance of, and offer to be bound by, the entirety of this Contract (including all Items above).

TERMS AND CONDITIONS

THIS CONTRACT OF PURCHASE AND SALE (this "Contract") is made effective on the Date of this Contract specified in Item 17, between the Vendor and the Purchaser(s) identified in the Items above (each, individually, a "Party" and together, the "Parties").

In consideration of the mutual covenants set out in this Contract, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. DEFINITIONS AND INTERPRETATION

In this Contract, the following terms have the meanings set out below:

- (a) **"Act"** means the Strata Property Act (British Columbia), as amended from time to time;
- (b) **"Business Day"** means any day other than a Saturday, Sunday, or statutory holiday in British Columbia;
- (c) **"Closing Documents"** means the documents required from each of the Purchaser and the Vendor to complete the sale of the Strata Lot, including (without limitation) a Form A Freehold Transfer, a Property Transfer Tax Return, the Statement of Adjustments, and the Vendor's statutory declaration as to non-residency under section 116 of the Income Tax Act (Canada);
- (d) **"Common Property"** has the meaning given in the Act, and includes those areas described in the Disclosure Statement;
- (e) **"Completion Date"** means the date on which the sale of the Strata Lot is to be completed, as determined under Section 5;
- (f) **"Completion Notice"** has the meaning given in Section 5.2;
- (g) **"Deposit"** means the deposit referred to in Item 12 and Section 4;
- (h) **"Development"** means the strata townhouse development known as Knotty Pine, located at 936 Orono Avenue and 2840 Knotty Pine Road, Langford, British Columbia, as more particularly described in the Disclosure Statement;

- (i) **"Disclosure Statement"** means the Phase Disclosure Statement filed by the Vendor under REDMA in respect of the Strata Lot, as the same may be amended from time to time;
- (j) **"Lands"** means the lands legally described as Lot 1, Section 5, Esquimalt District, Plan EPP138367 (PID 032-329-971);
- (k) **"Outside Date"** means the date that is twenty-four (24) months after the Estimated Completion Date specified in Item 14, as such date may be extended in accordance with Section 5.5;
- (l) **"Permitted Encumbrances"** means: (i) any encumbrances disclosed in the Disclosure Statement (see Section 4.3 of the Disclosure Statement); (ii) any mortgage and assignment of rents granted by the Vendor to a Construction Lender to finance the Development (which will be partially discharged in respect of the Strata Lot at Closing); (iii) the bylaws of the Strata Corporation as set out in Exhibit "F" to the Disclosure Statement; (iv) the Form P Phased Strata Plan Declaration; (v) statutory rights of way in favour of BC Hydro, Telus, and other utility providers; (vi) covenants in favour of the City of Langford including (without limitation) Covenants CB1196053, CB2623483, and CB2662810, together with the Geotechnical Report Covenant (Murrell & Ittah File 26-306-I, pending registration in the Land Title Office); and (vii) any encumbrance described as a "Proposed Encumbrance" in Section 4.4 of the Disclosure Statement;
- (m) **"Purchase Price"** means the amount set out in Item 11 (exclusive of GST);
- (n) **"REDMA"** means the Real Estate Development Marketing Act (British Columbia), as amended from time to time;
- (o) **"Rescission Period"** means the seven-day rescission period under section 21 of REDMA;
- (p) **"Strata Corporation"** means The Owners, the Phase Strata Plan (Knotty Pine), once formed;
- (q) **"Strata Lot"** means the strata lot identified in Item 8, together with its proportionate share of Common Property and any Limited Common Property designated for the exclusive use of that strata lot;
- (r) **"Strata Plan"** means the strata plan in respect of the Phase in which the Strata Lot is located, deposited or to be deposited in the Land Title Office for the purpose of creating the Strata Lot;
- (s) **"Subject Conditions"** means the conditions for the benefit of the Purchaser set out in Item 13;
- (t) **"Subject Removal Date"** means the latest of the dates set out beside the Subject Conditions checked in Item 13; or, if no Subject Conditions are checked in Item 13, the Date of this Contract.

1.2 Interpretation

In this Contract: (a) headings are for convenience only and shall not affect interpretation; (b) words importing the singular include the plural and vice-versa, and words importing one gender include all genders; (c) references to "Sections", "Items", and "Exhibits" are to sections of this Contract, items of the particulars set out at the beginning of this Contract, and exhibits to the Disclosure Statement

(respectively), unless the context requires otherwise; (d) the words "include", "includes", and "including" are not limiting; and (e) all references to dollar amounts ("\$\$") are to lawful currency of Canada.

2. PURCHASE AND SALE

2.1 Sale of Strata Lot

The Vendor agrees to sell to the Purchaser, and the Purchaser agrees to purchase from the Vendor, the Strata Lot on the terms and conditions set out in this Contract.

2.2 Title

Title to the Strata Lot will be conveyed to the Purchaser free and clear of all liens, charges and encumbrances except for the Permitted Encumbrances.

2.3 No Interest in Land Until Registration

This Contract creates only contractual rights and obligations between the Parties and does not, of itself, create or convey any interest in land. The Purchaser shall acquire an interest in the Strata Lot only upon registration of the Form A Freehold Transfer in the Land Title Office on the Completion Date.

3. PURCHASE PRICE, GST & PROPERTY TRANSFER TAX

3.1 Purchase Price

The Purchase Price for the Strata Lot is the amount set out in Item 11, payable in accordance with Section 4 and on the Completion Date in accordance with Section 6.

3.2 Goods and Services Tax

The Purchase Price is exclusive of, and the Purchaser shall pay (in addition to the Purchase Price, on the Completion Date) all applicable goods and services tax under the Excise Tax Act (Canada) ("GST"). The Purchaser acknowledges that the Vendor has made no representation as to the GST treatment of the Strata Lot, the availability of any GST rebate, or the Purchaser's entitlement to claim any rebate (including, without limitation, the federal First-Time Home Buyers' GST Rebate or the GST New Housing Rebate). See Section 7.4(d) of the Disclosure Statement. The Purchaser is encouraged to obtain independent tax advice prior to entering into this Contract.

3.3 GST Self-Assessment

If the Purchaser is registered for GST purposes and is acquiring the Strata Lot in circumstances where the Purchaser is permitted by law to self-assess GST, the Vendor will (on receipt, prior to the Completion Date, of evidence satisfactory to the Vendor of such registration and entitlement to self-assess, together with the Purchaser's indemnity in favour of the Vendor for any GST, interest, and penalties which may be assessed against the Vendor) not collect GST from the Purchaser on the Completion Date.

3.4 Property Transfer Tax

The Purchaser shall pay all property transfer tax payable under the Property Transfer Tax Act (British Columbia) in respect of the transfer of the Strata Lot. The Vendor has made no representation as to the Purchaser's eligibility for any property transfer tax exemption, including (without limitation) the Newly Built Home Exemption or the First-Time Home Buyers' Program.

4. DEPOSIT

4.1 Amount and Timing

The Purchaser shall pay to the Deposit Holder, in trust, by certified cheque, bank draft, or wire transfer, a deposit in the amount of twenty-five thousand dollars (\$25,000) (the "Deposit"). The Deposit shall be paid within two (2) Business Days after the later of:

- (a) the date on which the Rescission Period expires; and
- (b) the Subject Removal Date (being the date by which the Subject Conditions have been removed or waived by the Purchaser, or, if there are no Subject Conditions, the Date of this Contract).

4.2 Trust Account

The Deposit shall be held by the Deposit Holder (Murrell & Ittah, Lawyers and Notaries) in trust in a savings institution in British Columbia in accordance with REDMA and the Real Estate Services Act (British Columbia), and shall be released or applied only in accordance with this Contract.

4.3 Interest

Any interest earned on the Deposit while it is held in trust shall accrue to the benefit of the Vendor.

4.4 Deposit Insurance

Notwithstanding Section 4.2, the Vendor may, at its option, enter into a deposit protection contract with an approved insurer under section 18(2) of REDMA in respect of the Deposit. If the Vendor does so, the Deposit may be released to the Vendor for purposes related to the Development, and the deposit protection contract shall remain in effect until the conditions in section 18(3) of REDMA are satisfied. The Vendor shall give the Purchaser notice of any such arrangement by way of an amendment to the Disclosure Statement.

4.5 Application of Deposit

The Deposit shall be credited against the Purchase Price on the Completion Date.

4.6 Tender

Unless the Vendor agrees otherwise, any tender or payment of money under this Contract shall be by bank draft or by trust cheque drawn on the trust account of a lawyer, notary, or real estate brokerage. The Vendor may require any cheque to be certified.

5. COMPLETION

5.1 Completion Date

The Completion Date shall be set by the Vendor by Completion Notice given in accordance with Section 5.2. The Completion Date shall be the date that is fourteen (14) days after the date of the Completion Notice. The Estimated Completion Date set out in Item 14 is for information only; the actual Completion Date will be set under this Section 5.

5.2 Completion Notice

The Vendor shall give written notice (the "Completion Notice") to the Purchaser setting out the Completion Date, no earlier than the date on which the Vendor has received occupancy approval (or its functional equivalent) from the City of Langford permitting the Strata Lot to be lawfully occupied. The Vendor may extend the Completion Date more than once by further Completion Notice on the same terms.

5.3 Possession

The Vendor shall give the Purchaser vacant possession of the Strata Lot at 12:00 noon Pacific Time on the Possession Date (which shall be the Completion Date), against payment in full of the Purchase Price (plus applicable taxes and adjustments).

5.4 Adjustments

Property taxes, strata fees, utilities (where not separately metered), and all other adjustable items shall be adjusted as of the Adjustments Date (which shall be the Completion Date). The Purchaser shall assume and pay all such items from and including the Adjustments Date. A Statement of Adjustments shall be prepared by the Vendor's solicitors and delivered to the Purchaser's solicitors at least three (3) Business Days before the Completion Date.

5.5 Outside Date

If the Completion Date has not occurred on or before the Outside Date (as such date may be extended in accordance with Section 5.6 or by mutual written agreement of the Parties), this Contract shall terminate, the Deposit and any interest earned on it shall be returned to the Purchaser, and neither Party shall have any further obligation to the other.

5.6 Force Majeure

The time for completing the sale of the Strata Lot may be extended beyond the Outside Date if the Vendor is delayed from completing the construction of the Strata Lot or satisfying any other condition of closing as a result of any event of any nature whatsoever beyond the reasonable control of the Vendor — including (without limitation) fire, flood, earthquake, severe weather, strikes, lock-outs or other labour disturbances, war, civil disturbance, pandemic or public-health emergency, supply-chain disruption, governmental or regulatory action or delay, shortage of materials or labour, or delay by any utility, governmental authority, or other person beyond the Vendor's reasonable control ("Force Majeure"). In any such event, the Vendor may extend the Outside Date for a period equivalent to the period of delay caused by the Force Majeure plus ninety (90) days, by written notice to the Purchaser.

5.7 Risk

The Strata Lot shall remain at the risk of the Vendor until 12:01 a.m. Pacific Time on the Completion Date, after which time the Strata Lot shall be at the risk of the Purchaser. If, prior to the Completion Date, the Strata Lot is damaged to the extent that it is not fit for human occupation, either Party may, by written notice to the other, elect to terminate this Contract, in which event the Deposit and any interest earned on it shall be returned to the Purchaser and neither Party shall have any further obligation to the other.

6. TITLE AND CONVEYANCE

6.1 Title

On the Completion Date, the Vendor shall convey title to the Strata Lot to the Purchaser free and clear of all liens, charges, and encumbrances other than the Permitted Encumbrances. The Vendor shall, prior to or concurrent with Completion, obtain a partial discharge of any mortgage encumbering title to the Lands or the Strata Lot from any Construction Lender in respect of the Strata Lot.

6.2 Closing Procedure

The Vendor shall deliver to the Purchaser's solicitor, in escrow, on or before the Completion Date, the registrable form of Freehold Transfer in favour of the Purchaser, against the Purchaser's solicitor's written undertaking to pay the balance of the Purchase Price (less the Deposit and adjustments, plus applicable taxes) to the Vendor's solicitor by way of solicitor's trust cheque or bank draft. The Purchaser's solicitor shall prepare and deliver the required Form A Freehold Transfer and Property Transfer Tax Return to the Vendor's solicitor not less than five (5) Business Days prior to the Completion Date. The sale shall be completed through the Electronic Filing System of the Land Title and Survey Authority of British Columbia by the Purchaser's solicitor. The CBA Standard Undertakings do not apply.

6.3 Mortgage Funds

If the Purchaser is relying on a new mortgage to finance the Purchase Price, the Purchaser, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price until after the Form A Transfer and the new mortgage documents have been submitted for registration in the Land Title Office, but only if, before such submission, the Purchaser has: (a) tendered to the Vendor that portion of the Purchase Price not secured by the new mortgage; (b) fulfilled all of the new mortgagee's conditions for funding (other than the submission of the mortgage for registration); and (c) delivered to the Vendor a lawyer's or notary's undertaking to pay the balance of the Purchase Price upon submission for registration of the Form A Transfer and the mortgage and upon advance of the mortgage proceeds.

6.4 Vendor's Charges

If the Vendor has existing financial charges to be cleared from title, the Vendor, while still required to clear such charges, may defer payment and discharge of such charges until after receipt of the Purchase Price, in which event the Purchaser may pay the Purchase Price to the Vendor's solicitor in

trust, on the Vendor's solicitor's undertaking to pay and discharge such financial charges and to remit the balance (if any) to the Vendor.

6.5 Costs

The Purchaser shall bear all costs of conveyance, including (without limitation) Land Title Office registration fees and (if applicable) any costs related to arranging financing. The Vendor shall bear all costs of clearing title.

6.6 Section 116 Income Tax Act

The Vendor represents and warrants that the Vendor is not now, and will not on the Completion Date be, a non-resident of Canada within the meaning of section 116 of the Income Tax Act (Canada), and shall deliver a statutory declaration to that effect on Completion.

6.7 Builders Lien Holdback

That portion (if any) of the Purchase Price required by law to be held back in respect of potential builders' lien claims (the "Lien Holdback") shall be paid to the Vendor's solicitor on the Completion Date. The Lien Holdback shall be held by the Vendor's solicitor in trust in accordance with the Builders Lien Act (British Columbia) and the Act, with any interest accruing for the benefit of the Vendor, solely in respect of builders' lien claims registered in the Land Title Office in connection with work done at the request of the Vendor. The Vendor's solicitor is authorized to pay to the Vendor, on expiry of the applicable holdback period, the Lien Holdback (plus interest earned) less the amount representing any builders' lien claims filed against the Strata Lot as to which the Purchaser or the Purchaser's solicitor has notified the Vendor's solicitor in writing by 1:00 p.m. Pacific Time on the day of expiry of the holdback period. The Purchaser hereby authorizes the Vendor and the Vendor's solicitor to take all steps necessary to discharge any liens (including bringing court proceedings in the name of the Purchaser), provided that any such proceedings shall be solely at the expense of the Vendor.

7. SUBJECT CONDITIONS

7.1 Conditions for the Purchaser

This Contract is subject to the Subject Conditions specified in Item 13 above, each of which is for the sole benefit of the Purchaser. The Subject Conditions must be removed or waived in writing by the Purchaser, by notice delivered to the Vendor (or to the Vendor's Brokerage on behalf of the Vendor), on or before the Subject Removal Date.

7.2 Failure to Remove

If the Purchaser fails to deliver written notice removing or waiving the Subject Conditions on or before the Subject Removal Date, this Contract shall be at an end and the Deposit (if any has been paid) shall be returned to the Purchaser, without prejudice to the Purchaser's right to revive the Contract by written notice received by the Vendor prior to the Vendor entering into a binding purchase agreement with another party.

7.3 No Subject Conditions

If no Subject Conditions are specified in Item 13 above, this Contract shall be deemed unconditional as of the Date of this Contract, subject only to the Rescission Period under Section 8.2.

8. REDMA PROVISIONS

8.1 Disclosure Statement

The Purchaser acknowledges having received a copy of the Disclosure Statement (together with all exhibits and any amendments) and having had a reasonable opportunity to review the same prior to entering into this Contract. The Purchaser consents to delivery of the Disclosure Statement and all amendments to the Disclosure Statement by electronic means.

8.2 Rescission Right

Under section 21 of REDMA, the Purchaser may rescind this Contract by serving written notice of rescission on the Vendor or the Vendor's Brokerage within seven (7) days after the later of: (a) the Date of this Contract; and (b) the date the Purchaser received a copy of the Disclosure Statement. A notice of rescission may be served by personal delivery or by registered mail on the Vendor at the address in Item 4, or on the Vendor's Brokerage at the address in Item 6.

8.3 Material Change

If the Purchaser does not receive an amendment to the Disclosure Statement that the Purchaser is entitled to receive under REDMA, the Purchaser may have the right to rescind this Contract in accordance with REDMA. See the front matter of the Disclosure Statement under "Right of Rescission".

8.4 Material Change to Building Permit or Layout

If the layout or size of the Strata Lot, the construction of a major common facility (including a recreation centre or clubhouse), or the general layout of the Development is materially changed by the issuance of the Building Permit, this Contract is terminable at the option of the Purchaser for a period of seven (7) days after receipt by the Purchaser of any amendment to the Disclosure Statement that discloses such material change.

8.5 Deemed Reliance

Under section 22 of REDMA, every purchaser of a development unit who is entitled to receive a Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in the Disclosure Statement (if any), and on any omission to state a material fact.

9. ASSIGNMENT

9.1 No Assignment Without Consent

The Purchaser shall not assign, transfer, or otherwise deal with this Contract or any of the Purchaser's rights, interests, or obligations under this Contract, in whole or in part, directly or indirectly, without the

prior written consent of the Vendor, which consent the Vendor may withhold in its sole and absolute discretion (subject only to Sections 9.2 and 9.3).

9.2 Assignment to Family Member or Personal Corporation

The Vendor's consent under Section 9.1 will not be unreasonably withheld in the case of an assignment to: (a) a corporation controlled by the Purchaser; or (b) a family member of the Purchaser (being the Purchaser's spouse, parent, child, or sibling), provided in each case that: (i) the Purchaser pays to the Vendor an assignment fee of \$500.00 (plus applicable GST) prior to the effective date of the assignment; (ii) the assignee assumes all of the Purchaser's obligations under this Contract by an assumption agreement satisfactory to the Vendor; and (iii) the Purchaser remains jointly and severally liable with the assignee for the performance of the obligations of the Purchaser under this Contract.

9.3 Third-Party Assignment After All Units Bound

The Vendor's consent under Section 9.1 may be granted in the case of an assignment to any other person, provided that: (a) the Vendor has, in its sole discretion, entered into binding purchase agreements to sell all of the Strata Lots in the Development (all Phases) prior to the date of the assignment; (b) the Purchaser pays to the Vendor an assignment fee of \$5,000.00 (plus applicable GST) prior to the effective date of the assignment; and (c) the assignee assumes all of the Purchaser's obligations under this Contract by an assumption agreement satisfactory to the Vendor.

9.4 Information and Records under REDMA

Before the Vendor consents to any assignment of this Contract, the Vendor is required to collect information and records under section 20.5 of REDMA from each proposed party to the assignment agreement, including personal information respecting that party's identity, contact and business information, and the terms of the assignment agreement. The Vendor must report such information and records to the administrator designated under the Property Transfer Tax Act (British Columbia), and such information may be disclosed to the Canada Revenue Agency. The Purchaser agrees to provide, and to cause any proposed assignee to provide, all such information and records as the Vendor may require.

10. DEFAULT

10.1 Purchaser Default

If the Purchaser fails to complete the purchase of the Strata Lot in accordance with this Contract, or otherwise breaches any material term of this Contract, the Vendor may, at its option:

- (a) terminate this Contract by written notice to the Purchaser, in which event the Deposit and any interest earned on it shall be forfeited to the Vendor absolutely as liquidated damages and not as a penalty (the Parties having agreed that the Vendor's actual damages would be difficult to quantify and that the Deposit represents a fair and reasonable pre-estimate of those damages); or
- (b) pursue specific performance, damages, or any other remedy available at law or in equity, in addition to (and without prejudice to) the remedies set out in (a).

The Vendor's election of one remedy shall not preclude the Vendor from pursuing any other remedy.

10.2 Vendor Default

If the Vendor fails to complete the sale of the Strata Lot in accordance with this Contract, or otherwise breaches any material term of this Contract, the Purchaser's sole remedy shall be to terminate this Contract and receive a refund of the Deposit and any interest earned on it, whereupon neither Party shall have any further obligation to the other. The Purchaser hereby waives any right to specific performance, damages, or any other remedy at law or in equity.

10.3 Non-Interference

The Purchaser covenants and agrees that the Purchaser will not, under any circumstances, take any action (or cause any action to be taken) which may hinder or delay the completion of the sale of the Strata Lot in accordance with the terms of this Contract or the completion of the sale of any other strata lot in the Development. If the Purchaser breaches this Section 10.3, the Vendor may, in its sole discretion, terminate this Contract by written notice to the Purchaser or the Purchaser's solicitor, in which event the Deposit (and any interest earned on it) shall be absolutely forfeited to the Vendor, without prejudice to the Vendor's other remedies.

11. PHASED DEVELOPMENT

11.1 Phasing Acknowledgement

The Purchaser acknowledges that the Development is a phased strata development, consisting of three (3) phases as described in the Disclosure Statement and the Form P Phased Strata Plan Declaration attached to the Disclosure Statement as Exhibit "A". The Purchaser further acknowledges that:

- (a) the Vendor may elect, in its sole discretion, not to proceed with Phase 2 or Phase 3, in which case the Development may comprise fewer than 23 Strata Lots in total;
- (b) construction of Phase 2 and Phase 3 will continue after the Completion Date in respect of any Phase 1 Strata Lot, and will involve noise, dirt, dust, vibrations, and other activities normally associated with construction;
- (c) the Vendor and its contractors (including Solmar Construction Inc.) shall have unimpeded access over the Common Property of each deposited Phase for the purpose of completing construction of subsequent Phases; and
- (d) the monthly assessments payable by the owners of Phase 1 Strata Lots may change (and, in particular, may increase in aggregate) on deposit of the Phase 2 Strata Plan and the Phase 3 Strata Plan in the Land Title Office, as described in Section 2.3(c) of the Disclosure Statement.

12. CONSTRUCTION AND DESCRIPTION OF STRATA LOT

12.1 Strata Lot

The Vendor shall construct the Strata Lot in substantial compliance with: (a) the floor plans and elevations for the Strata Lot included in the marketing materials provided to the Purchaser (subject to the Vendor's right to vary the same as described in this Contract and the Disclosure Statement); (b) the Development Permit and the Building Permit (as those terms are defined in the Disclosure Statement); and (c) the British Columbia Building Code as applicable.

12.2 Variations

The Vendor reserves the right, in its sole discretion, to vary the dimensions, layout, finishes, fixtures, equipment, and other features of the Strata Lot, the Common Property, and the Limited Common Property, provided that the Strata Lot, as built, remains substantially in compliance with the floor plans and elevations provided to the Purchaser. Minor variations shall not entitle the Purchaser to any abatement of the Purchase Price or to terminate this Contract. The Vendor specifically reserves the right to vary, by up to ten percent ($\pm 10\%$), the size and configuration of patios, balconies, and other Limited Common Property areas, and the size and configuration of Common Property (including access ways, walkways and landscaping), in each case without compensation to the Strata Corporation or to any individual Strata Lot owner.

12.3 Substitution of Materials

The Vendor reserves the right to substitute materials, finishes, fixtures, appliances, and equipment of substantially equivalent or superior quality to those specified or shown in marketing materials, without notice to or consent of the Purchaser.

12.4 Habitable Area Variance

Any variance in the habitable area of the Strata Lot of less than five percent (5%) from that shown on the Preliminary Strata Plan in the Disclosure Statement shall not be grounds for the Purchaser or the Vendor to vary or terminate this Contract. If the habitable area of the Strata Lot, as built, is more than five percent (5%) less than that shown on the Preliminary Strata Plan, the Vendor may (in its discretion) elect either to (a) reduce the Purchase Price pro rata to the actual habitable area, or (b) maintain the Purchase Price as set out in Item 11; in case (b), the Purchaser shall have seven (7) days from written notice to elect either to complete the purchase at the unreduced Purchase Price or to terminate this Contract (in which event the Deposit shall be returned to the Purchaser). If the Purchaser does not deliver a written election within such seven-day period, the Purchaser shall be deemed to have elected to complete at the unreduced Purchase Price.

12.5 Service Facilities

The Purchaser acknowledges that the Development will include service facilities and equipment required by municipal authorities and other authorities having jurisdiction over the Development (including, without limitation, transformers, fire hydrants, vents, ducts, fans, and similar facilities). The Vendor reserves the right to relocate, add to, or delete any such service facilities as the Vendor (in its discretion) considers necessary or advisable, without compensation to the Purchaser.

12.6 Pre-Completion Walk-Through

At a reasonable time designated by the Vendor prior to the Completion Date, the Vendor and the Purchaser (or their designated representatives) shall conduct a walk-through inspection of the Strata Lot. At the walk-through, the Parties shall prepare and sign a conclusive list of any defects and deficiencies (the "Deficiency List"). The Vendor shall remedy items on the Deficiency List, in a good and workmanlike manner and within a reasonable time, having regard to availability of materials, labour, and trades, and the Purchaser shall allow the Vendor and its employees and contractors access to the Strata Lot as required to complete such work. There shall be no holdback of any portion of the Purchase Price in respect of items on the Deficiency List. In all other respects, the Purchaser shall be deemed to have accepted the physical condition of the Strata Lot on the Completion Date. If the Purchaser fails to allow access when requested, the items on the Deficiency List shall be deemed completed and the Vendor shall have no further obligation to the Purchaser in respect of those items.

12.7 Marketing Materials

All marketing materials provided to the Purchaser (including, without limitation, sales brochures, floor plans, models, photographs, illustrations, renderings, showroom displays, material boards, model suites, vignettes, advertisements, social media content, websites, electronic displays, digital renderings, and computer animations) are illustrative only and are not represented as the actual final layout, areas, dimensions, or features of the Strata Lot, the Common Property, or the Limited Common Property. Any feature of the Strata Lot or the Development that is fundamental to the Purchaser's decision to enter into this Contract must be expressly recorded in this Contract or in the Disclosure Statement to bind the Vendor.

12.8 Home Warranty Insurance

The Strata Lot is covered by the home warranty insurance issued by Trisura Guarantee Insurance Company and administered by Hub Warranty Ltd. dba Pacific Home Warranty Insurance Services in accordance with the Homeowner Protection Act (British Columbia), as more particularly described in Section 6.2 of the Disclosure Statement.

13. STRATA CORPORATION

13.1 Strata Corporation

The Strata Corporation will be formed upon deposit of the relevant Phase Strata Plan in the Land Title Office. The Purchaser, as owner of the Strata Lot, will be a member of the Strata Corporation and bound by the Act, the bylaws of the Strata Corporation, and any rules made under those bylaws.

13.2 Bylaws

The bylaws of the Strata Corporation are set out in the Form Y Notice of Different Bylaws attached as Exhibit "F" to the Disclosure Statement. The Purchaser acknowledges having reviewed those bylaws and agrees to be bound by them.

13.3 Strata Management Contract

The Strata Corporation will, on the recommendation of the Vendor, engage a professional property manager pursuant to a Strata Management Contract. The initial Strata Management Contract shall terminate four (4) weeks after the second annual general meeting of the Strata Corporation, unless renewed by majority vote of the Strata Corporation in accordance with section 39 of the Act.

13.4 Strata Fees

The Purchaser acknowledges that the monthly strata fee for the Strata Lot is currently projected as set out in the Interim Operating Budget (Exhibit "E" to the Disclosure Statement). The actual monthly strata fee for the Strata Lot may vary based on (i) the final habitable area of the Strata Lot and the resulting Unit Entitlement, and (ii) the budget adopted by the owners at or following the first annual general meeting of the Strata Corporation.

14. REAL ESTATE COMMISSION

14.1 Vendor's Brokerage Commission

The Vendor is responsible for any commission payable to the Vendor's Brokerage (Alexandrite Real Estate Ltd.) pursuant to a separate listing agreement between the Vendor and the Vendor's Brokerage. No portion of the Vendor's Brokerage commission is payable by the Purchaser or out of the Purchase Price.

14.2 Cooperating Brokerage Commission

The Vendor shall pay a commission to any cooperating brokerage representing the Purchaser in connection with this transaction, equal to three percent (3%) of the first \$100,000 of the Purchase Price, plus one and one-half percent (1.5%) of the balance of the Purchase Price, in each case calculated net of applicable goods and services tax. The commission is payable on the Completion Date and is conditional on completion of the sale of the Strata Lot to the Purchaser.

15. NOTICES

15.1 Manner of Giving Notice

Any notice required or permitted to be given under this Contract shall be in writing and may be delivered: (a) personally; (b) by registered mail; (c) by email to the email address provided by the recipient; or (d) by such other means as the Parties may agree in writing. A notice is deemed received on (i) the day of personal delivery; (ii) the third Business Day after the date of mailing by registered mail; or (iii) the day of transmission, if sent by email before 4:00 p.m. Pacific Time on a Business Day, and otherwise on the next Business Day.

15.2 Addresses for Notice

Notices to the Purchaser shall be sent to the address and email address set out in Items 2 and 3. Notices to the Vendor shall be sent to the Vendor's address in Item 4, with a copy to the Vendor's Solicitors at the address in Item 5.

16. GENERAL

16.1 Entire Agreement

This Contract, together with the Disclosure Statement (which is incorporated by reference but not as a contractual term), constitutes the entire agreement between the Parties with respect to its subject matter and supersedes all prior negotiations, representations, agreements, and understandings, whether oral or written. No representation, warranty, guarantee, promise, or agreement has been made by the Vendor or its agents that is not expressly set out in this Contract or in the Disclosure Statement.

16.2 Time of the Essence

Time shall be of the essence of this Contract.

16.3 Amendments

This Contract may be amended only by written agreement signed by both Parties.

16.4 Severability

If any provision of this Contract is held to be invalid, illegal, or unenforceable, that provision shall be severed and the remaining provisions shall remain in full force and effect.

16.5 Governing Law

This Contract shall be governed by and construed in accordance with the laws of the Province of British Columbia and the federal laws of Canada applicable in British Columbia. The Parties submit to the exclusive jurisdiction of the courts of British Columbia in respect of any dispute arising out of or relating to this Contract.

16.6 Successors and Assigns

This Contract shall enure to the benefit of and be binding upon the Parties and their respective heirs, executors, administrators, successors and (in the case of the Vendor) assigns. The Purchaser may not assign this Contract except in accordance with Section 9.

16.7 Counterparts and Electronic Execution

This Contract may be executed in counterparts (including by electronic signature and electronic delivery), each of which shall be deemed an original, and which together shall constitute one and the same instrument. Signatures transmitted by email, facsimile, or other electronic means shall be deemed original signatures for all purposes.

16.8 Personal Information

The Purchaser consents to the collection, use, and disclosure of the Purchaser's personal information by the Vendor, the Vendor's Brokerage, the Vendor's Solicitors, and their respective agents and employees, for all purposes consistent with the transaction contemplated by this Contract, including (without limitation) reporting under section 20.5 of REDMA, anti-money-laundering compliance under FINTRAC, and compliance with the Property Transfer Tax Act (British Columbia).

16.9 Independent Legal and Tax Advice

The Purchaser acknowledges that the Vendor has recommended that the Purchaser obtain independent legal, tax, financial, and other professional advice prior to entering into this Contract, and that the Purchaser has had a reasonable opportunity to do so.

16.10 Joint and Several Liability

Where the Purchaser comprises more than one person, the obligations of each such person under this Contract are joint and several.

Acknowledgement, Receipt & Execution

The Purchaser acknowledges, agrees, and confirms each of the following:

1. **Receipt of Disclosure Statement.** The Purchaser has received a copy of the Disclosure Statement (together with all exhibits and any amendments thereto) filed by the Vendor under the Real Estate Development Marketing Act in respect of the Strata Lot, and has had a reasonable opportunity to review the same prior to entering into this Contract.
2. **Right of Rescission.** The Purchaser has reviewed and understood the Right of Rescission disclosed on the pages immediately following the cover of the Disclosure Statement.
3. **Independent Advice.** The Vendor has recommended that the Purchaser obtain independent legal, tax, financial, and other professional advice prior to entering into this Contract, and the Purchaser has had a reasonable opportunity to do so.
4. **No Other Representations.** The Purchaser is not relying on any representation, warranty, guarantee, promise, or agreement made by the Vendor or its agents that is not expressly set out in this Contract or in the Disclosure Statement.
5. **Bound by Bylaws and Contract.** The Purchaser has read, understood, and agrees to be bound by the terms and conditions of this Contract, including the bylaws of the Strata Corporation set out in Exhibit "F" to the Disclosure Statement.

EXECUTED at _____, British Columbia, this _____ day of _____, 20_____.

PURCHASER

_____	_____	_____
<i>Witness</i>	<i>Purchaser Signature</i>	<i>Print Name</i>

_____	_____	_____
<i>Witness</i>	<i>Purchaser Signature</i>	<i>Print Name</i>

ACCEPTANCE BY THE VENDOR

The Vendor hereby accepts the above offer and agrees to complete the sale of the Strata Lot on the terms set out in this Contract. Accepted this _____ day of _____, 20____.

1531080 B.C. LTD.

Per: _____

Authorized Signatory · I have authority to bind the corporation.

END OF CONTRACT OF PURCHASE AND SALE

Exhibit G to the Disclosure Statement of 1531080 B.C. Ltd. — Knotty Pine, Langford, B.C.

THIS CONTRACT COMPRISES:

- The Particulars set out at the beginning of this Contract (Items 1–17);
- The Contract of Purchase and Sale (Sections 1–16);
- This Acknowledgement, Receipt & Execution page; and
- Schedule A — Legal Documents and Registered Charges (attached).

Distribution: Original retained by Murrell & Ittah, Lawyers and Notaries (Vendor's Solicitors). Copies to Purchaser, Vendor, and Vendor's Brokerage.

SCHEDULE A

Legal Documents & Registered Charges

The documents listed and attached in this Schedule A form part of the Permitted Encumbrances and Legal Documents applicable to the Development. The Purchaser acknowledges having had a reasonable opportunity to review each of the following prior to entering into this Contract:

A-1 Strata Plan	Strata Plan EPP138367 The deposited strata plan for the Lands (Lot 1, Section 5, Esquimalt District, Plan EPP138367), upon which the Development is subdivided into Strata Lots. Plan No.: EPP138367 Deposited: August 14, 2024 Application CB1509461
A-2 Section 219 Covenant	Covenant for Parking in Garages & Carports Section 219 covenant in favour of the City of Langford requiring garages and carports in the Development to be used and maintained for vehicular parking, and restricting their conversion to other uses. Charge No.: CB2623483 – CB2623485 Filed: February 13, 2026
A-3 Section 219 Covenant	Covenant for Stormwater Management Section 219 covenant in favour of the City of Langford requiring the ongoing operation and maintenance of the Stormwater Management Plan for the Development in accordance with the plan approved by the City. Charge No.: CB2662810 – CB2662812 Filed: March 6, 2026
A-4 Section 219 Covenant	Geotechnical Report Covenant Section 219 covenant in favour of the City of Langford requiring compliance with the geotechnical engineer's report and recommendations for the Development. File No.: Murrell & Ittah 26-306-I Status: Pending Registration
A-5 Solicitor's Letter	Undertaking Letter to City of Langford Letter from Murrell & Ittah, Lawyers and Notaries to the City of Langford dated August 6, 2026 confirming registration of the Stormwater and Parking Covenants and providing the required undertakings in respect of the Form P Consideration for Subdivision SUB 26-0014. Reference: M&I File 26-306-I Dated: August 6, 2026

Complete copies of each document listed above are appended to this Contract following this Schedule A. Additional copies are available for inspection during regular business hours at the offices of Murrell & Ittah, Lawyers and Notaries, at 201–1006 Fort Street, Victoria, B.C. V8V 3K4. Where a document listed above is noted as "Pending Registration", the Vendor undertakes to register such document in the Land Title Office prior to the Completion Date of the first Strata Lot in Phase 1 of the Development.

EXHIBIT H

Title Search and Encumbrance Copies

TITLE SEARCH PRINT

2026-09-29, 11:42:59

File Reference:

Requestor: Nick Wise

Declared Value \$5550000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VICTORIA

VICTORIA

Title Number

From Title Number

CB1994495

JA7367

Application Received

2025-04-22

Application Entered

2025-04-24

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

1531080 B.C. LTD., INC.NO. BC1531080
199 DENISON ROAD
VICTORIA, BC
V8S 4K2**Taxation Authority**

Langford, City of

Description of Land

Parcel Identifier:

032-329-971

Legal Description:

LOT 1 SECTION 5 ESQUIMALT DISTRICT PLAN EPP138367

Legal NotationsTHIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL
GOVERNMENT ACT, SEE CB2794610THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL
GOVERNMENT ACT, SEE CB2816129**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

CB1196053

Registration Date and Time:

2024-03-05 15:32

Registered Owner:

CITY OF LANGFORD

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CB1223325

Registration Date and Time:

2024-03-22 09:51

Registered Owner:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

TITLE SEARCH PRINT

2026-09-29, 11:42:59

File Reference:

Requestor: Nick Wise

Declared Value \$5550000

Nature: STATUTORY RIGHT OF WAY
Registration Number: CB1223326
Registration Date and Time: 2024-03-22 09:51
Registered Owner: TELUS COMMUNICATIONS INC.
INCORPORATION NO. BC1101218

Nature: MORTGAGE
Registration Number: CB1994881
Registration Date and Time: 2025-04-22 09:51
Registered Owner: STEFAN QUANDT

Nature: ASSIGNMENT OF RENTS
Registration Number: CB1994882
Registration Date and Time: 2025-04-22 09:51
Registered Owner: STEFAN QUANDT

Nature: COVENANT
Registration Number: CB2623483
Registration Date and Time: 2026-02-13 10:33
Registered Owner: CITY OF LANGFORD

Nature: PRIORITY AGREEMENT
Registration Number: CB2623484
Registration Date and Time: 2026-02-13 10:33
Remarks: GRANTING CB2623483 PRIORITY OVER CB1994881

Nature: PRIORITY AGREEMENT
Registration Number: CB2623485
Registration Date and Time: 2026-02-13 10:33
Remarks: GRANTING CB2623483 PRIORITY OVER CB1994882

Nature: COVENANT
Registration Number: CB2662810
Registration Date and Time: 2026-03-06 13:34
Registered Owner: CITY OF LANGFORD

Nature: PRIORITY AGREEMENT
Registration Number: CB2662811
Registration Date and Time: 2026-03-06 13:34
Remarks: GRANTING CB2662810 PRIORITY OVER CB1994881

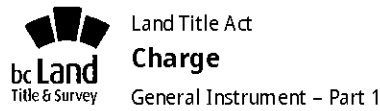
Nature: PRIORITY AGREEMENT
Registration Number: CB2662812
Registration Date and Time: 2026-03-06 13:34
Remarks: GRANTING CB2662810 PRIORITY OVER CB1994882

TITLE SEARCH PRINT

File Reference:
Declared Value \$5550000

2026-09-29, 11:42:59
Requestor: Nick Wise

Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE



VICTORIA LAND TITLE OFFICE
MAR 05 2024 15:32:27.001
CB1196053-CB1196054

1. Application

Document Fees: \$156.34

North Shore Law LLP Barristers and Solicitors
6th Floor 171 West Esplanade
North Vancouver BC V7M3J9
6049808571

2. Description of Land

PID/Plan Number	Legal Description
005-233-046	LOT 14, SECTION 5, ESQUIMALT DISTRICT, PLAN 10444
005-076-722	LOT 8, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795
005-076-749	LOT 9, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795
005-076-757	LOT 10, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795

3. Nature of Interest

Type	Number	Additional Information
COVENANT		Section 219
PRIORITY AGREEMENT		Granting the Covenant herein Priority over Mortgage CB310624

4. Terms

Part 2 of this instrument consists of:
(b) Express Charge Terms Annexed as Part 2

5. Transferor(s)

829 DEVELOPMENT GROUP LTD., NO.BC1296816

CONCENTRA TRUST

6. Transferee(s)

CITY OF LANGFORD
2ND FLOOR, 877 GOLDSTREAM AVENUE
VICTORIA BC V9B 2X8

7. Additional or Modified Terms



8. Execution(s)

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

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
_____ David von der Porten Barrister & Solicitor 6th Floor 171 West Esplanade North Vancouver BC V7M3J9	YYYY-MM-DD 2024-02-26	829 DEVELOPMENT GROUP LTD. By their Authorized Signatory _____ Volodymyr Shynke

Officer Certification

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

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
_____ Jason K. Majid Notary Public 333 3rd Ave. N. Saskatoon SK S7K 2M2	YYYY-MM-DD 2024-02-26	CONCENTRA TRUST By their Authorized Signatory _____ Sarah Chapman

Stacey Ebenal

Officer Certification

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



Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

Julie Coneybeer
Commissioner for Taking Affidavits
for British Columbia
2nd Floor, 877 Goldstream Ave.
Langford BC V9B 2X8

YYYY-MM-DD

2024-03-04

CITY OF LANGFORD
By their Authorized Signatory

Darren Kiedyk

Scott Goodmanson

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

Electronic Signature
Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

David Peter von der Porten 92CK93
Digitally signed by David Peter von der Porten 92CK93
Date: 2024-03-05 15:32:18 -08:00

TERMS OF INSTRUMENT – PART 2**COVENANT**

(Section 219 of the *Land Title Act*, R.S.B.C. 1966, Chapter 250)

THIS AGREEMENT dated for reference February 22, 2024 is

BETWEEN:

829 DEVELOPMENT GROUP LTD., INC. NO. BC1296816
1200 – 1075 West Georgia Street
Vancouver, B.C., V6E 3C9

(the “**Owner**”)

AND:

CITY OF LANGFORD
2nd Floor – 877 Goldstream Avenue
Victoria, B.C., V9B 2XB

(the “**City**”)

WHEREAS:

- A. The Owner is the registered owner in fee simple of those parcels located at 2832, 2834, 2836 and 2838 Knotty Pine Road, Langford, B.C. of land legally described as:
- PID: 005-233-046, Legal: LOT 14, SECTION 5, ESQUIMALT DISTRICT, PLAN 10444;
- PID: 005-076-722, Legal: LOT 8, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795;
- PID: 005-076-749, Legal: LOT 9, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795;
- and
- PID: 005-076-757, Legal: LOT 10, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795,
- (collectively, the “Lands”).
- B. The Owner has applied to the City to amend the zoning designation of the Lands to *City Centre 2 (CC2)* to allow for the construction of a townhouse of approximately 27 dwelling units (the “Townhouses”);
- C. Section 219 of the *Land Title Act* provides, *inter alia*, that a covenant, whether of a negative or positive nature, may be registered as a charge against title to land in favour of a municipality; and
- D. The Owner wishes to grant to the City a covenant under section 219 of the *Land Title Act* regarding the use, development and consolidation of the Lands.

THIS AGREEMENT is evidence that in consideration of payment of \$10.00 by the City to the Owner (the receipt of which is acknowledged by the Owner), and in consideration of the promises exchanged below, the Owner covenants and agrees with the City in accordance with s. 219 of the *Land Title Act* as follows:

COVENANTS

1. The Owner covenants and agrees with the City that the Lands must not be built upon or used for any other purpose except in strict accordance with this Agreement.
2. The Owner covenants and agrees with the City that with respect to the Lands that:
 - (a) the following be implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering of the City (the "**Director of Engineering**") prior to the issuance of a building permit for the Lands (a "**Building Permit**");
 - a. Full frontage improvements;
 - b. A storm water management plan;
 - c. A Mitigation Plan; and
 - d. a Construction Parking and Traffic Management Plan;
 - (b) the four subject properties (which the Lands are current comprised of) be consolidated prior to the issuance of a development permit for Form and Character for the Lands (a "**Development Permit**");
 - (c) a separate covenant be registered agreeing that the garages and carports are to be used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein, in favour of strata corporation (once the Lands are subdivided into strata lots pursuant to the *Strata Property Act*);
 - (d) 5% of the lot area of the Lands be dedicated to the City as a Park, on the corner of Knotty Pine Road and Orono Avenue, be dedicated to the City prior to the issuance of a Building Permit;
 - (e) an agreement whereby the Owner (subsequently assumed by the strata corporation once the Lands are subdivided into strata lots pursuant to the *Strata Property Act*) will be responsible for maintaining and irrigating boulevard landscaping with the exception of boulevard trees and boulevard tree irrigation, which will be maintained by the City;
 - (f) the Townhouses will contain electric heat pumps; and
 - (g) all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN.

3. The Owner further covenants and agrees that the City may withhold a Building Permit or occupancy permit for the Lands as necessary to ensure compliance with the covenants in this Agreement, and that the issuance of a building permit or occupancy permit does not act as a representation or warranty by the City that the covenants in this Agreement have been satisfied.
4. Wherever in this Agreement the approval of the City is required, some act or thing is to be done to the satisfaction of the City, the City is entitled to form an opinion or make a determination:
 - i. the relevant provision is not deemed fulfilled or waived unless the approval, opinion, determination or expression of satisfaction is in writing signed by the City's Director of Engineering or his/her designate;
 - ii. the approval, opinion, determination or satisfaction is in the discretion of the City in its sole and unfettered discretion; and
 - iii. the City is under no public law duty of fairness or natural justice and may do any of those things in the same manner as if it were a private party and not a public body or an employee or agent thereof.
5. Where the Owner is required under this Agreement to construct something in order to satisfy, in whole or in part, a pre-condition to building on the Lands or using or occupying a building on the Lands, the Owner may satisfy the construction requirement by:
 - i. entering into a written agreement with the City to provide such works and services, which agreement will be based on a standard form required by the City;
 - ii. providing an irrevocable letter of credit, in a form and amount required by the City to secure satisfactory completion of the construction; and
 - iii. by making such other arrangements as are considered necessary by the City in order to ensure that such construction is completed in the manner required by the City and this Agreement.
6. The parties agree that any breach of this agreement shall not be adequately compensable in damages and that the Owner and the City agree that the City shall be entitled to injunctive relief including an interim injunction to prevent breach or continued breach of this Agreement.
7. It shall be the responsibility of the Owner to ensure that any person entering onto the Lands with the permission or knowledge of the Owner does not contravene any provision of this Agreement and any breach of this Agreement by any such person shall be considered for all purposes as a breach of this Agreement by the Owner.
8. The Owner releases, and must indemnify and save harmless, the City, its elected and appointed officials, employees, agents and others from and against all liability, actions,

causes of action, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the Owner, or anyone else, arising from the granting or existence of this Agreement, from the performance by the Owner of this Agreement, or any default of the Owner under or in respect of this Agreement.

9. Upon receipt of the written request from the City, the Owner shall do or cause to be done, all acts of things and execute, or cause to be executed, all documents and give such further and other assurances which may be reasonably necessary to give proper effect to the intent of this Agreement.
10. The enforcement of this Agreement shall be entirely within the discretion of the City and the execution and registration of this Agreement against the title to the Lands shall not be interpreted as creating any duty on the part of the City to the Owner or to any other person to enforce any other provision or the breach of any provision of this Agreement.
11. The City may, at any time and without consent of the Owner, release or cause to be released the Agreement against the title to the Lands, or any part thereof, in the Victoria Land Title Office and upon such release this Agreement shall be void and of no further force and effect.
12. No term, condition, covenant or other provision of this Agreement will be considered to have been waived by the City unless the waiver is expressed in writing by the City.
13. Any waiver by the City of any term, condition, covenant or other provision of this Agreement or any waiver by the City of any breach, violation or non-performance of any term, condition, covenant or other provision of this Agreement does not constitute and will not be construed as a waiver of any further or other terms, condition, covenant or other provision of this Agreement or any further or other breach, violation or nonperformance of any term, condition, covenant or other provision of this Agreement.
14. This Agreement does not:
 - i. affect or limit the discretion, rights or powers of the City under any enactment (as defined in the *Interpretation Act*, R.S.B.C. 1996, c. 238, on the reference date of this Agreement) or at common law, including in relation to the use or consolidation of the Lands;
 - ii. affect or limit any enactment relating to the use or consolidation of the Lands; or
 - iii. relieve the Owner from complying with any enactment, including in relation to the use or consolidation of the Lands.
15. Every obligation and covenant of the Owner in this Agreement constitutes both a contractual obligation and a covenant granted under s. 219 of the Land Title Act in respect of the Lands and this Agreement burdens the Lands and runs with them and binds the successors in title to the Lands. This Agreement burdens and charges all of the Lands and any parcel into

which it is subdivided by any means and any parcel into which the Lands are consolidated. The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands.

16. The Owner agrees to do everything necessary, at the Owner's expense, to ensure that this Agreement is registered against title to the Land with priority over all financial charges, liens and encumbrances registered, or the registration of which is pending, at the time of application for registration of this Agreement, except those in favour of the City.
17. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
18. This Agreement will not be modified or discharged except in accordance with the provisions of Section 219 of the *Land Title Act*.
19. Where there is a reference in this Agreement to an enactment, the enactment referred to is an enactment of the Province of British Columbia unless otherwise so stated and any reference to an enactment shall include any amendments thereto or replacements thereof.
20. This Agreement shall be interpreted according to the laws of the Province of British Columbia.
21. This Agreement is the entire agreement between the parties regarding its subject.
22. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.
23. The Owner must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
24. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C and Form D to which this Agreement is attached and which forms part of this Agreement.

CONSENT AND PRIORITY INSTRUMENT

In this Consent and Priority Instrument:

- i. "Existing Charge" means the Mortgage registered under number BC310624;
- ii. "Existing Chargeholder" means CONCENTRA TRUST;
- iii. "New Charge" means the Section 219 Covenant contained in the attached Terms of Instrument - Part 2; and
- iv. words capitalized in this Instrument, not otherwise defined herein, have the meaning ascribed to them in the attached Terms of Instrument – Part 2.

For \$10.00 and other good and valuable consideration, the receipt and sufficiency of which the Existing Chargeholder acknowledges, the Existing Chargeholder hereby:

- i. consents to the Owner granting the New Charge to the City; and
- ii. agrees with the City that the New Charge charges the Lands in priority to the Existing Charge in the same manner and to the same effect as if the Owner had granted the New Charge, and it had been registered against title to the Lands, prior to the grant or registration of the Existing Charge or the advance of any money under the Existing Charge.

IN WITNESS WHEREOF the Existing Chargeholder has executed this Instrument by executing the General Instrument - Part 1 to which this Instrument is attached and which forms a part of this Instrument.

END OF DOCUMENT



VICTORIA LAND TITLE OFFICE
MAR 22 2024 09:51:39.001
CB1223325-CB1223326

1. Application

Document Fees: \$156.34

Heather Tait; Agent for:
British Columbia Hydro and Power Authority
12th Floor, 333 Dunsmuir Street
Vancouver BC V6B 5R3
(604) 623-4280

15 March 2024
File: 4500-1602.0(X4921)
WT: 1237307
TRIBUTE(3m)

2. Description of Land

PID/Plan Number	Legal Description
005-076-722	LOT 8, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795
005-076-749	LOT 9, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795
005-076-757	LOT 10, SECTION 5, ESQUIMALT DISTRICT, PLAN 10795
005-233-046	LOT 14, SECTION 5, ESQUIMALT DISTRICT, PLAN 10444

3. Nature of Interest

Type	Number	Additional Information
STATUTORY RIGHT OF WAY		Transferee (BC Hydro)
STATUTORY RIGHT OF WAY		Transferee (TELUS)

4. Terms

Part 2 of this instrument consists of:
(a) Filed Standard Charge Terms D F Number: **ST210004**

Includes any additional or modified terms.

5. Transferor(s)

829 DEVELOPMENT GROUP LTD., NO.BC1296816

6. Transferee(s)

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY 333 DUNSMUIR STREET VANCOUVER BC V6B 5R3	
TELUS COMMUNICATIONS INC. #1 - 15079 64TH AVENUE SURREY BC V3S 1X9	BC1101218

7. Additional or Modified Terms

SEE SCHEDULE



8. Execution(s)

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

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
David P. von der Porten Barrister & Solicitor 600 - 171 West Esplande North Vancouver BC V7M 3J9 NORTH SHORE LAW LLP Tel: 604 980 8571 Fax: 604 980 4019	YYYY-MM-DD 2024-03-19	829 DEVELOPMENT GROUP LTD. By their Authorized Signatory PRINT NAME: MISLAV MATIC

Officer Certification

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

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this document under section 168.4 of the *Land Title Act*, RSBC 1996 c.250, that you certify this document under section 168.41(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

Marnie Gunther
QKY7MA

Digitally signed by
Marnie Gunther QKY7MA
Date: 2024-03-22
09:41:51 -07:00

SCHEDULE

PAGE 1 OF 1

7. ADDITIONAL OR MODIFIED TERMS:

- 7.1 The Standard Charge Terms ST210004 are amended by deleting the definition of “Area of the Works” in section 1.1 in its entirety and inserting the following therefor:

“1.1 **“Area of the Works”** means that portion of the Land located within 3 metres of either side of the centre of the alignment of the Works;”

- 7.2 The Standard Charge Terms ST210004 are amended by deleting the definition of “Works” in section 1.1 in its entirety and inserting the following therefor:

“1.1 **“Works”** means:

- (a) above ground, pad-mounted or underground transformers (including associated pads), underground wires and cables (including associated connectors), switchgear, controlgear, kiosks, the Underground Civil Works, all related fittings and components, including any associated protective installations, in any combination and using any type of technology or means, necessary or convenient for the purposes of transmitting and distributing electricity and for the purpose of communications, all as relating to the rights and responsibilities of BC Hydro in connection with BC Hydro’s distribution system; and
- (b) above ground, pad-mounted or underground transformers (including associated pads), fibre optic cables, underground wires and cables (including associated connectors), switchgear, controlgear, kiosks, the Underground Civil Works, all related fittings and components, including any associated protective installations, in any combination and using any type of technology or means, necessary or convenient for the purposes of telecommunications and data transmission, all as relating to the rights and responsibilities of TELUS in connection with TELUS’s telecommunication and data transmission system.”

END OF DOCUMENT

EXHIBIT I

Development Permit and Building Permits



Development Permit No. DP25-0039

As an amendment to DP24-0015, Development Permit No. DP25-0039 is hereby issued by the Council for the City of Langford to Vlad Shynke on behalf of 1531080 BC Ltd to reduce the number of townhomes from 27 to 23 and change window sizes on the property legally described as: LOT 1 SECTION 5 ESQUIMALT DISTRICT PLAN EPP138367, PID No. 032-329-971 (**2840 Knotty Pine Road**), and subject to the following terms and conditions **in addition to all terms and conditions of DP24-0015**

1. Appendices

The following requirements are imposed under Section 490 of the *Local Government Act*:

- a) The site shall be developed in substantial compliance with the site plan, elevation plans, and floor plans attached (Appendices A through X) attached to and forming part of this permit.

2. Conditions

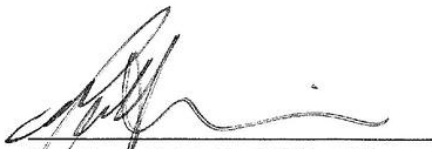
The following requirements are imposed under Section 490 of the *Local Government Act*:

- a) The address plan shall be adjusted to account for the reduction in number of units.

3. Expiry

Pursuant to Section 504 of the *Local Government Act*, this permit will lapse on the second anniversary of the date of issuance unless the works, in accordance with the terms and conditions of this permit, has been substantially started.

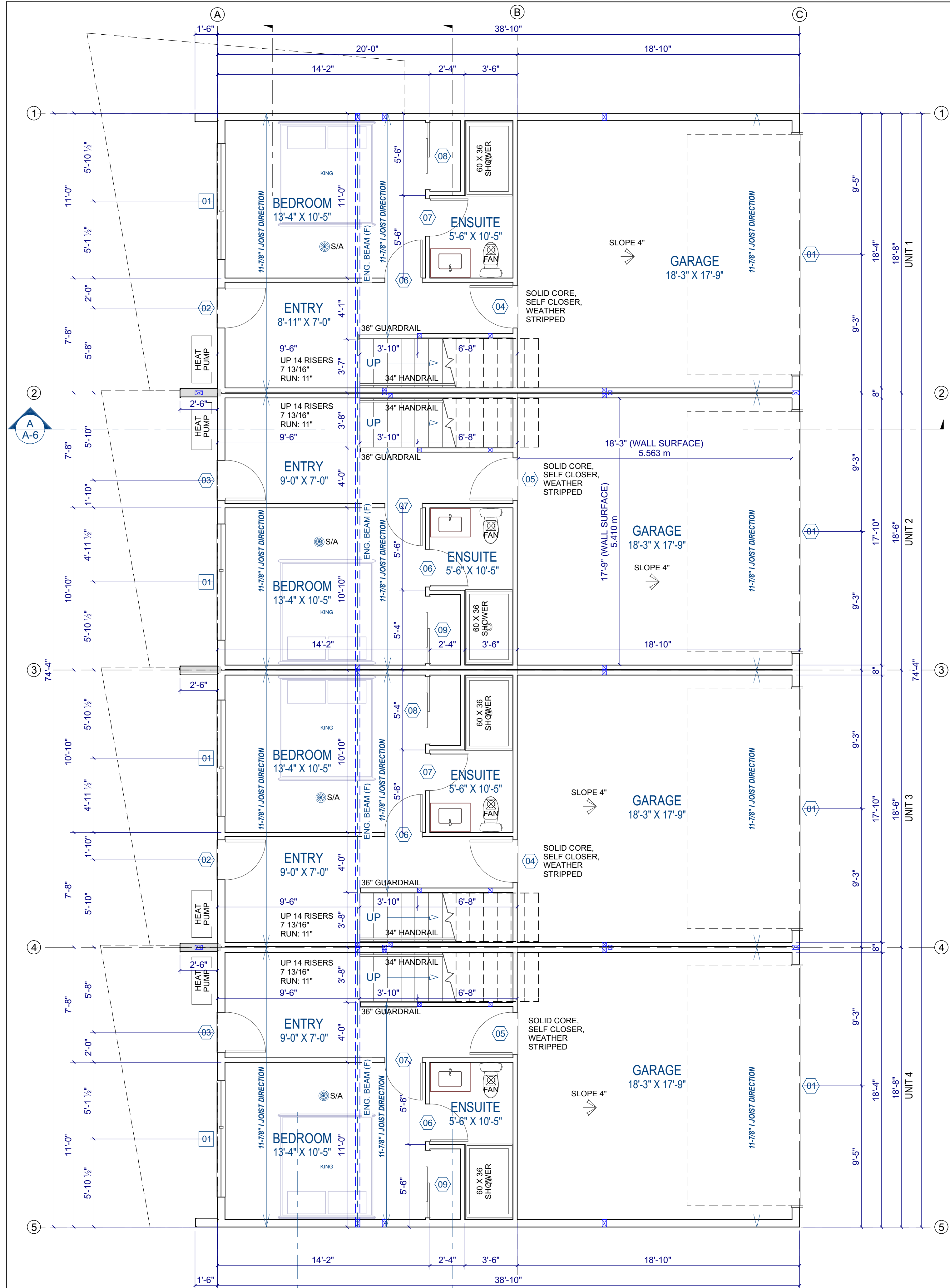
Approved by the Director of Development Services the 6th day of October, 2025.



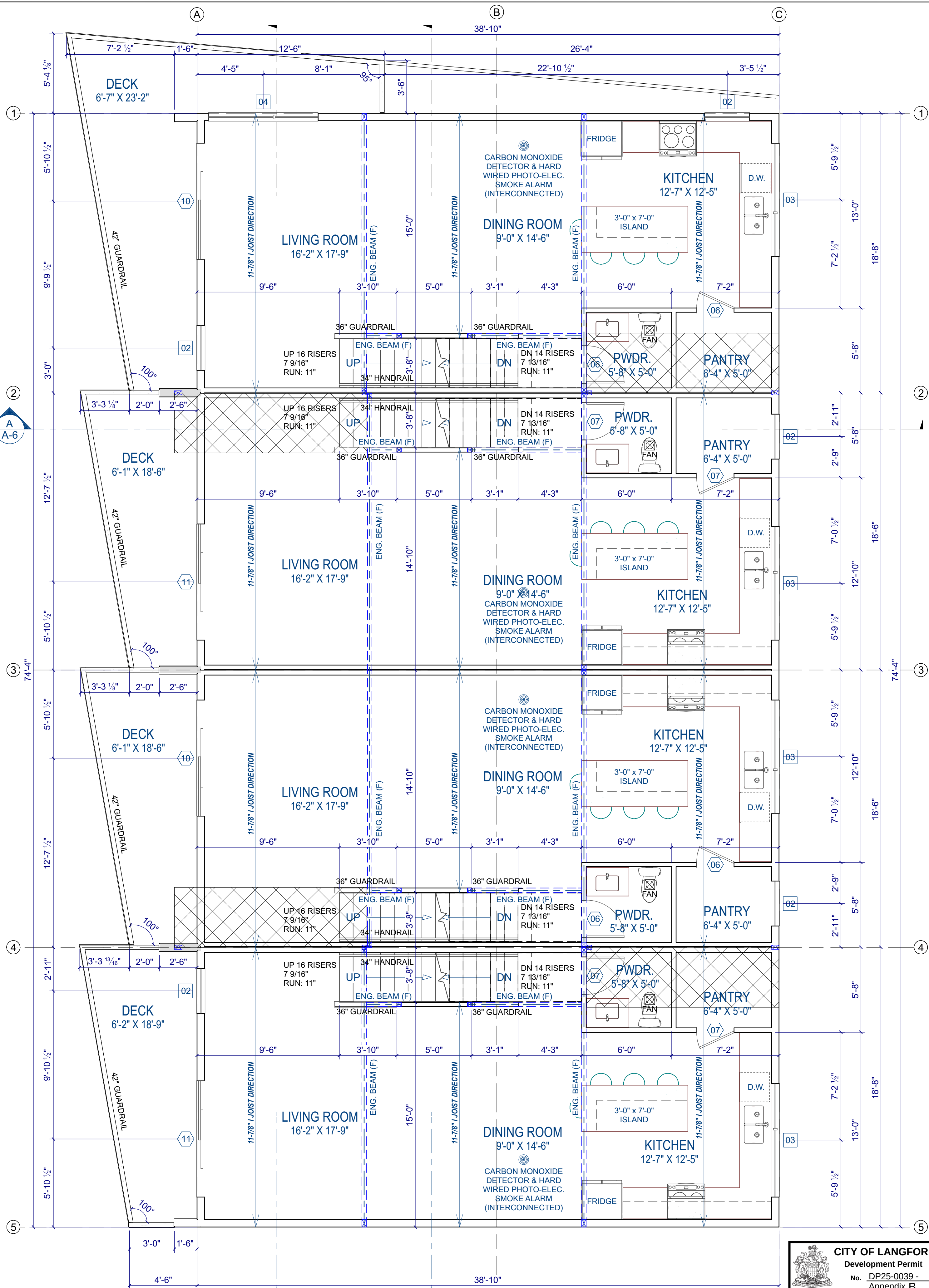
Matthew Baldwin, MCIP, RPP
Director of Development Services

:jb

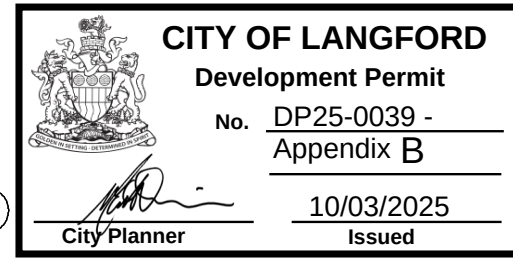
A-1

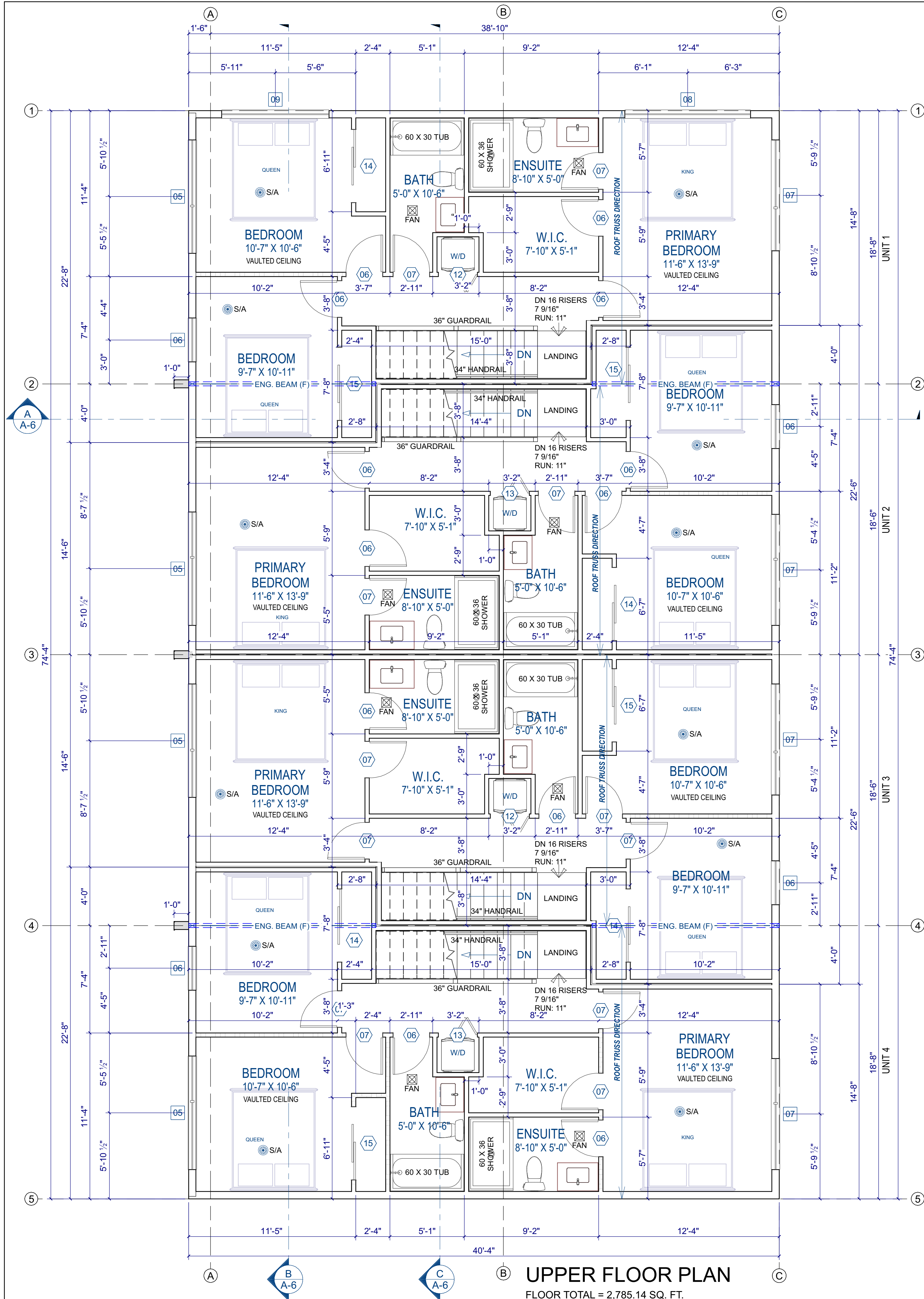


LOWER FLOOR PLAN
FLOOR TOTAL = 2,886.61 SQ. FT.
LOWER FLOOR TO HAVE 8'-0-3/4" CEILING HEIGHT (TYP.)

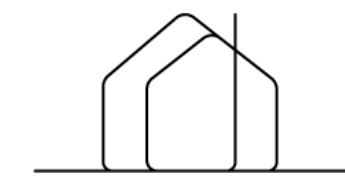
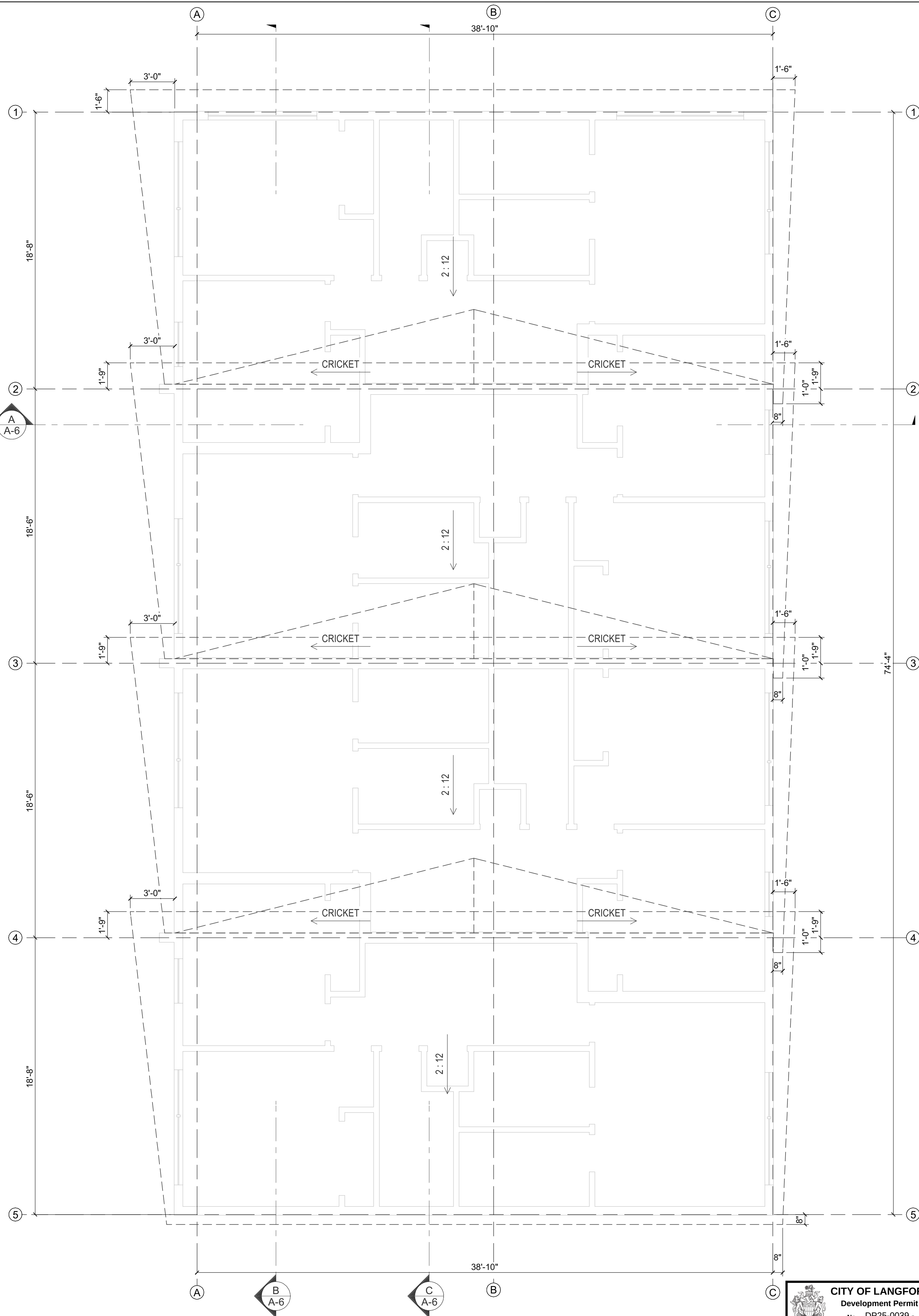


MAIN FLOOR PLAN
FLOOR TOTAL = 2,711.83 SQ. FT.
MAIN FLOOR TO HAVE 9'-0-3/4" CEILING HEIGHT (TYP.)





UPPER FLOOR PLAN
FLOOR TOTAL = 2,785.14 SQ. FT.
UPPER FLOOR TO HAVE 8'-0-3/4" CEILING HEIGHT (TYP.)



waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT

DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:
829 DEVELOPMENT
GROUP LTD.

ADDRESS:
2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:
W.E.

DATE:
2025-08-12

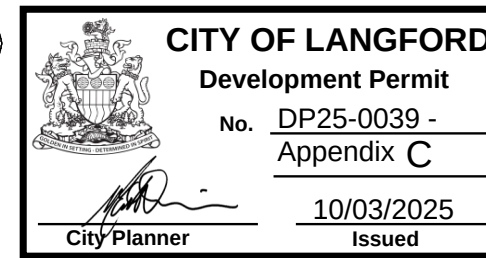
SCALE:
1/4" = 1'-0"

PAGE:
2 OF 4

P2 BLDG A
UNITS 1 - 4

SHEET TITLE:
**UPPER FLOOR &
ROOF PLAN**

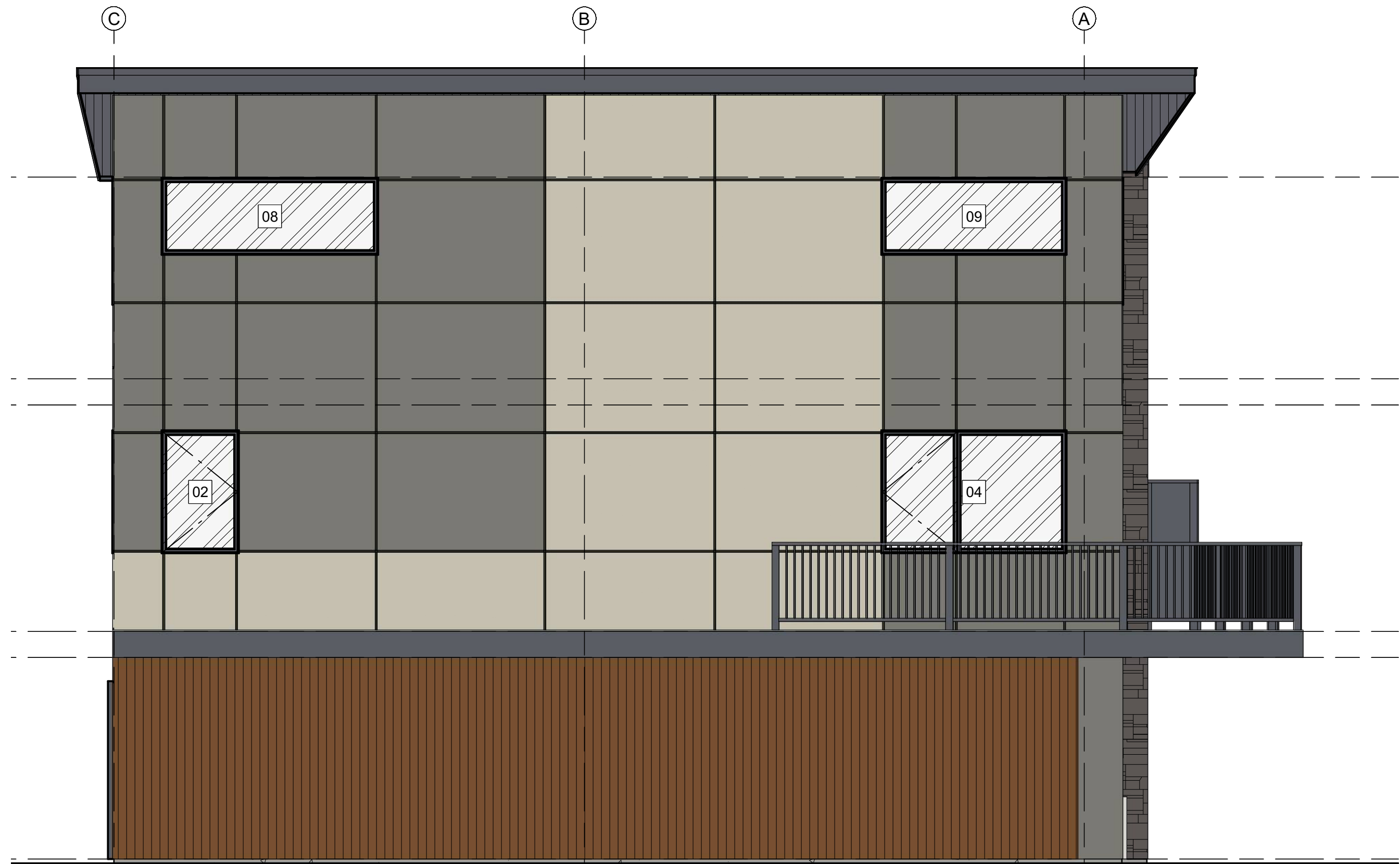
SHEET NUMBER:
A-2





1
A4

FRONT ELEVATION

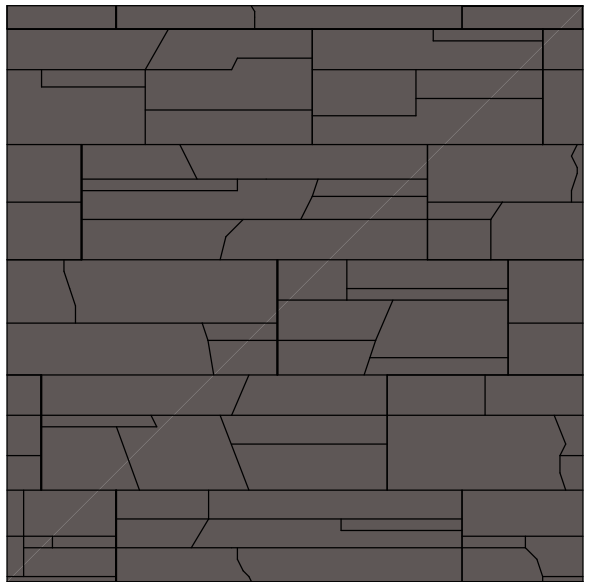


2
A4

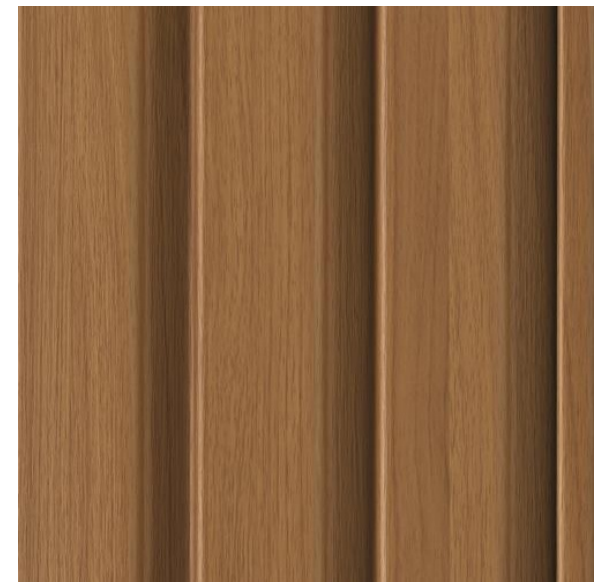
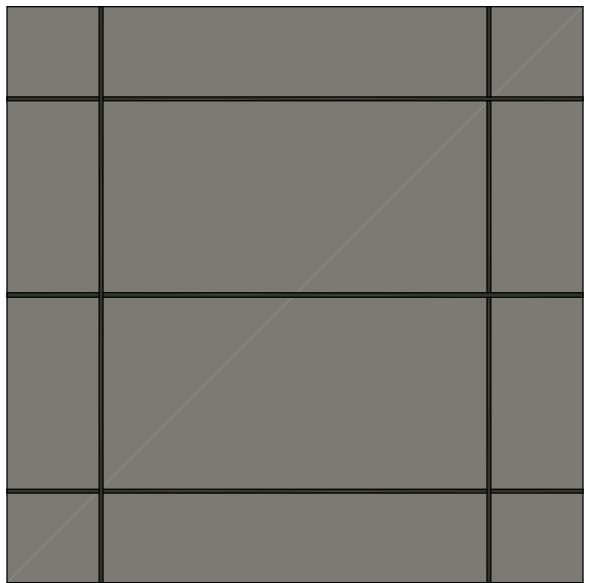
RIGHT ELEVATION



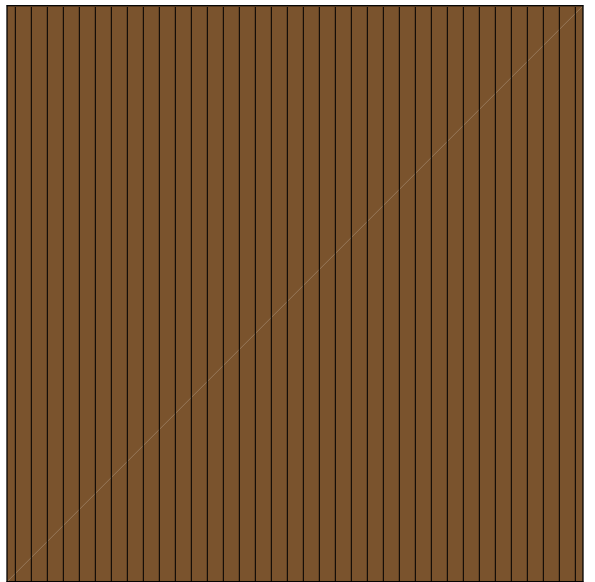
STONE VENEER GREY



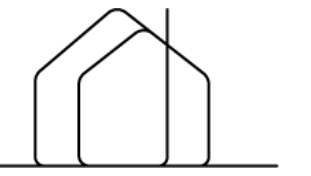
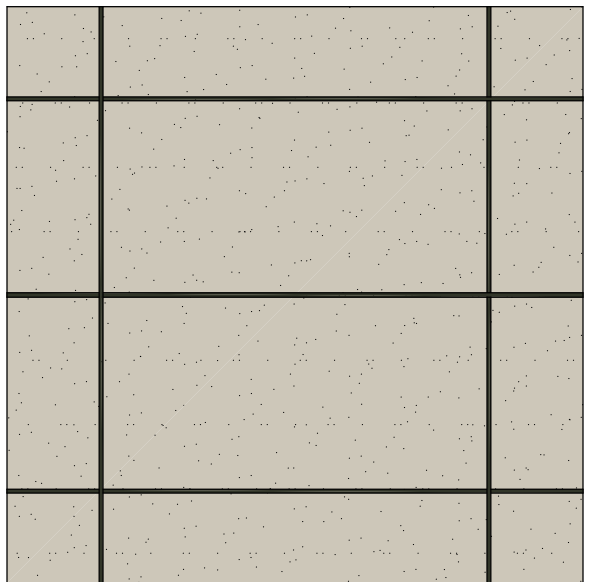
FIBERCEMENT BOARDS GREY



WOOD LOOK SIDING METAL OR HARDIE



FIBERCEMENT BOARDS BEIGE



waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT
DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:
829 DEVELOPMENT
GROUP LTD.

ADDRESS:
2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:
W.E.

DATE:
2025-08-12

SCALE:
1/4" = 1'-0"

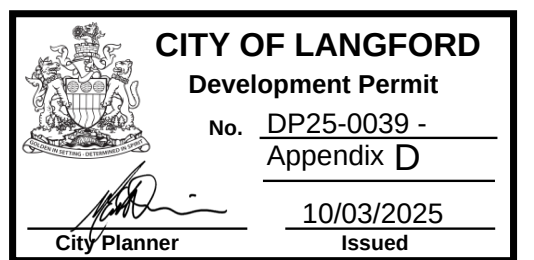
PAGE:
3 OF 4

P2 BLDG A
UNITS 1 - 4

SHEET TITLE:
ELEVATIONS

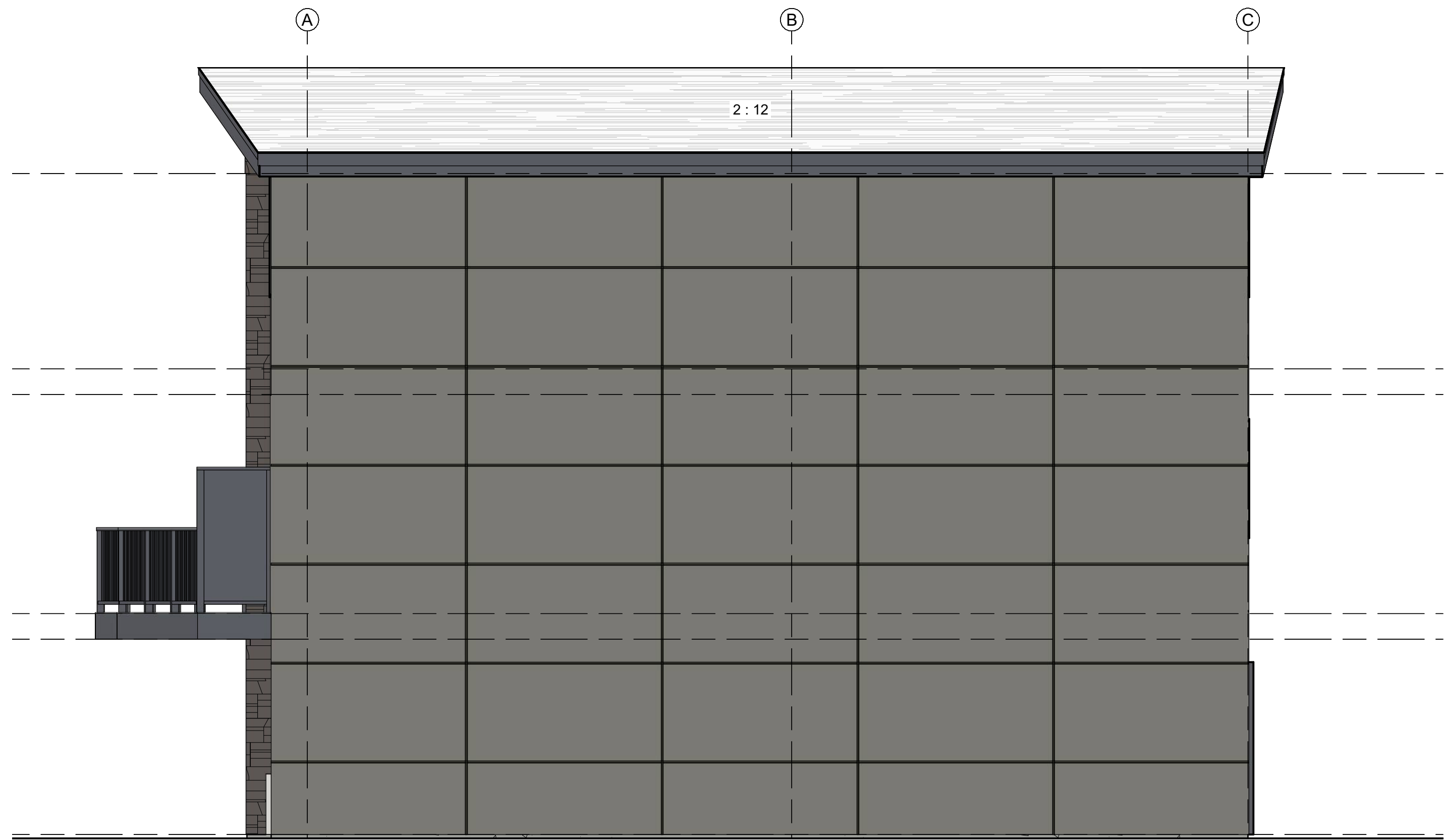
SHEET NUMBER:

A-3





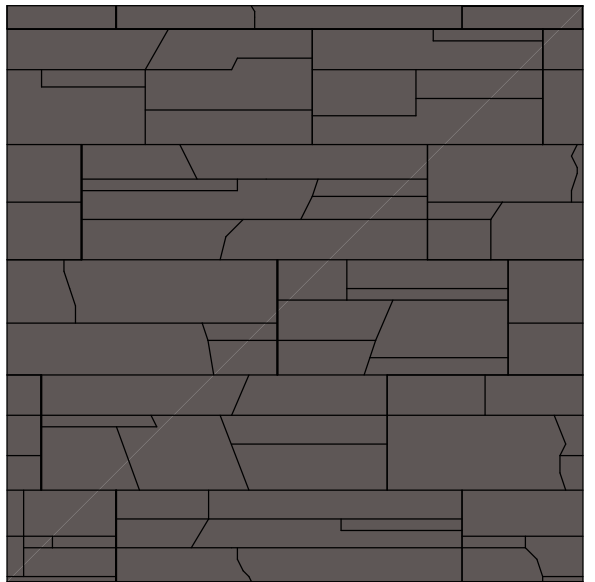
1
A5 REAR ELEVATION



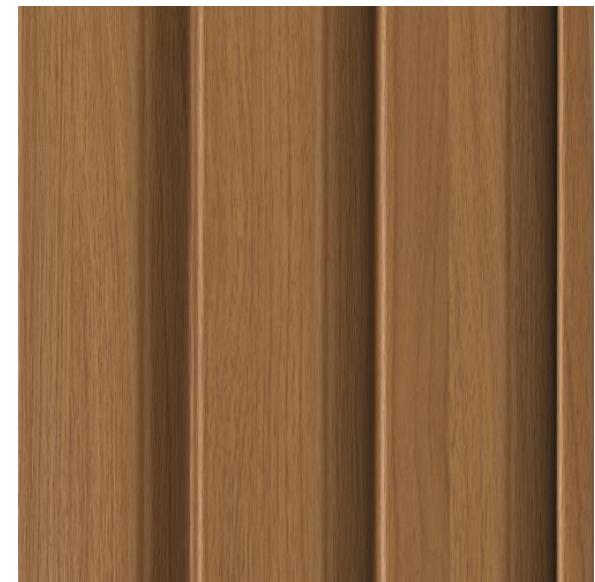
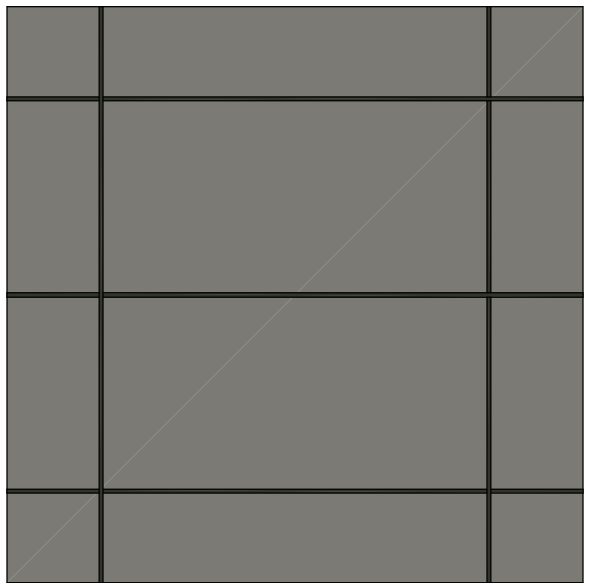
2
A5 LEFT ELEVATION



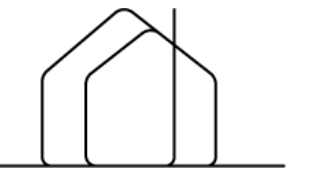
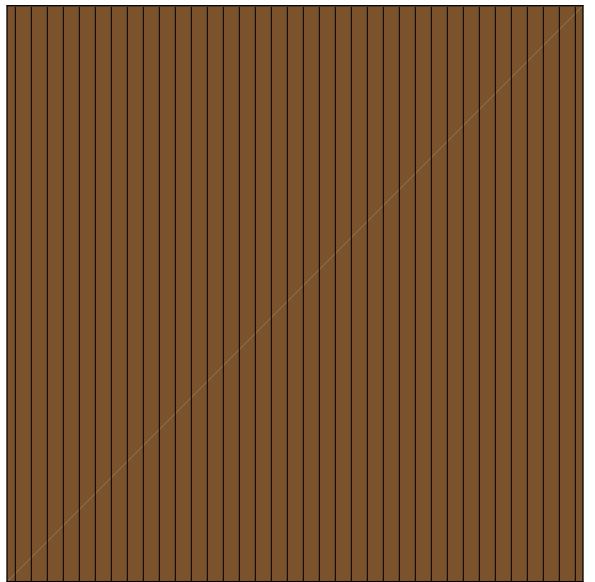
STONE VENEER GREY



FIBERCEMENT BOARDS GREY



WOOD LOOK SIDING METAL OR HARDIE



waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT
DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:
829 DEVELOPMENT
GROUP LTD.

ADDRESS:
2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:
W.E.

DATE:
2025-08-12

SCALE:
1/4" = 1'-0"

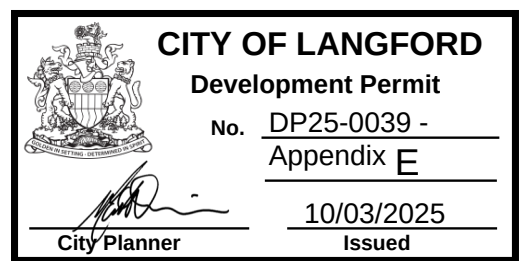
PAGE:
4 OF 4

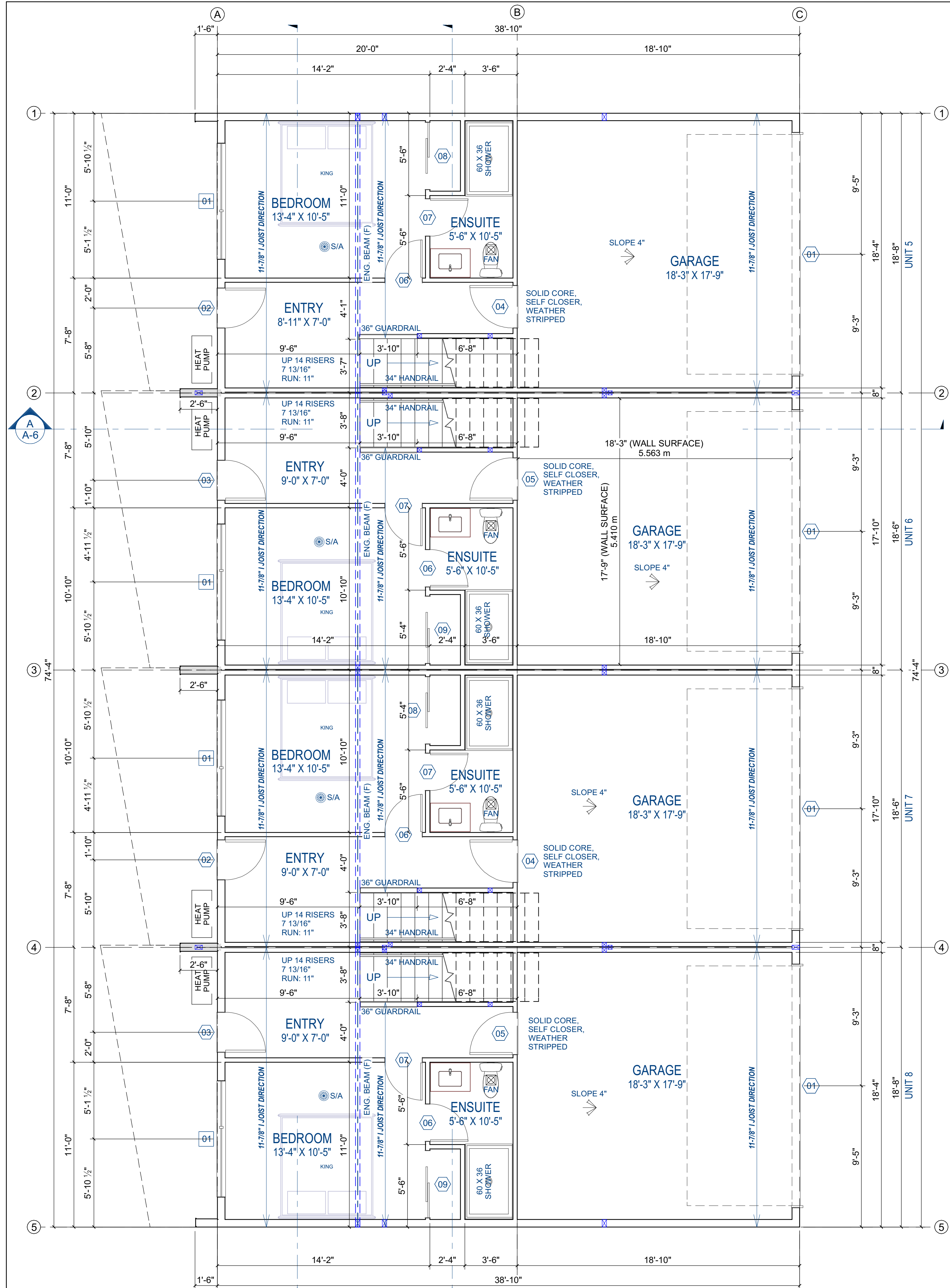
P2 BLDG A
UNITS 1 - 4

SHEET TITLE:
ELEVATIONS

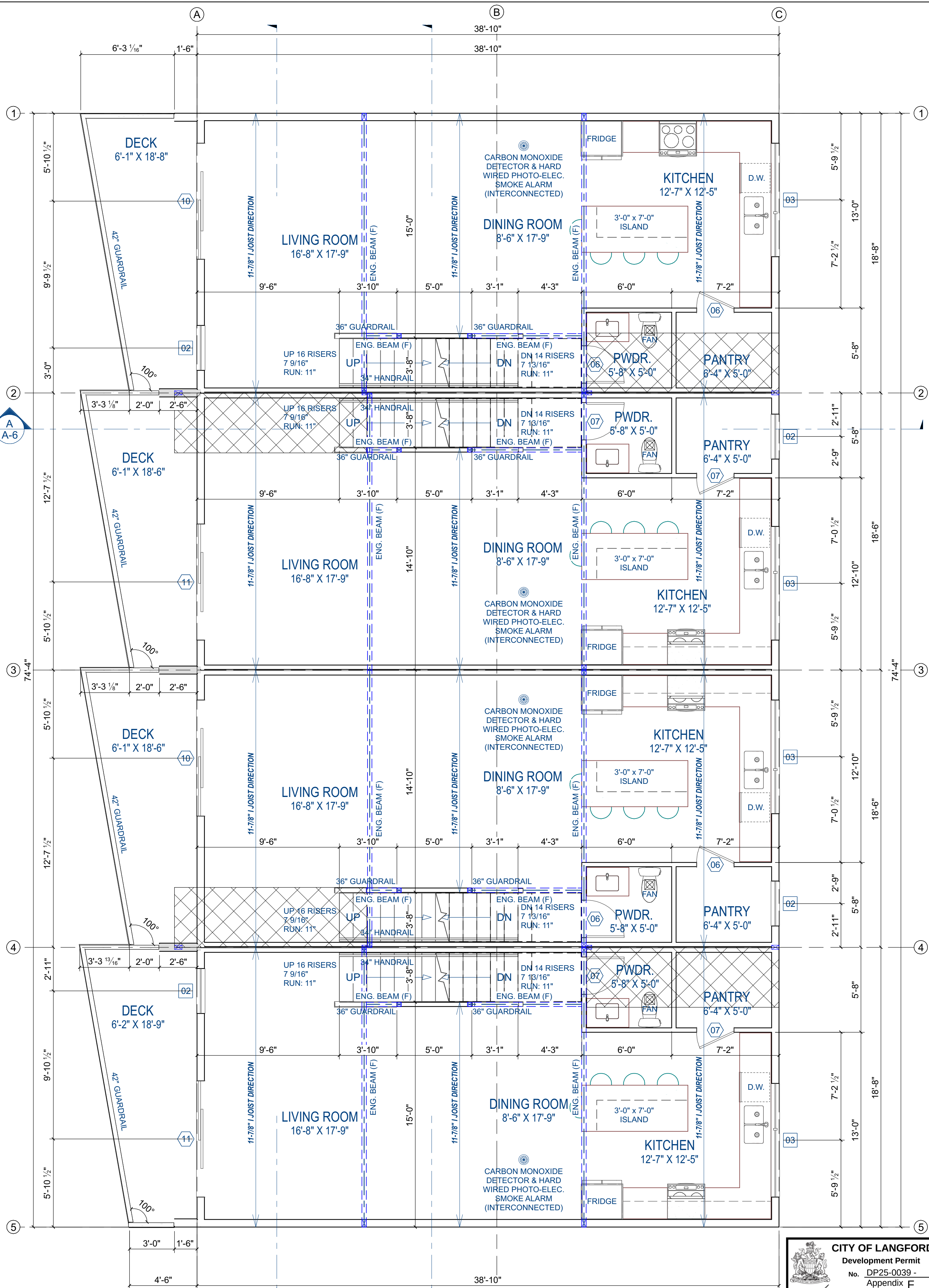
SHEET NUMBER:

A-4

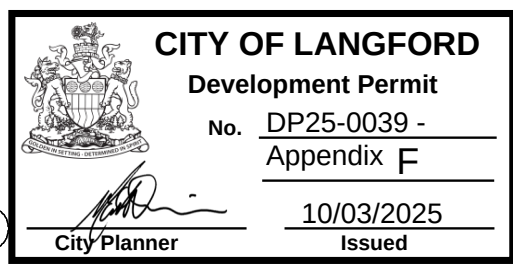




LOWER FLOOR PLAN
FLOOR TOTAL = 2,886.61 SQ. FT.
LOWER FLOOR TO HAVE 8'-0-3/4" CEILING HEIGHT (TYP.)



MAIN FLOOR PLAN
FLOOR TOTAL = 2,711.83 SQ. FT.
MAIN FLOOR TO HAVE 9'-0-3/4" CEILING HEIGHT (TYP.)



WAYPOINT

DRAFTING & DESIGN

PROJECT:
**NEW TOWNHOUSE
COMPLEX PHASE II**

CLIENT:
**829 DEVELOPMENT
GROUP LTD.**

ADDRESS:
**2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC**

**WAYPOINT
DRAFTING & DESIGN**

DRWN. BY:
W.E.

DATE:
2025-08-12

SCALE:
1/4" = 1'-0"

PAGE:
1 OF 4

**P2 BLDG B
UNITS 5 - 8**

SHEET TITLE:
**LOWER & MAIN
FLOOR PLANS**

SHEET NUMBER:
A-1



DATE	REVISIONS
024-04-24	ISSUED FOR D.P.
025-08-12	D.P. REVISION

WAYPOINT

DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

29 DEVELOPMENT
GROUP LTD.

332-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT DRAFTING & DESIGN

DRWN. BY:
W.E.

DATE:
2025-08-12

SCALE:
1/4" = 1'-0"

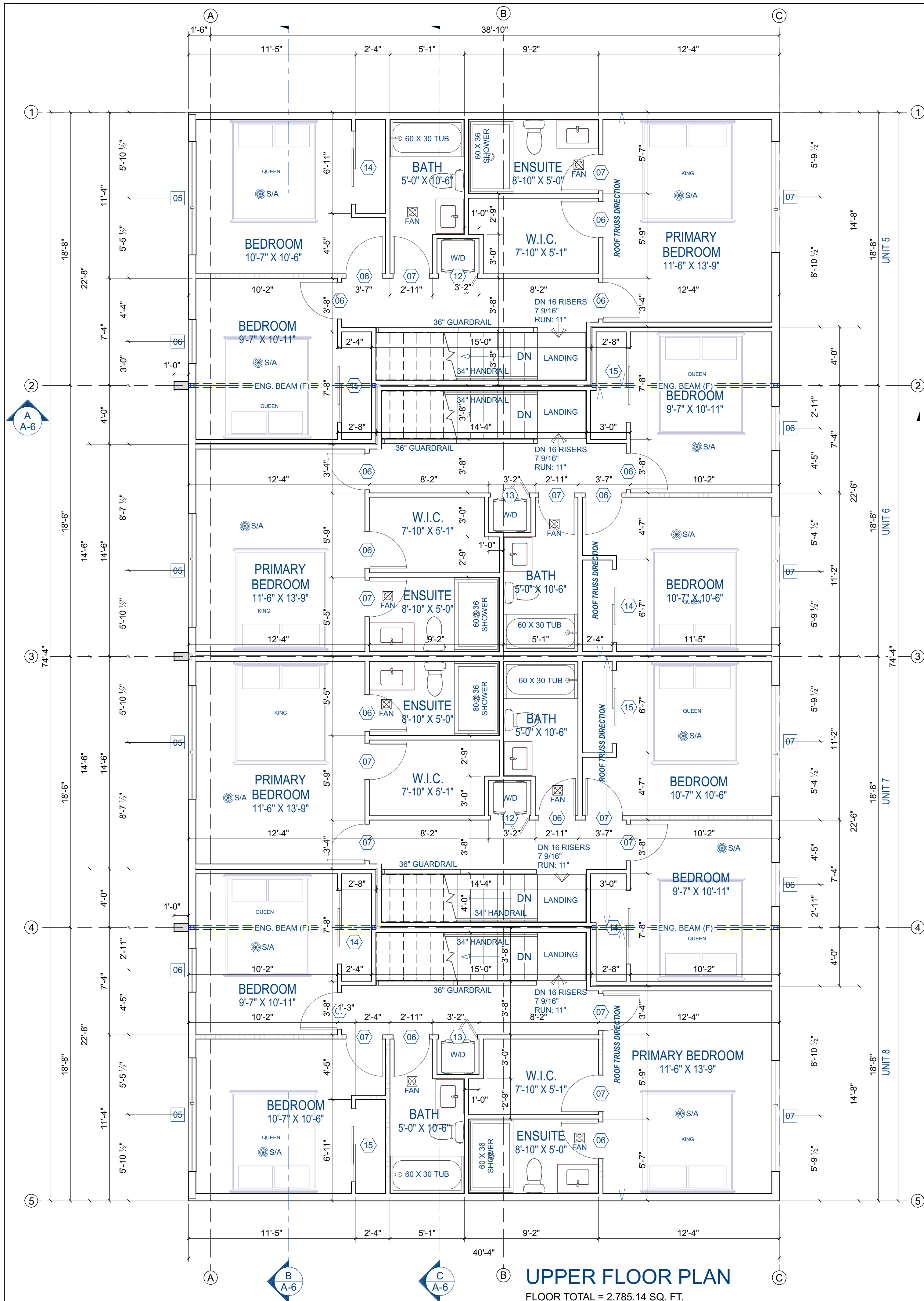
PAGE:
2 OF 4

2 BLDG B
UNITS 5 - 8

SHEET TITLE: UPPER FLOOR & ROOF PLAN

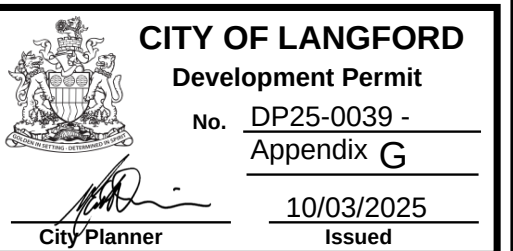
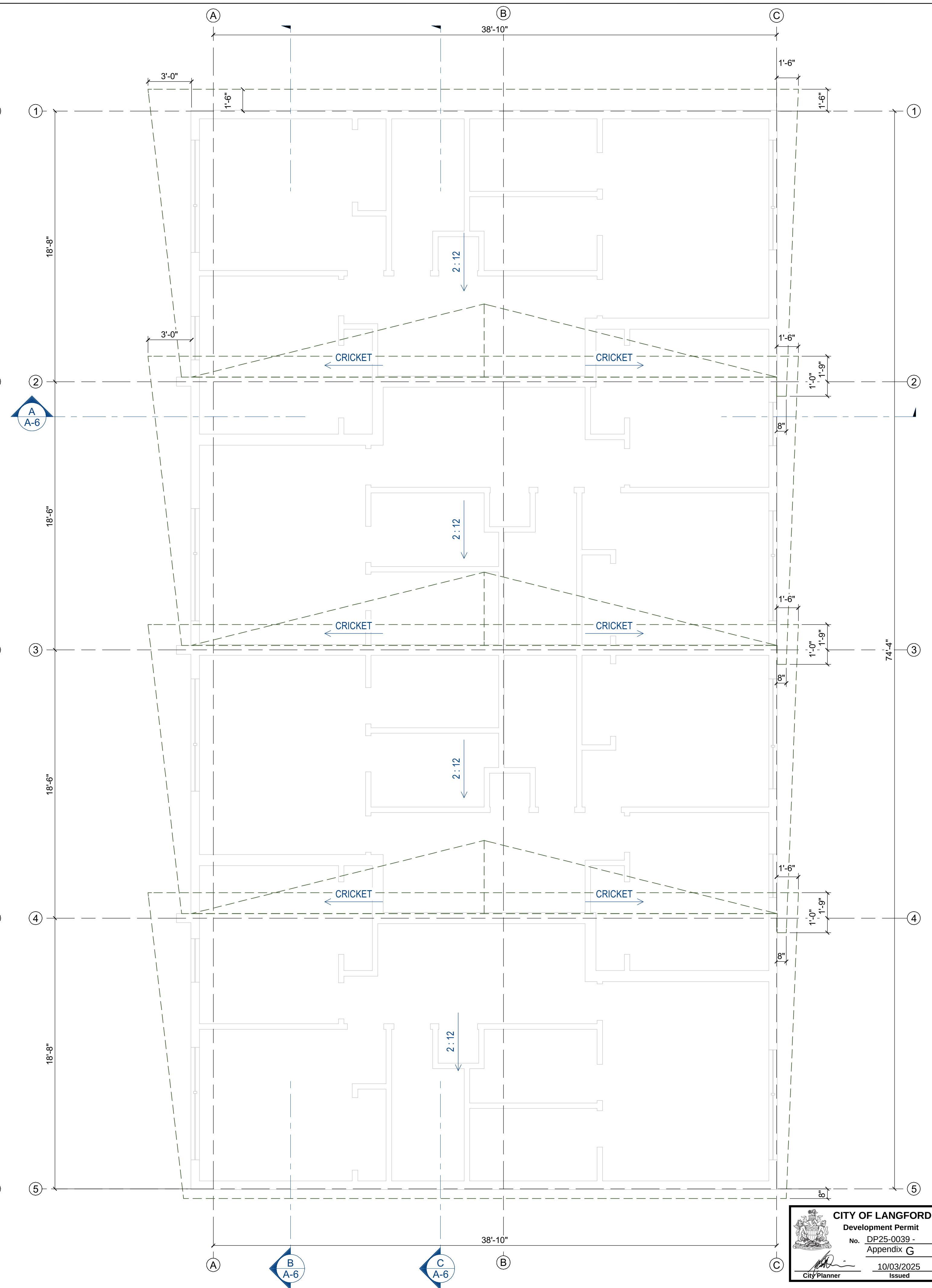
SHEET NUMBER:

A-2



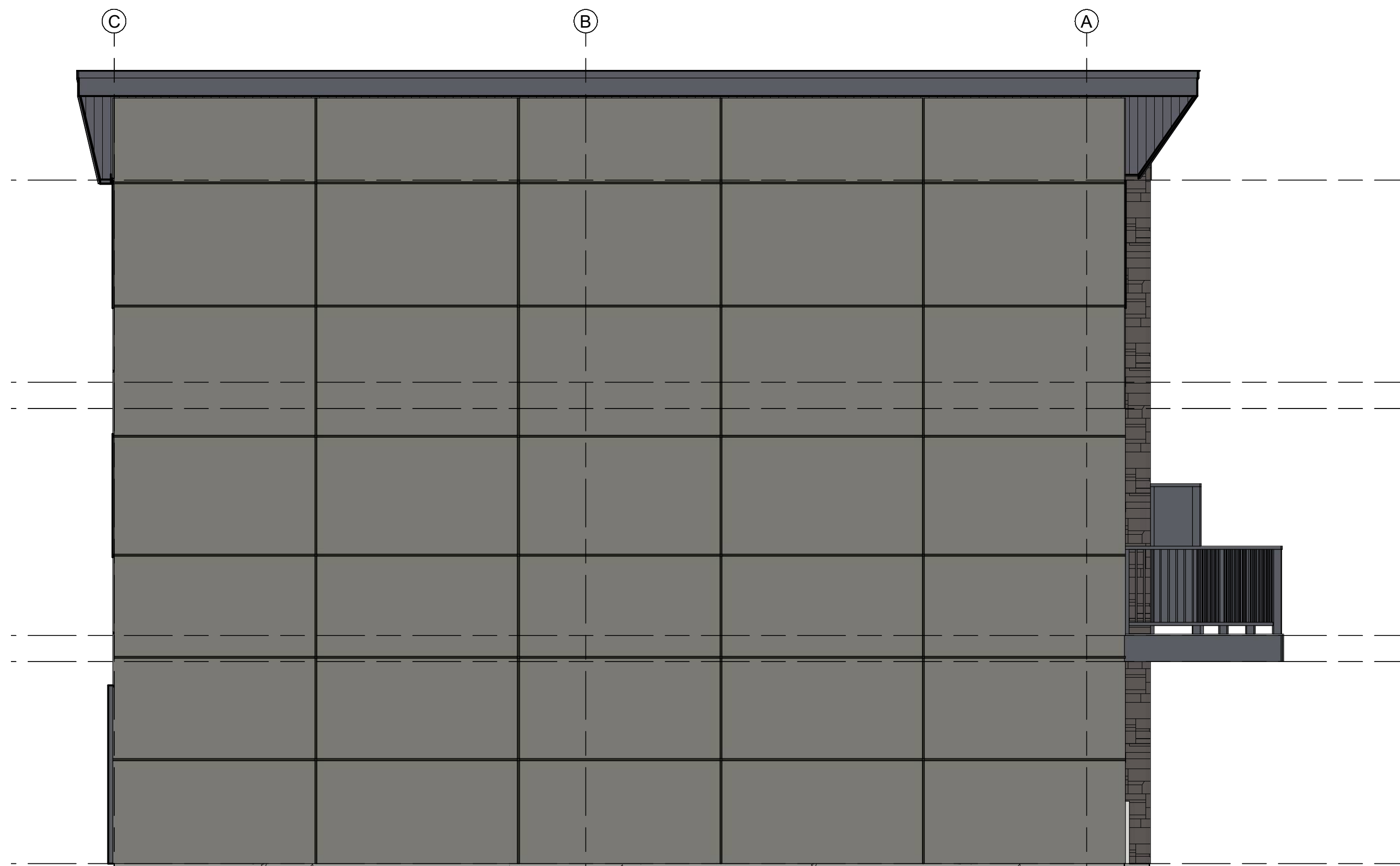
UPPER FLOOR PLAN

FLOOR TOTAL = 2,785.14 SQ. FT.
UPPER FLOOR TO HAVE 8'-0-3/4" CEILING HEIGHT (TYP.)





1 FRONT ELEVATION



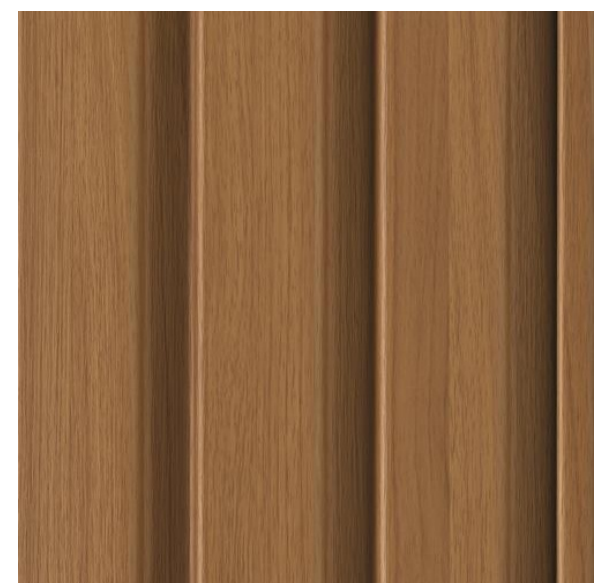
2 RIGHT ELEVATION



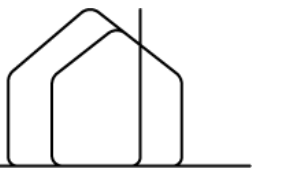
STONE VENEER GREY



FIBERCEMENT BOARDS GREY



WOOD LOOK SIDING METAL OR HARDIE



waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT
DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:
829 DEVELOPMENT
GROUP LTD.

ADDRESS:
2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:
W.E.

DATE:
2025-08-12

SCALE:
1/4" = 1'-0"

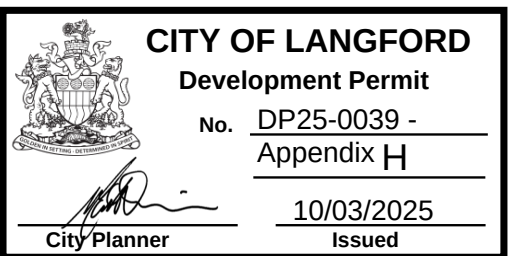
PAGE:
3 OF 4

P2 BLDG B
UNITS 5 - 8

SHEET TITLE:
ELEVATIONS

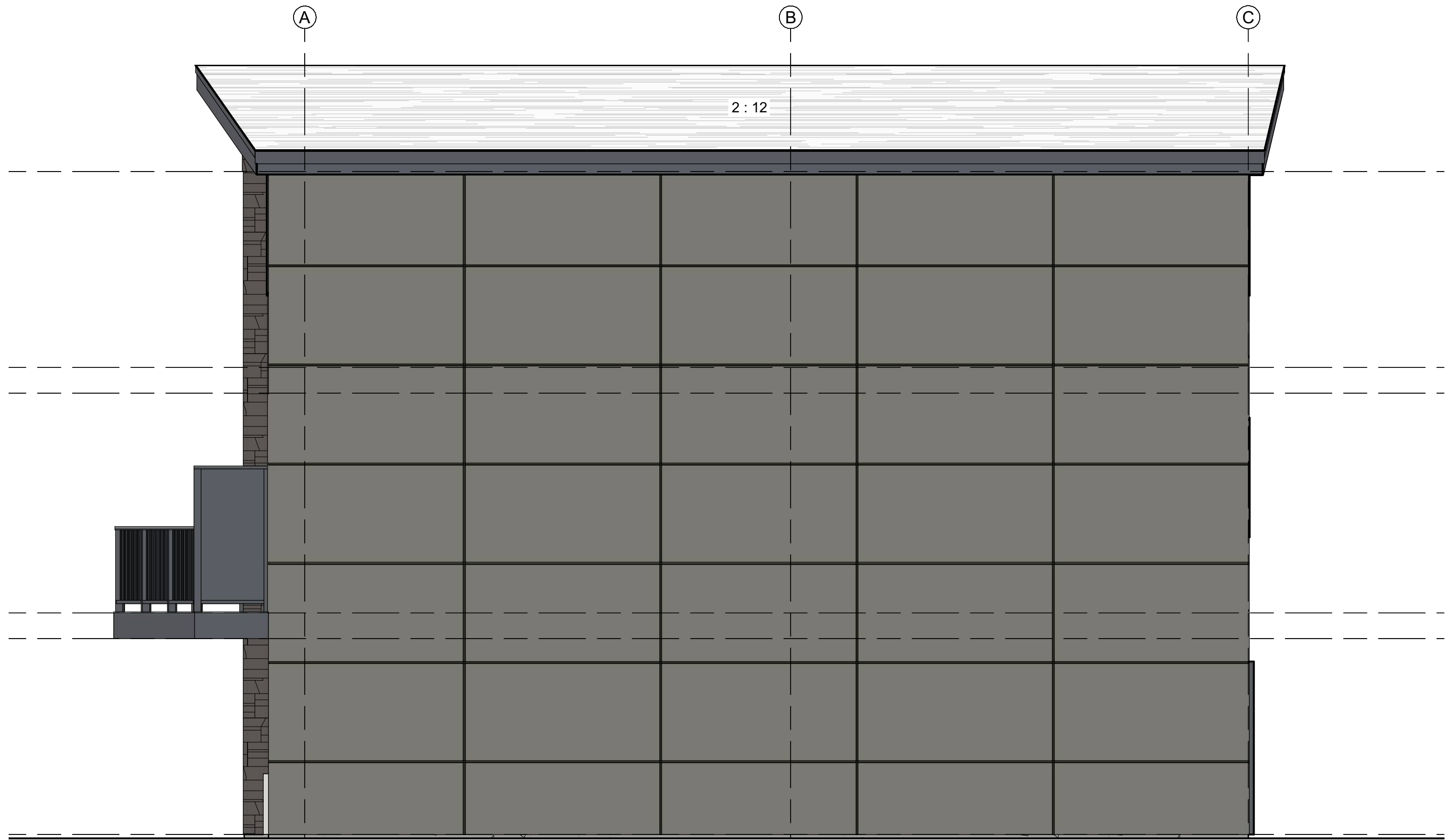
SHEET NUMBER:

A-3





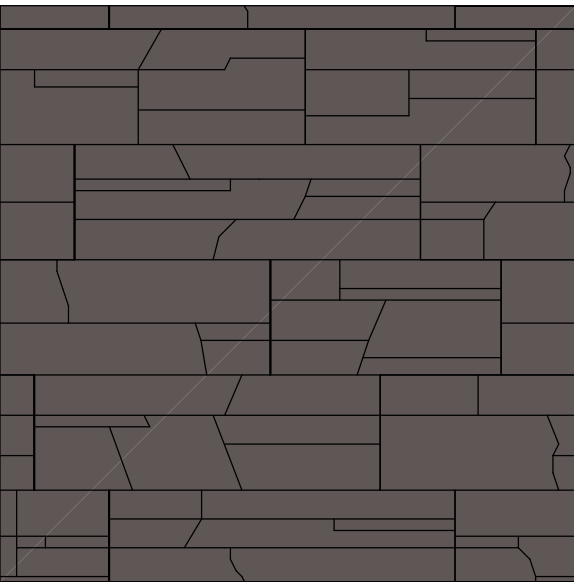
1 REAR ELEVATION
A5



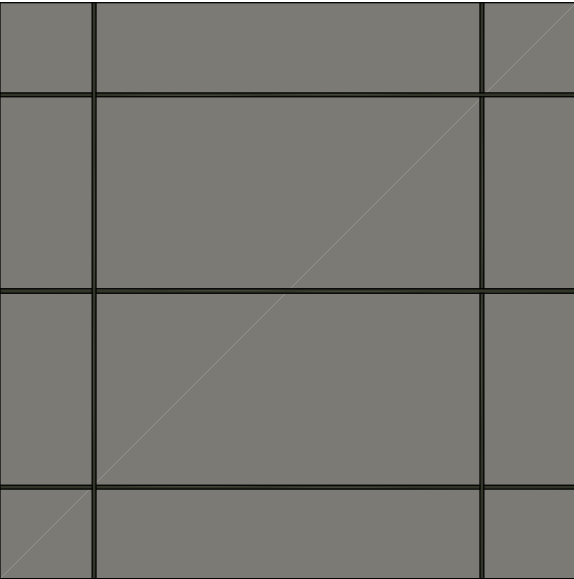
2 LEFT ELEVATION
A5



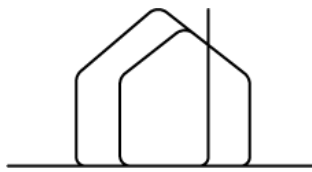
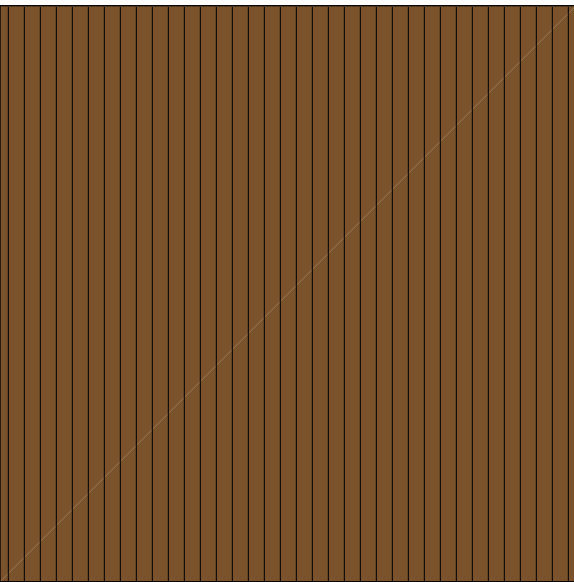
STONE VENEER GREY



FIBERCEMENT BOARDS GREY



WOOD LOOK SIDING METAL OR HARDIE



waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT
DRAFTING & DESIGN

PROJECT:

NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:

829 DEVELOPMENT
GROUP LTD.

ADDRESS:

2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:

W.E.

DATE:

2025-08-12

SCALE:

1/4" = 1'-0"

PAGE:

4 OF 4

P2 BLDG B

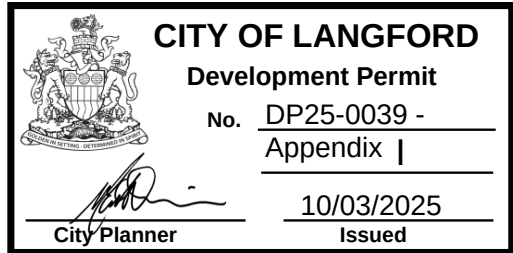
UNITS 5 - 8

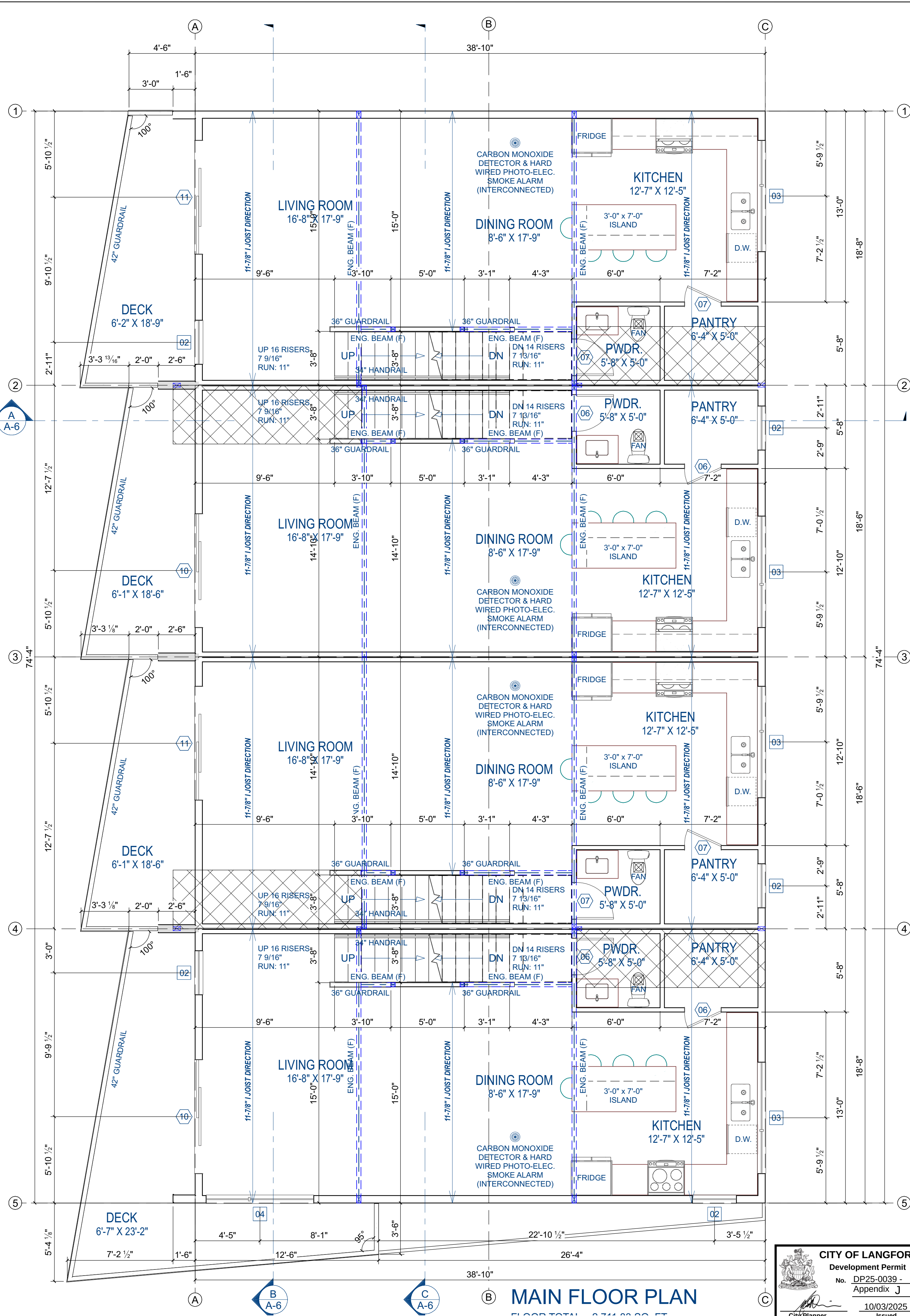
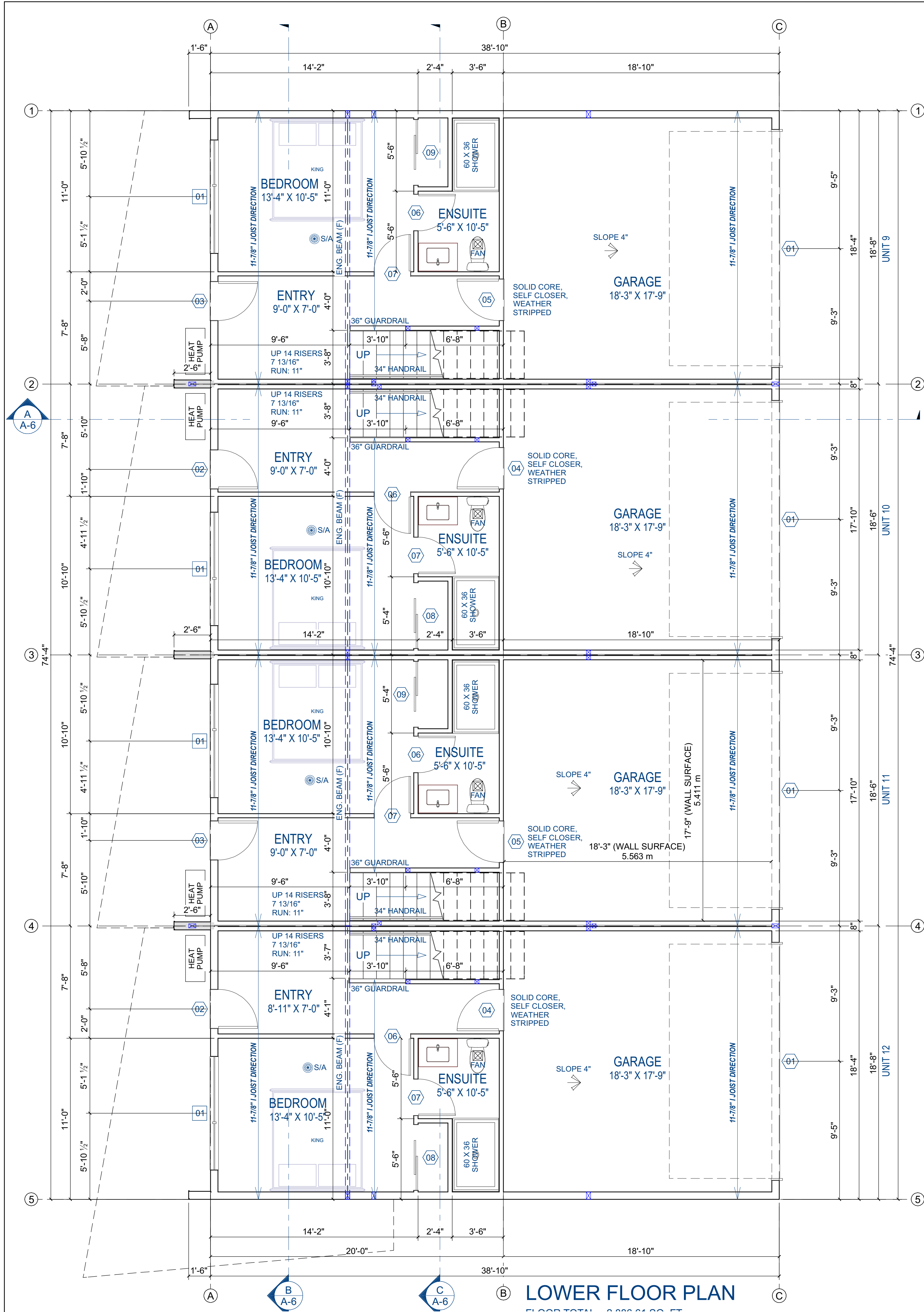
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-4







waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT

DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:
829 DEVELOPMENT
GROUP LTD.

ADDRESS:
2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:
W.E.

DATE:
2025-08-12

SCALE:
1/4" = 1'-0"

PAGE:
1 OF 4

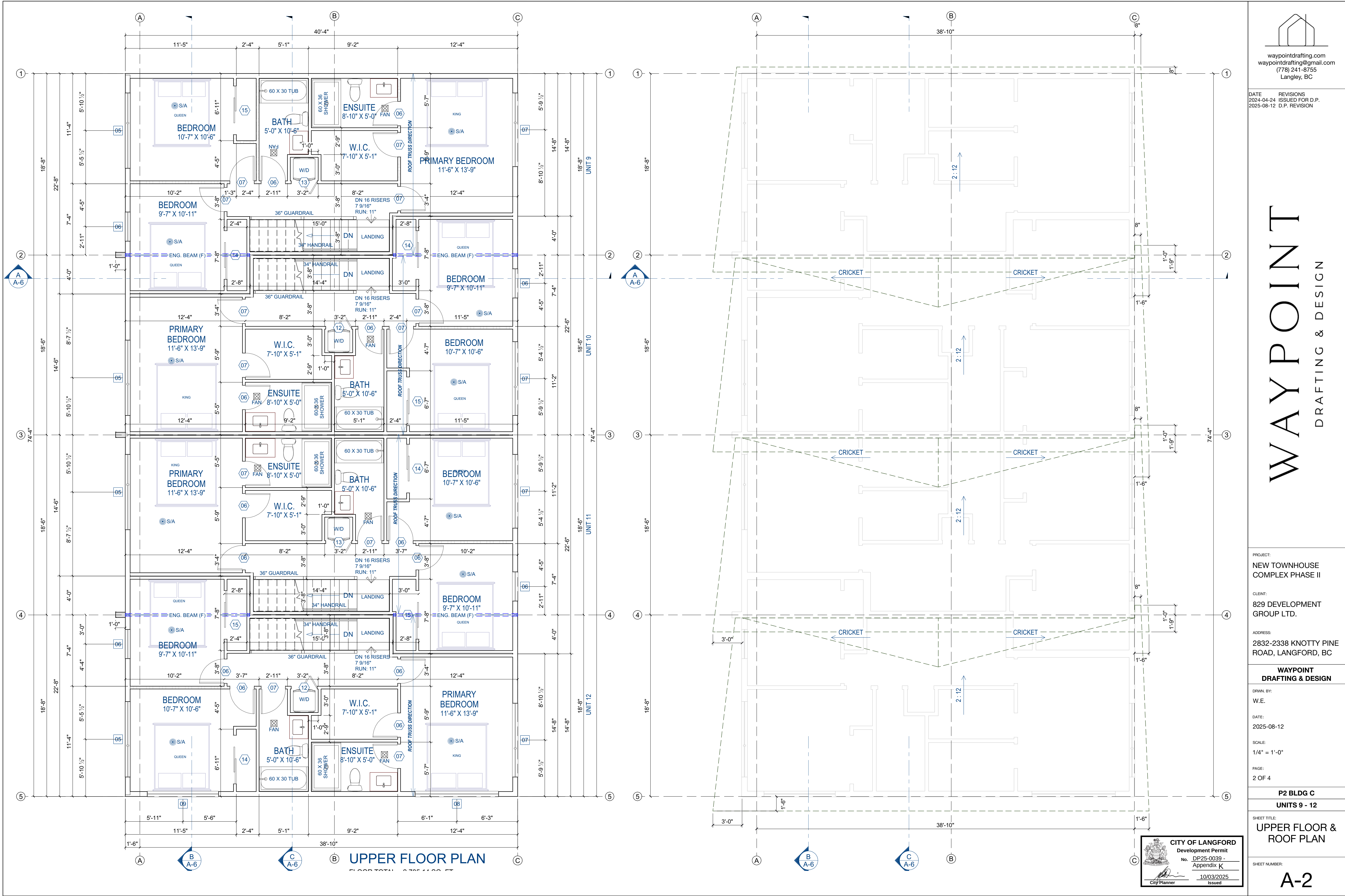
P2 BLDG C
UNITS 9 - 12

SHEET TITLE:
**LOWER & MAIN
FLOOR PLANS**

SHEET NUMBER:
A-1

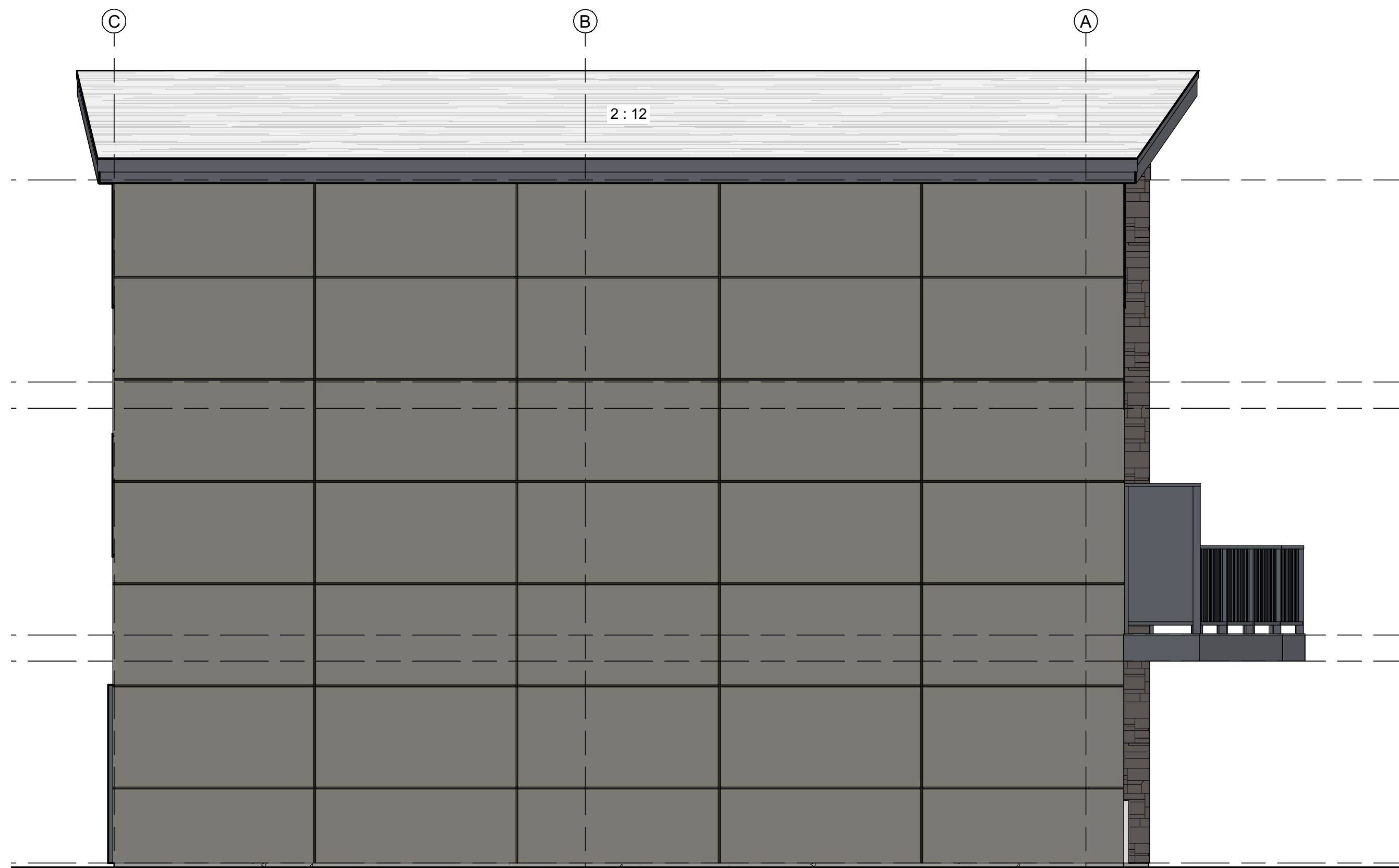


CITY OF LANGFORD
Development Permit
No. DP25-0039 -
Appendix J
10/03/2025
Issued





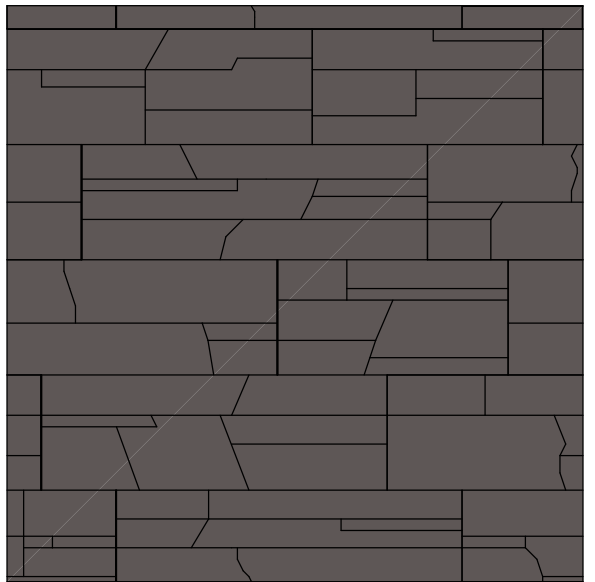
1
A4 FRONT ELEVATION



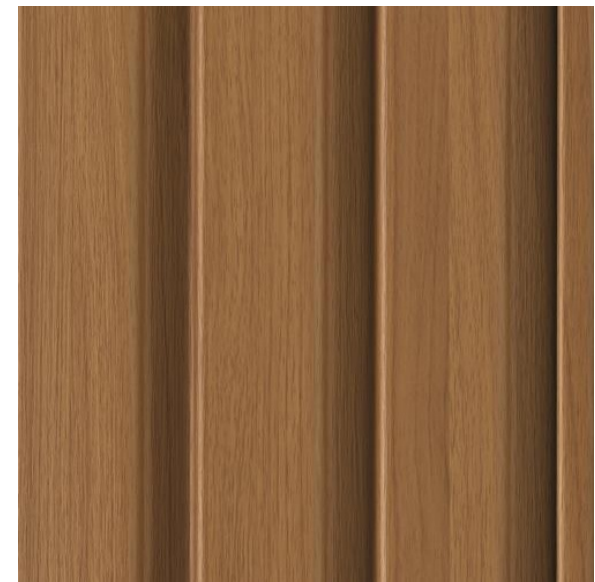
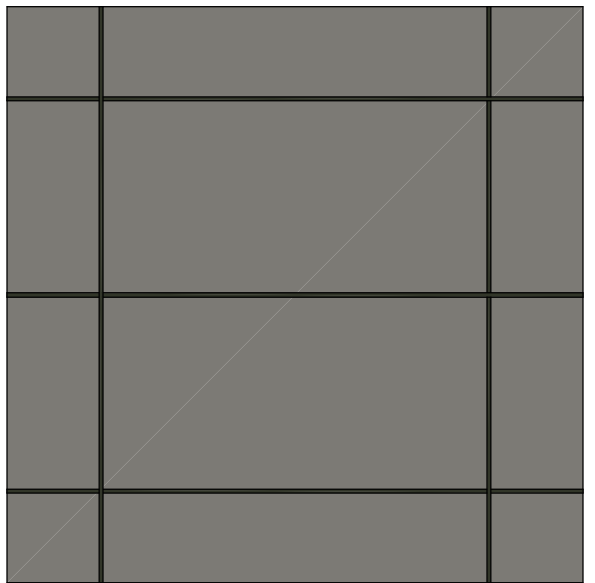
2
A4 RIGHT ELEVATION



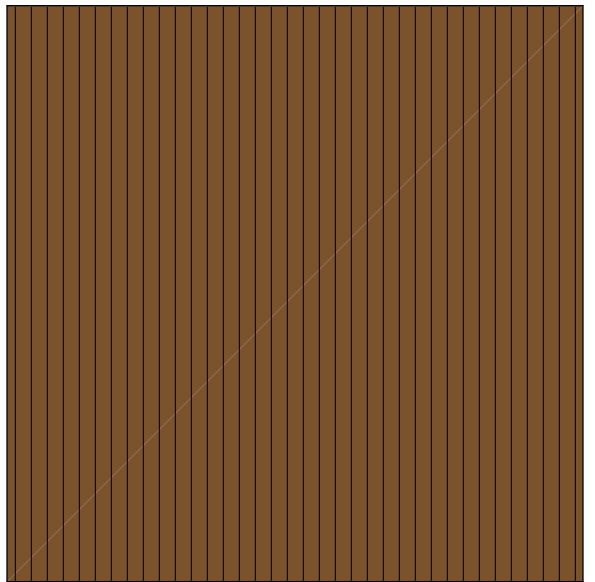
STONE VENEER GREY



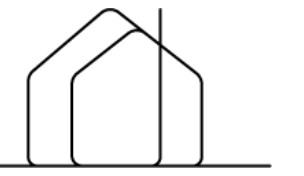
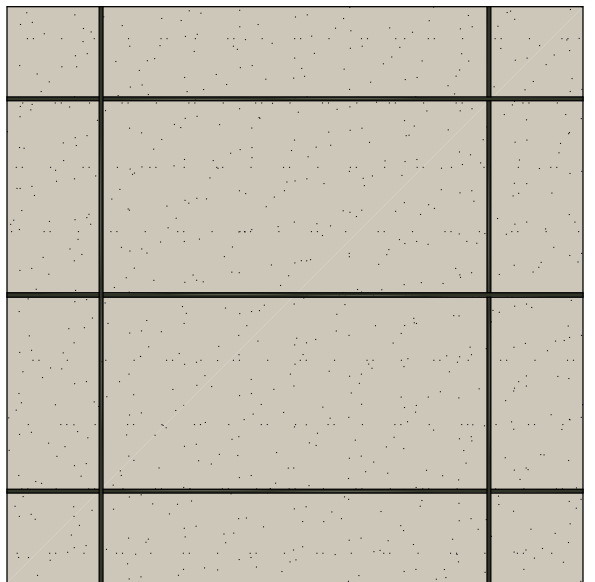
FIBERCEMENT BOARDS GREY



WOOD LOOK SIDING METAL OR HARDIE



FIBERCEMENT BOARDS BEIGE



waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT
DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:
829 DEVELOPMENT
GROUP LTD.

ADDRESS:
2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:
W.E.

DATE:
2025-08-12

SCALE:
1/4" = 1'-0"

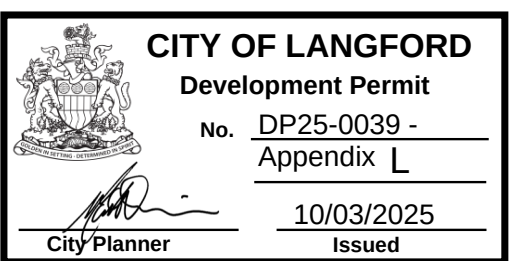
PAGE:
3 OF 4

P2 BLDG C
UNITS 9 - 12

SHEET TITLE:
ELEVATIONS

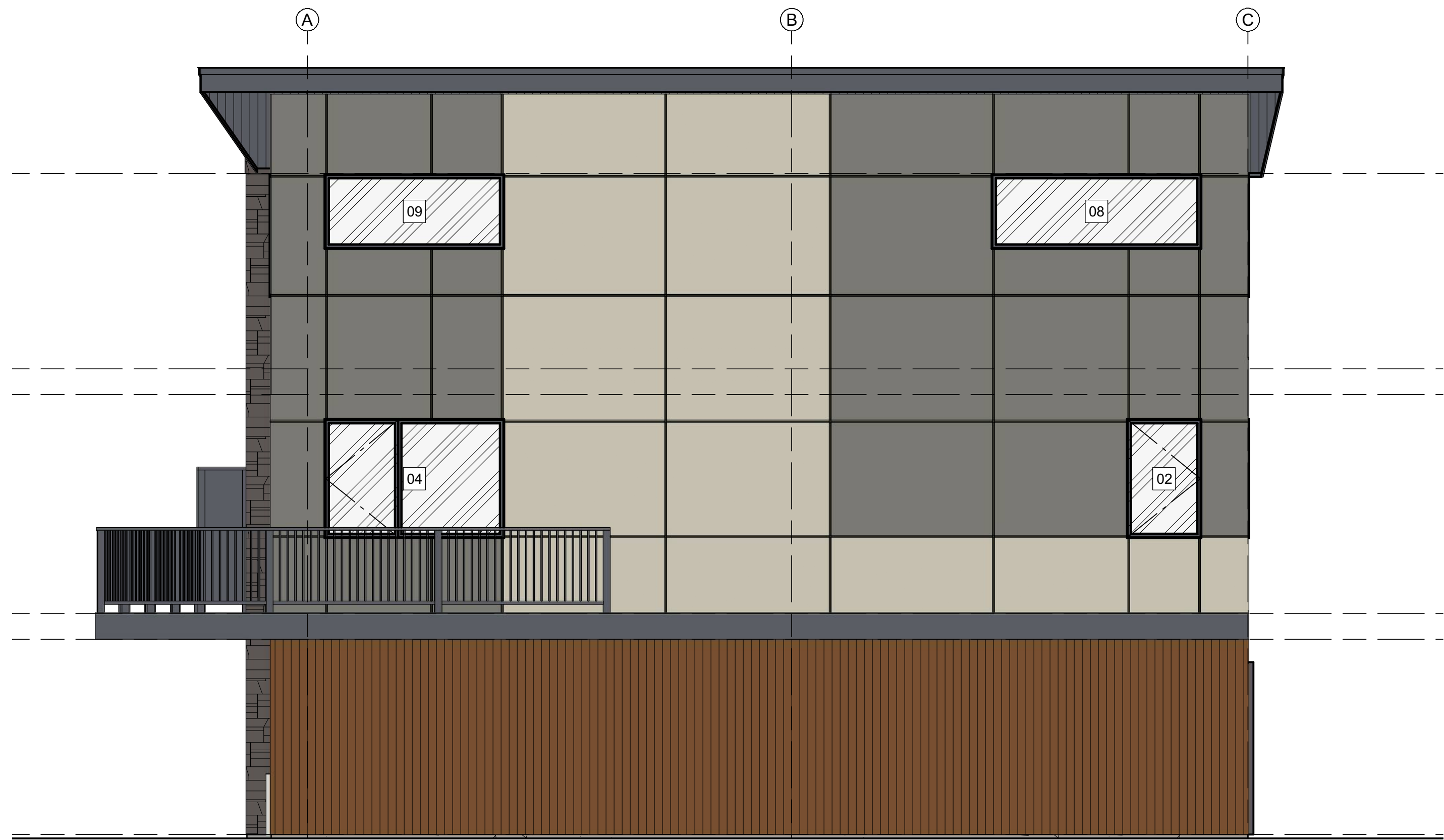
SHEET NUMBER:

A-3





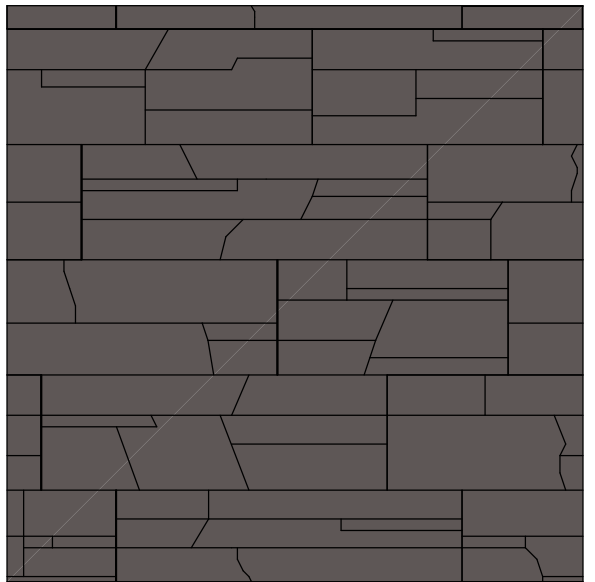
1 REAR ELEVATION
A5



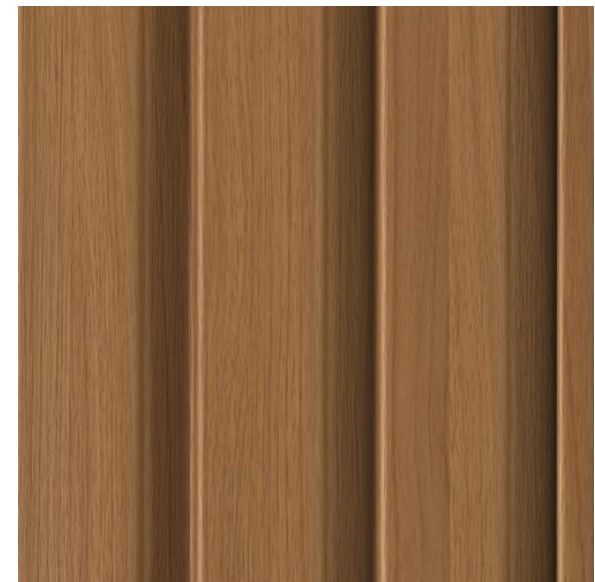
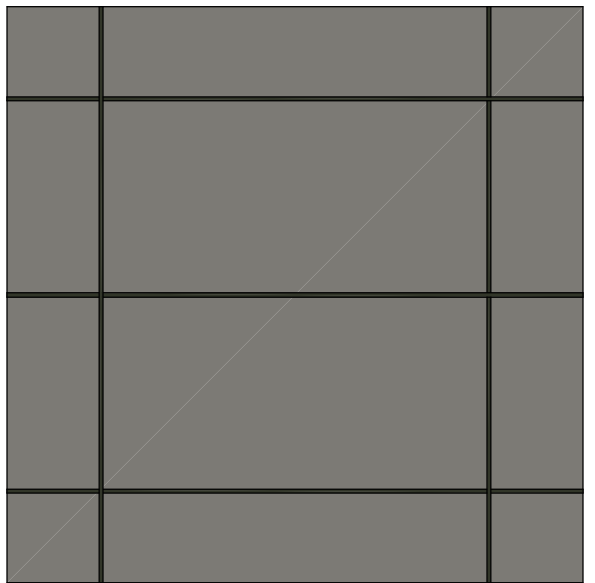
2 LEFT ELEVATION
A5



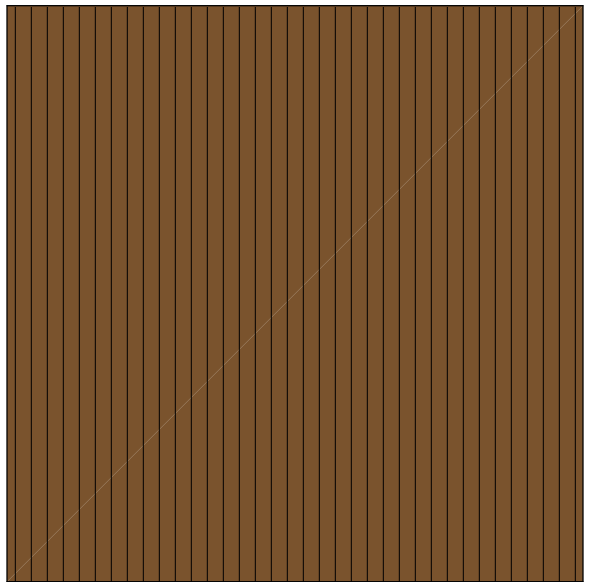
STONE VENEER GREY



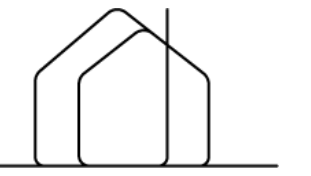
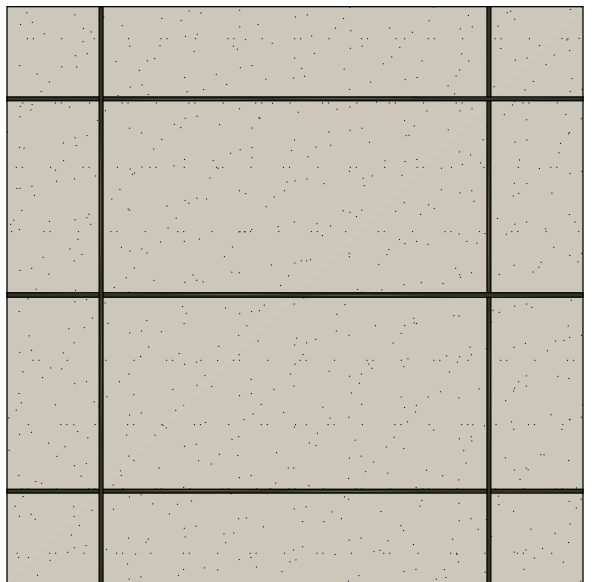
FIBERCEMENT BOARDS GREY



WOOD LOOK SIDING METAL OR HARDIE



FIBERCEMENT BOARDS BEIGE



waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT
DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:
829 DEVELOPMENT
GROUP LTD.

ADDRESS:
2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:
W.E.

DATE:
2025-08-12

SCALE:
1/4" = 1'-0"

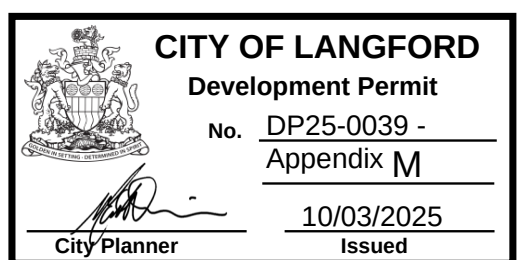
PAGE:
4 OF 4

P2 BLDG C
UNITS 9 - 12

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:

A-4





waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT

DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:
829 DEVELOPMENT
GROUP LTD.

ADDRESS:
2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:
W.E.

DATE:
2025-08-12

SCALE:
1/4" = 1'-0"

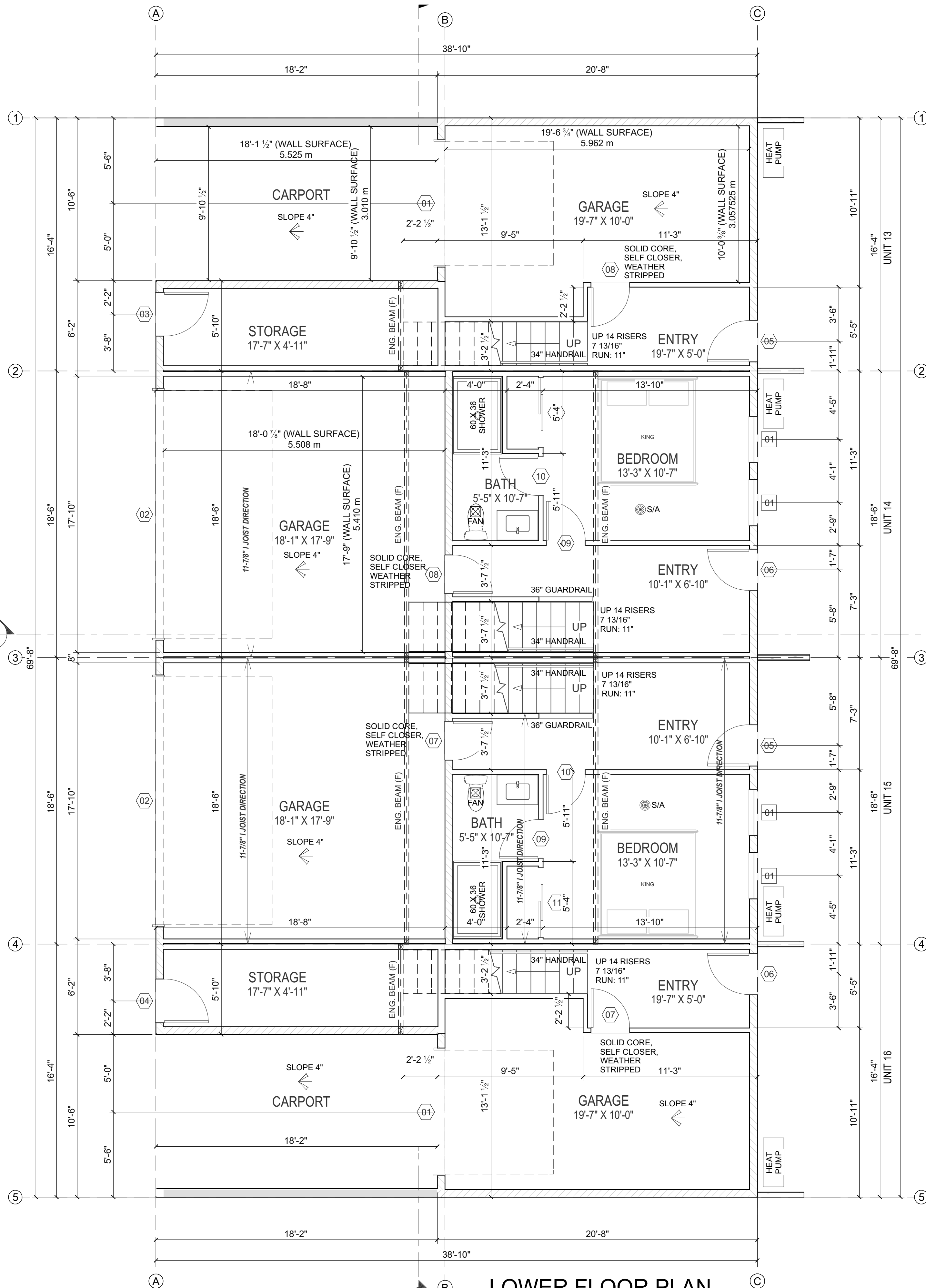
PAGE:
1 OF 4

P2 BLDG D
UNITS 13 - 16

SHEET TITLE:
LOWER & MAIN
FLOOR PLANS

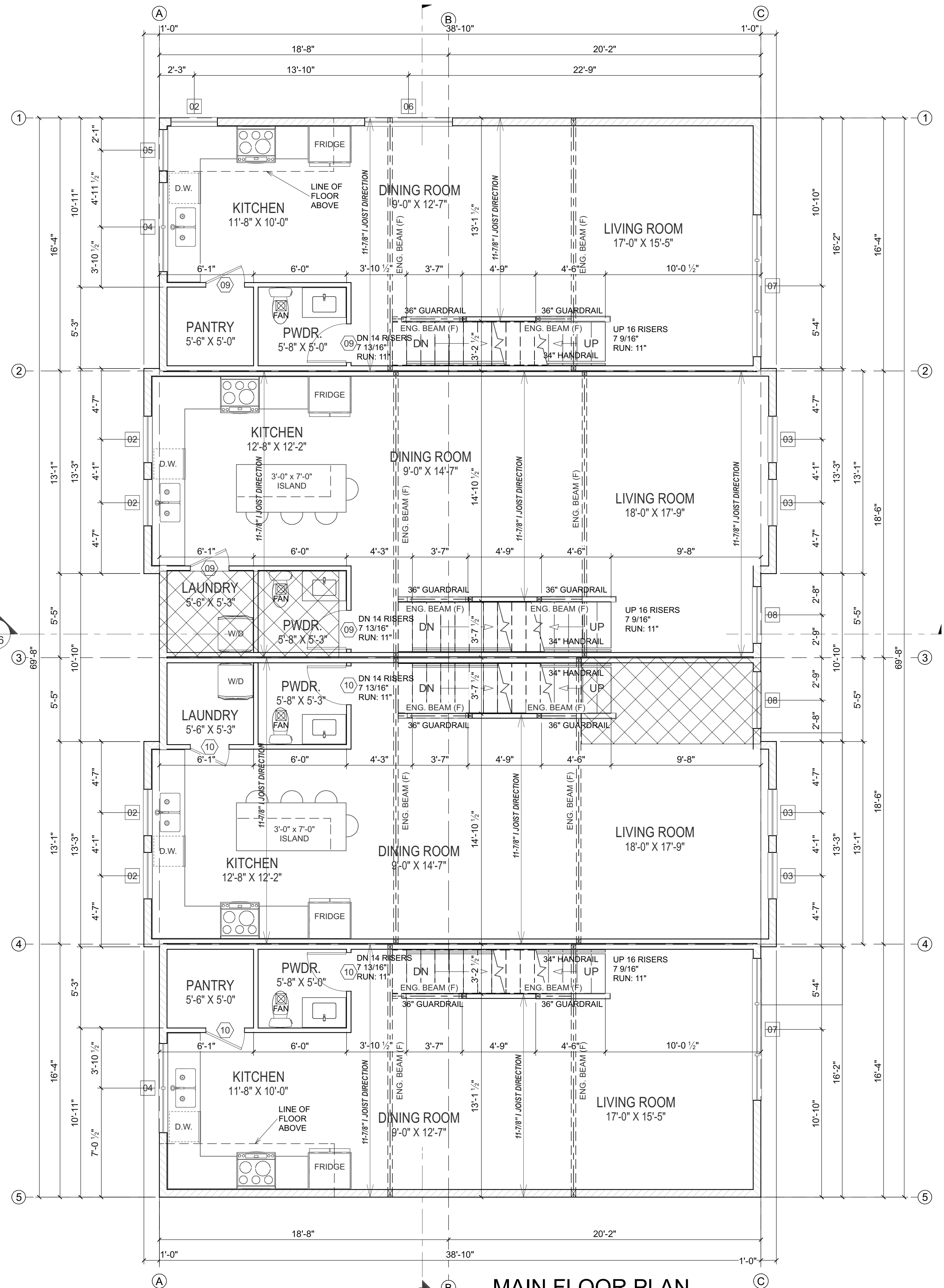
SHEET NUMBER:

A-1



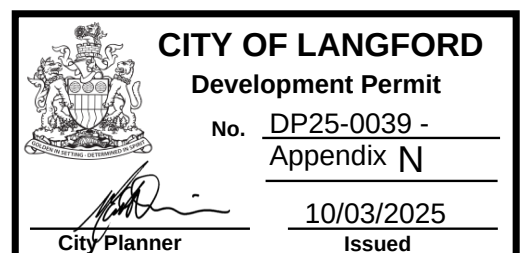
LOWER FLOOR PLAN

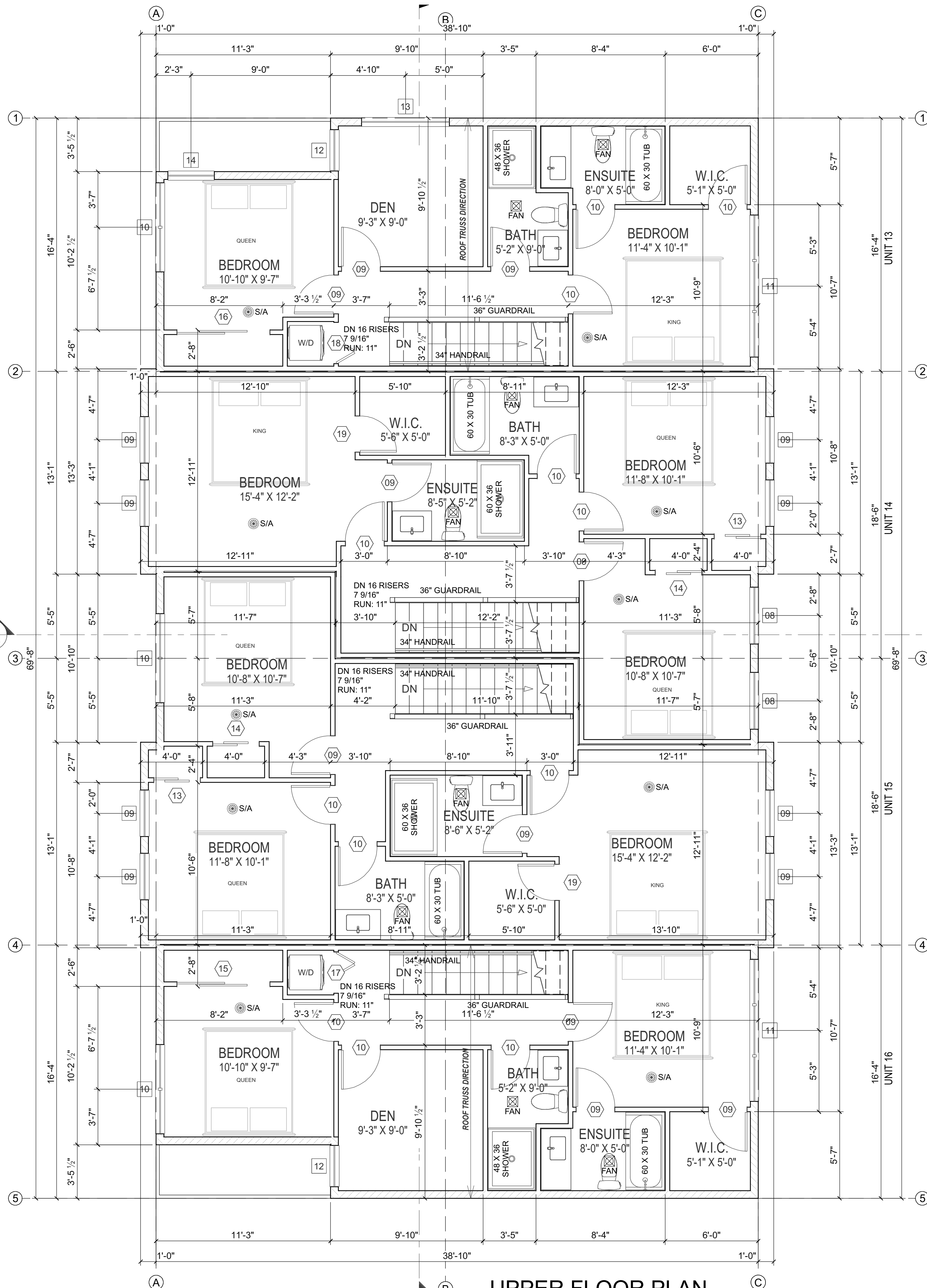
FLOOR TOTAL = 2,323.89 SQ. FT.
LOWER FLOOR TO HAVE 8'-0-3/4" CEILING HEIGHT (TYP.)
LINTEL HEIGHT AT 6'-8" (TYP.)
▣= BEARING POINT LOAD



MAIN FLOOR PLAN

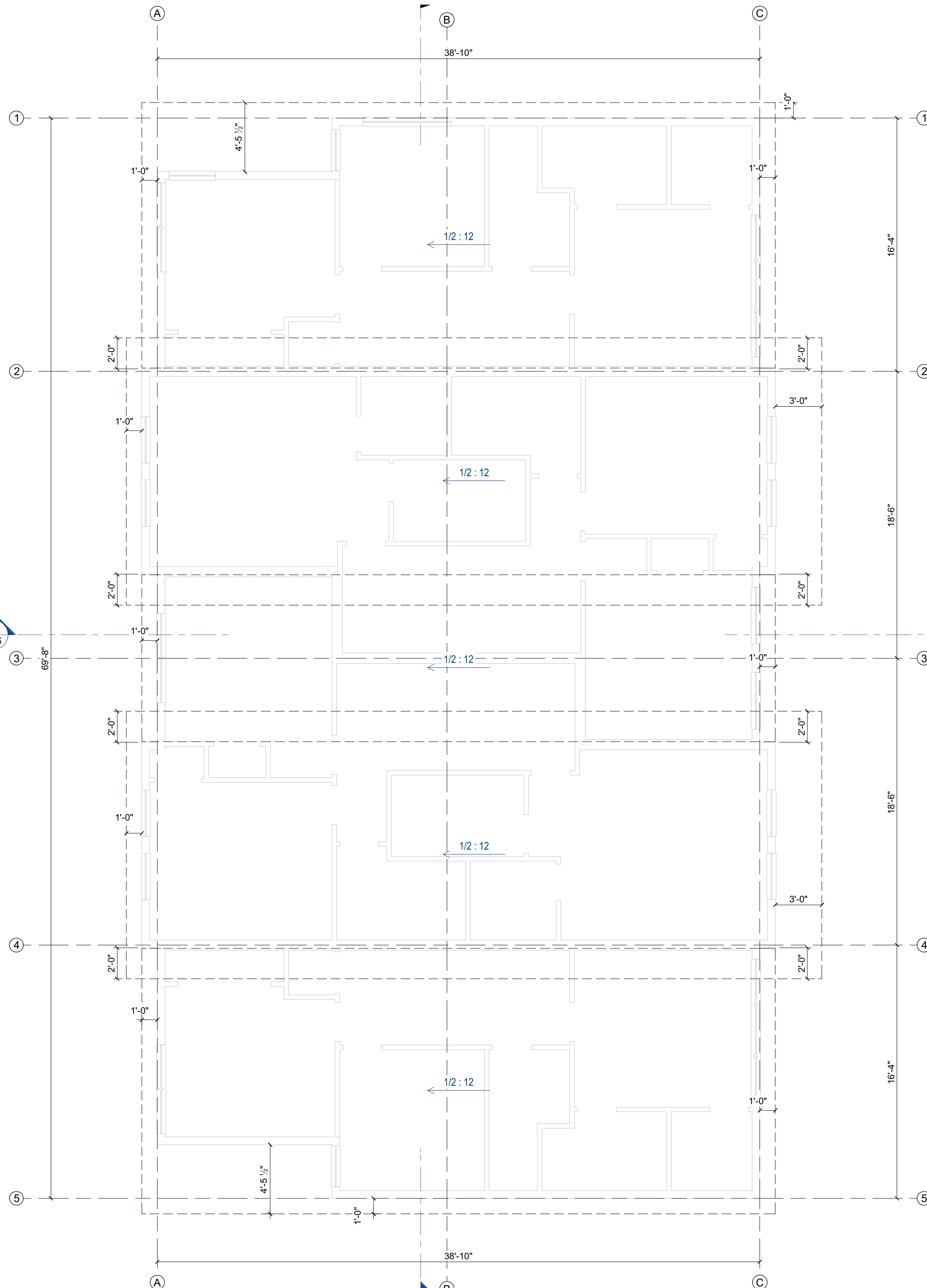
FLOOR TOTAL = 2,583 SQ. FT.
MAIN FLOOR TO HAVE 9'-0-3/4" CEILING HEIGHT (TYP.)
LINTEL HEIGHT AT 8'-0" (TYP.)
▣= BEARING POINT LOAD





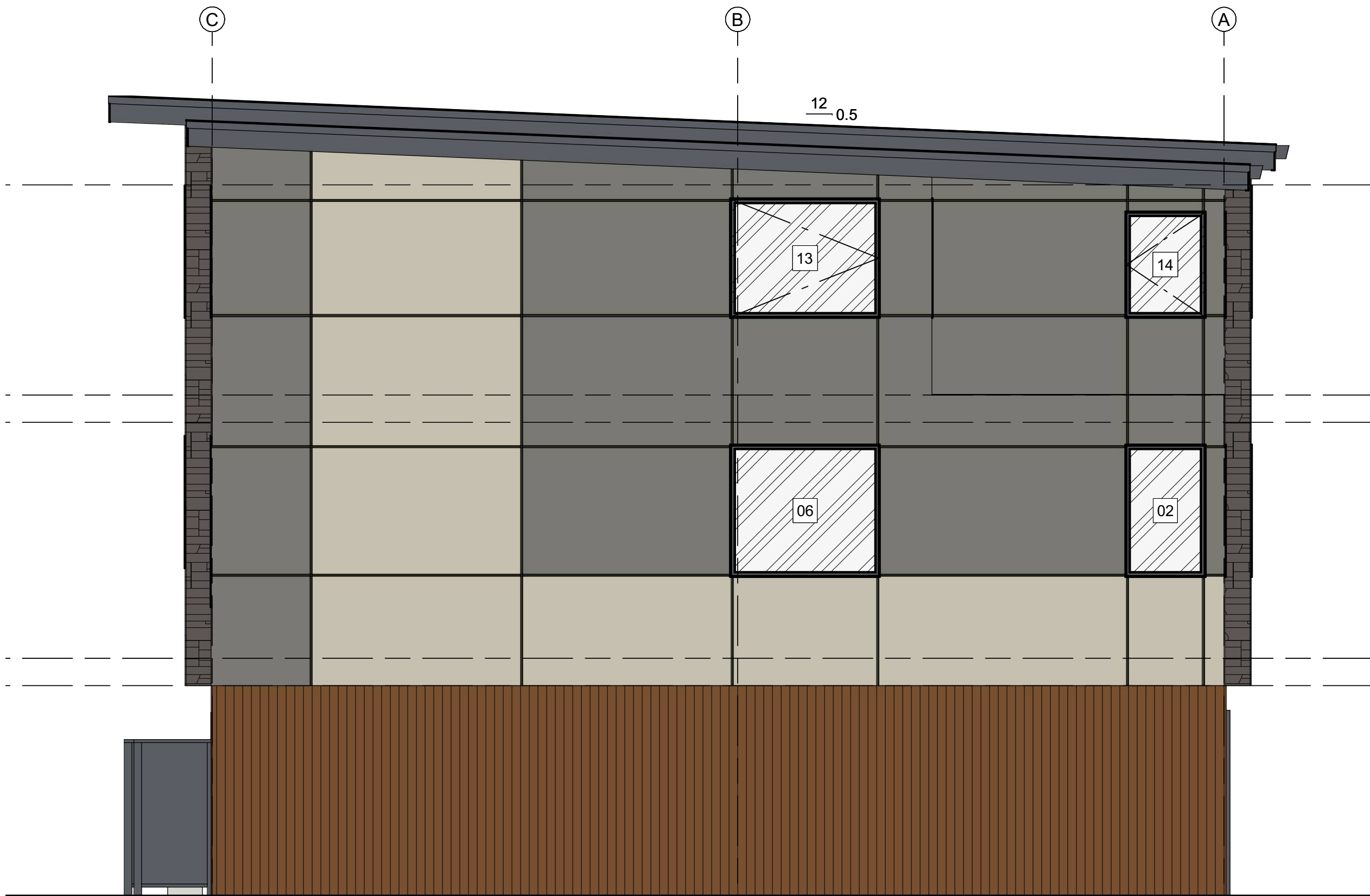
UPPER FLOOR PLAN

FLOOR TOTAL = 2,520.73 SQ. FT.
UPPER FLOOR TO HAVE 8'-0-3/4" CEILING HEIGHT (TYP.)
LINTEL HEIGHT AT 6'-8" (TYP.)
☒ = BEARING POINT LOAD





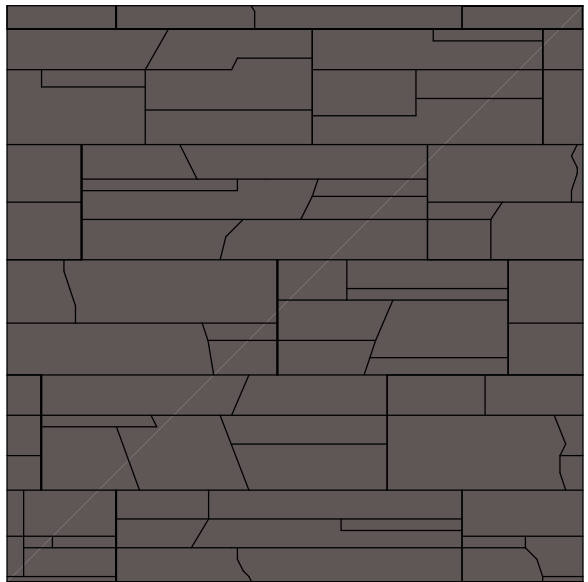
1 FRONT ELEVATION
A4



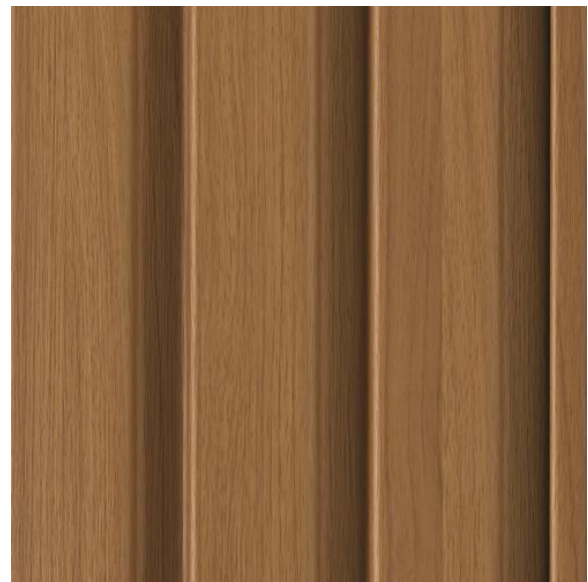
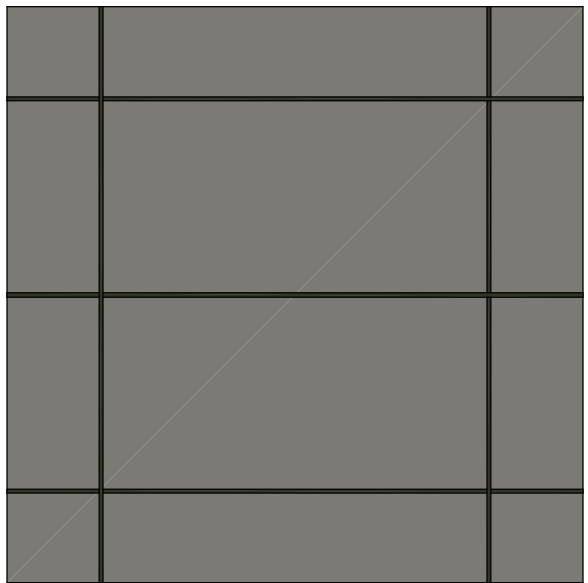
2 RIGHT ELEVATION
A4



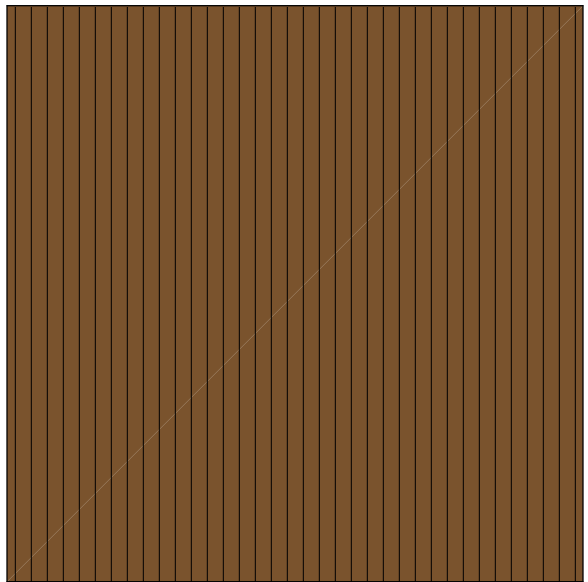
STONE VENEER GREY



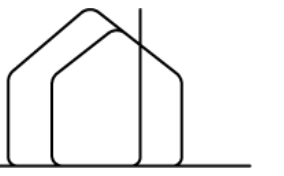
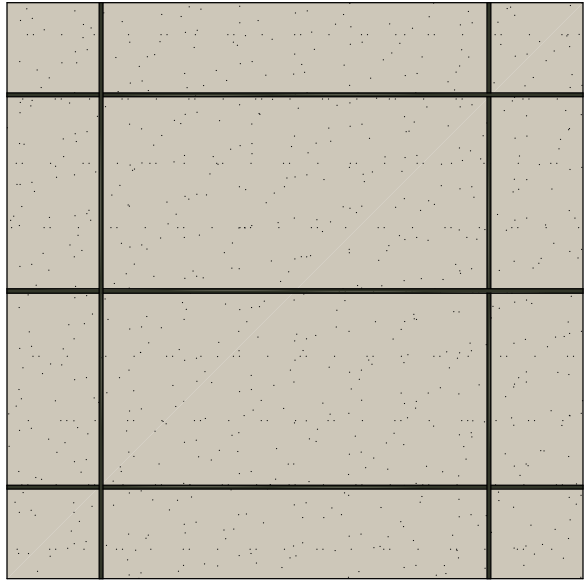
FIBERCEMENT BOARDS GREY



WOOD LOOK SIDING METAL OR HARDIE



FIBERCEMENT BOARDS BEIGE



waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT
DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:
829 DEVELOPMENT
GROUP LTD.

ADDRESS:
2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:
W.E.

DATE:
2025-08-12

SCALE:
1/4" = 1'-0"

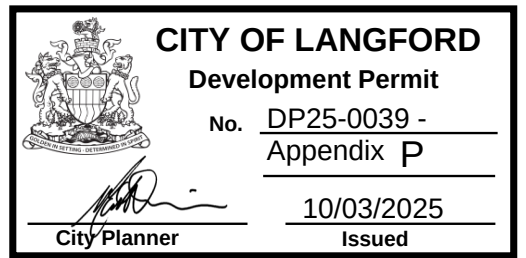
PAGE:
3 OF 4

P2 BLDG D
UNITS 13 - 16

SHEET TITLE:
ELEVATIONS

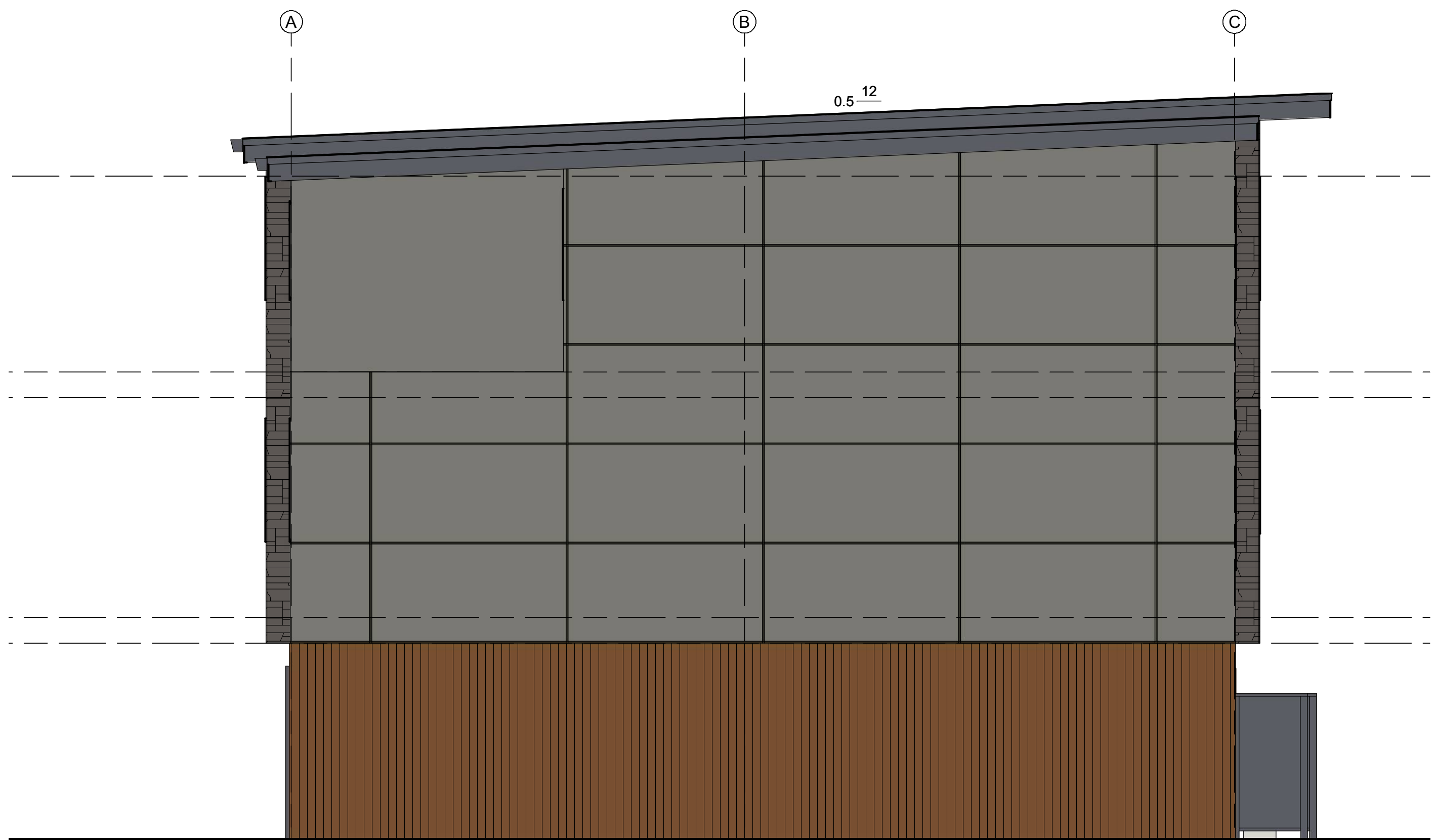
SHEET NUMBER:

A-3

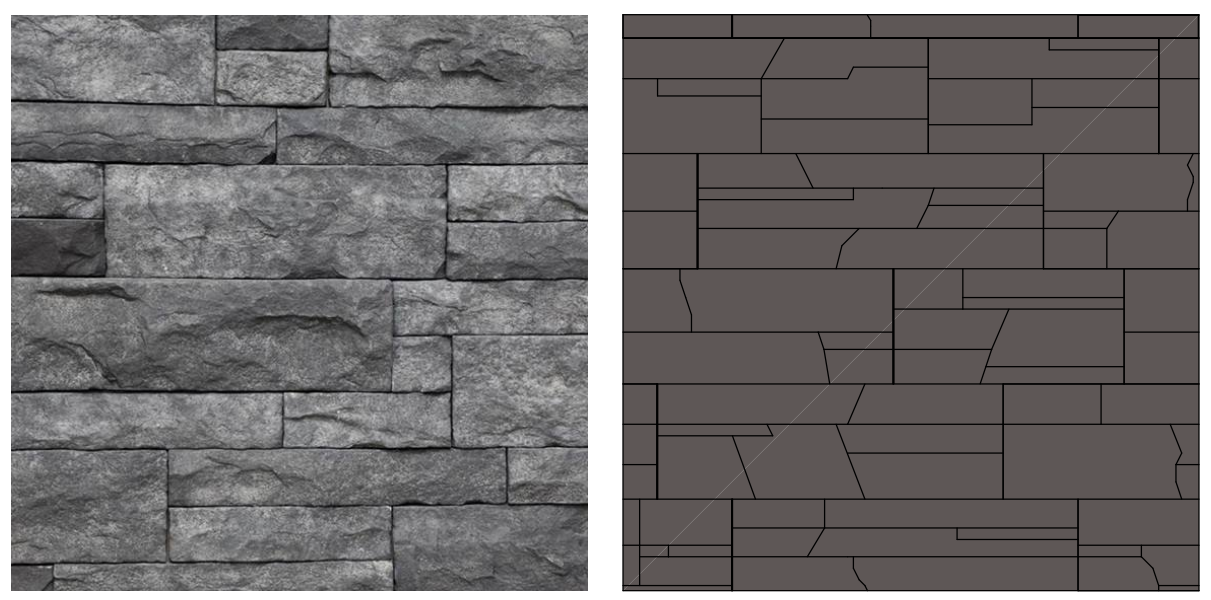




1 REAR ELEVATION



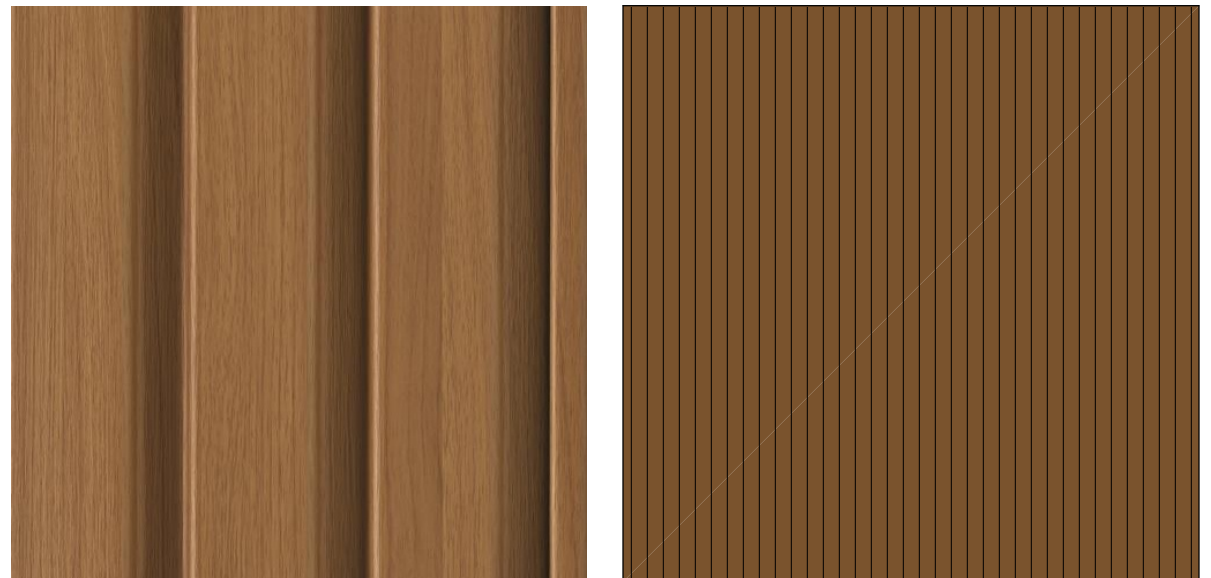
2 LEFT ELEVATION



STONE VENEER GREY



FIBERCEMENT BOARDS GREY



WOOD LOOK SIDING METAL OR HARDIE



FIBERCEMENT BOARDS BEIGE



waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT

DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:
829 DEVELOPMENT
GROUP LTD.

ADDRESS:
2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:
W.E.

DATE:
2025-08-12

SCALE:
1/4" = 1'-0"

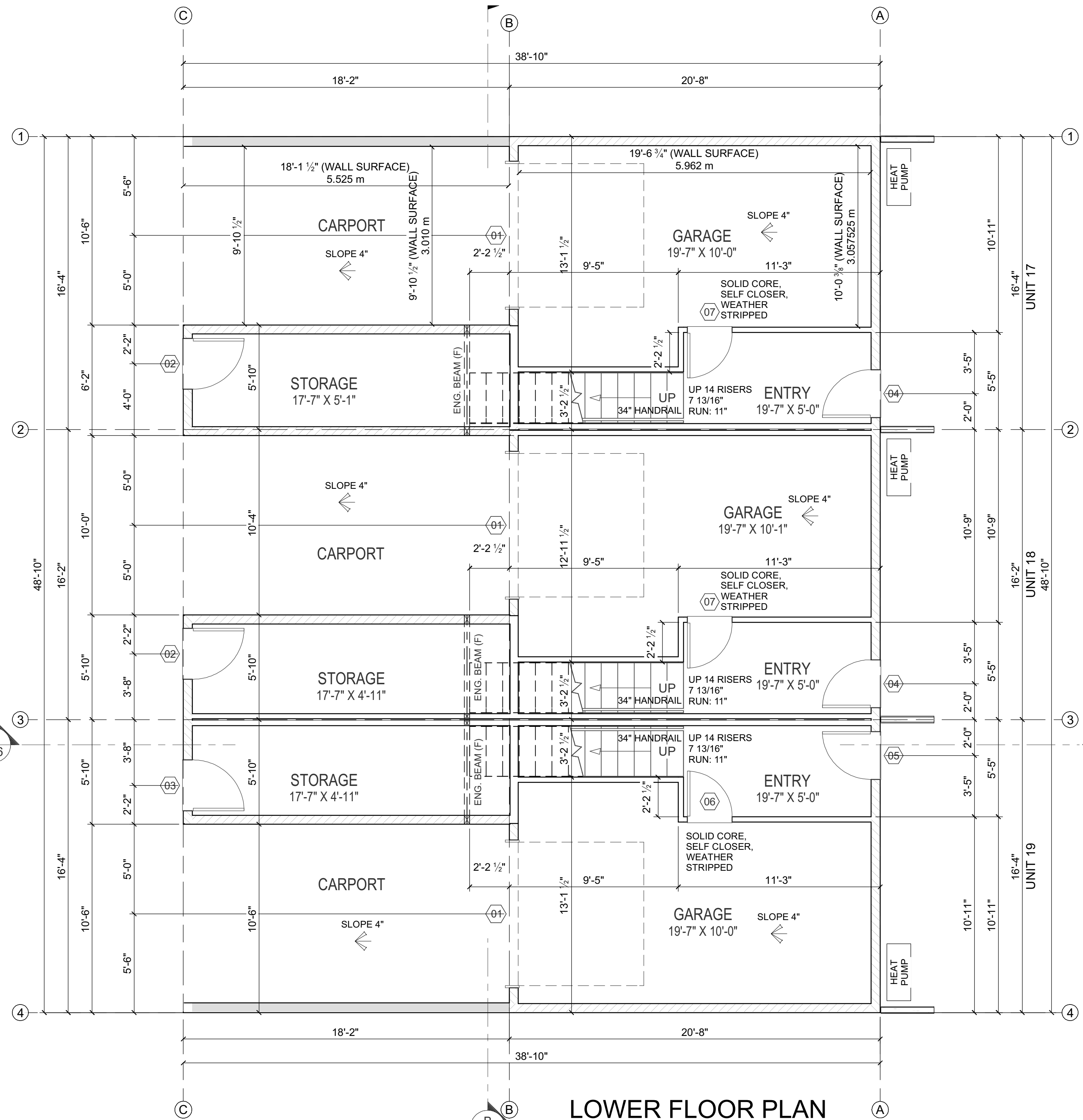
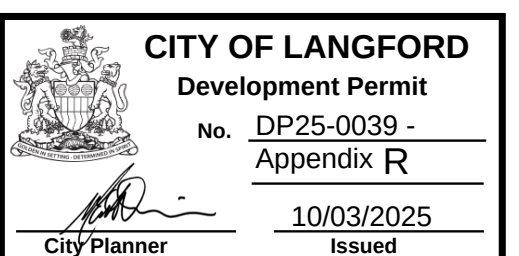
PAGE:
1 OF 3

P2 BLDG E
UNITS 17 - 19

SHEET TITLE:
LOWER & MAIN
FLOOR PLANS

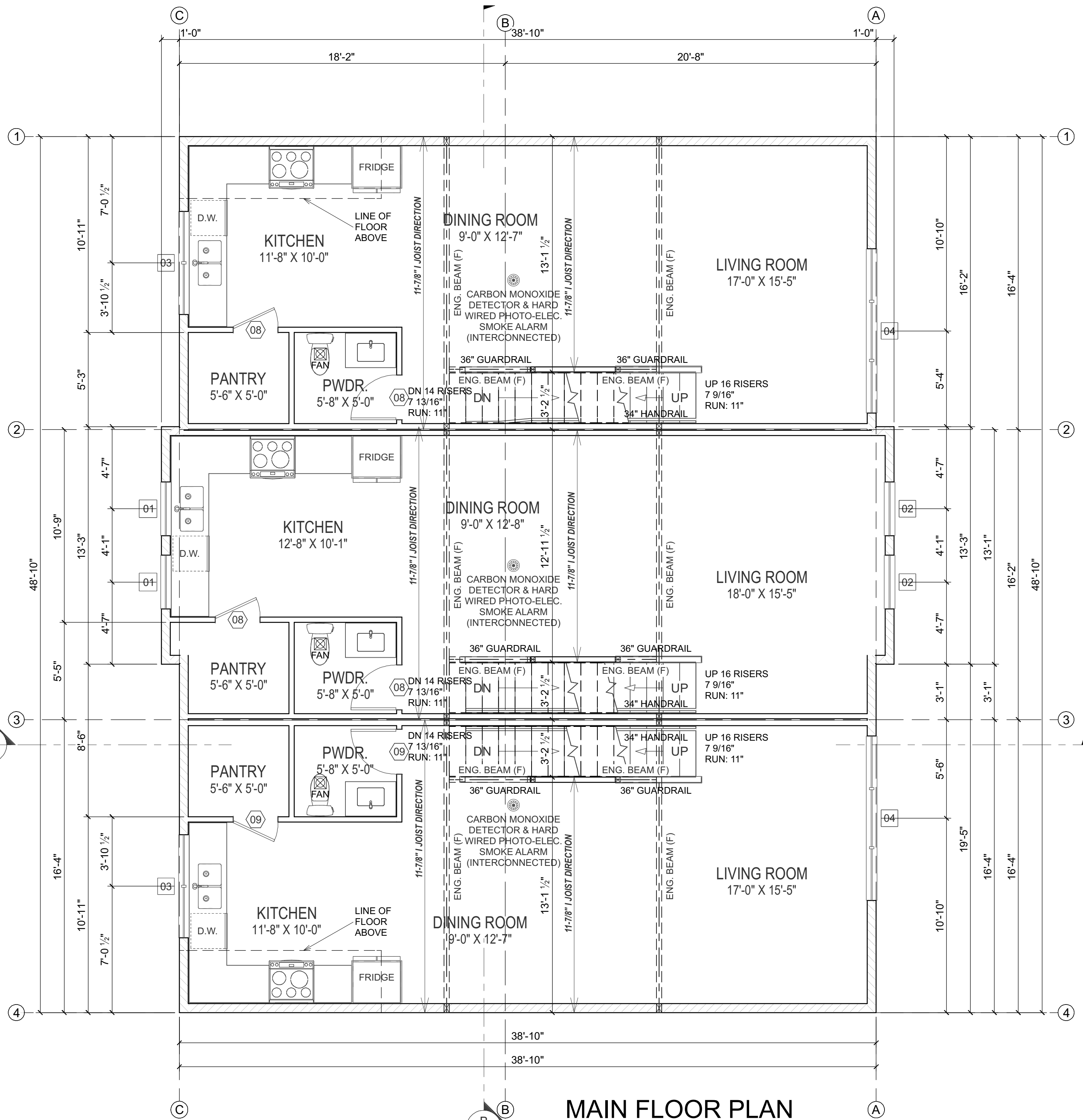
SHEET NUMBER:

A-1



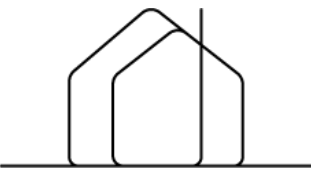
LOWER FLOOR PLAN

FLOOR TOTAL = 1,327.14 SQ. FT.
LOWER FLOOR TO HAVE 8'-0-3/4" CEILING HEIGHT (TYP.)
LINTEL HEIGHT AT 6'-8" (TYP.)
☒ = BEARING POINT LOAD



MAIN FLOOR PLAN

FLOOR TOTAL = 1,799.34 SQ. FT.
MAIN FLOOR TO HAVE 9'-0-3/4" CEILING HEIGHT (TYP.)
LINTEL HEIGHT AT 8'-0" (TYP.)
☒ = BEARING POINT LOAD



waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT

DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:
829 DEVELOPMENT
GROUP LTD.

ADDRESS:
2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:

W.E.

DATE:

2025-08-12

SCALE:

1/4" = 1'-0"

PAGE:

2 OF 3

P2 BLDG E

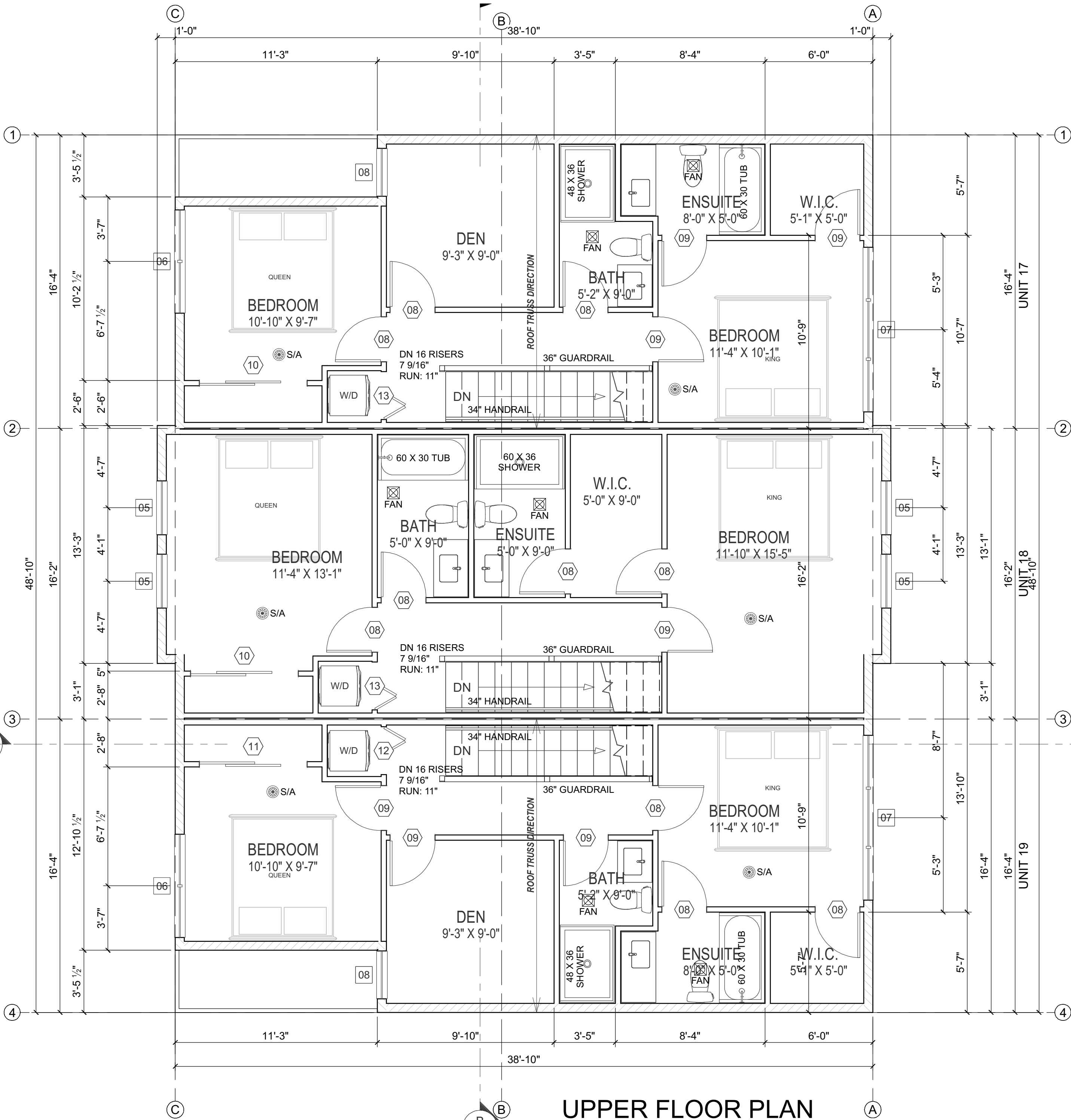
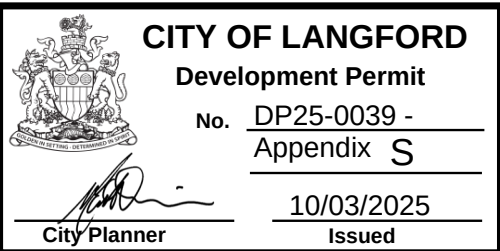
UNITS 17 - 19

SHEET TITLE:

UPPER FLOOR &
ROOF PLAN

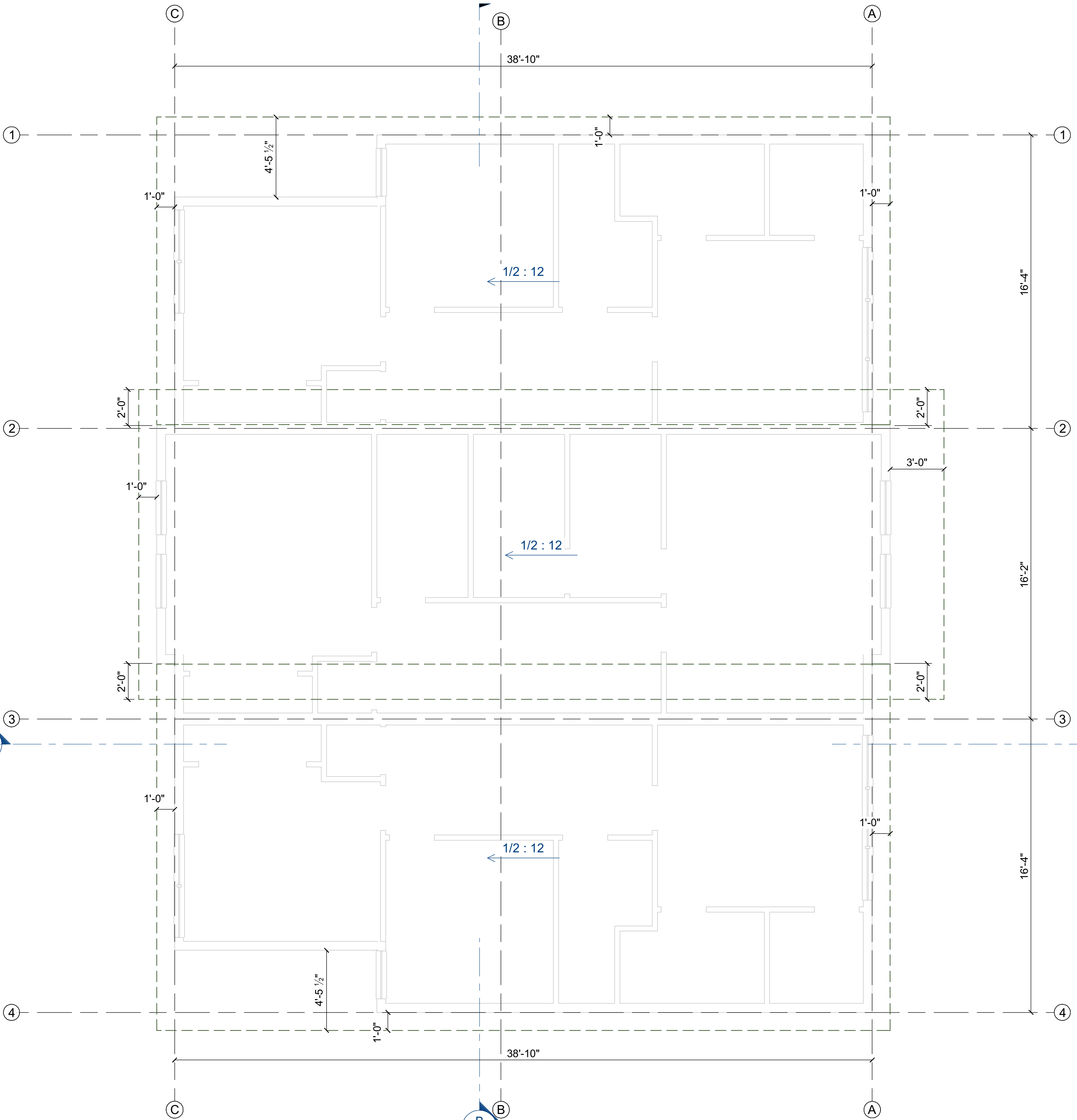
SHEET NUMBER:

A-2



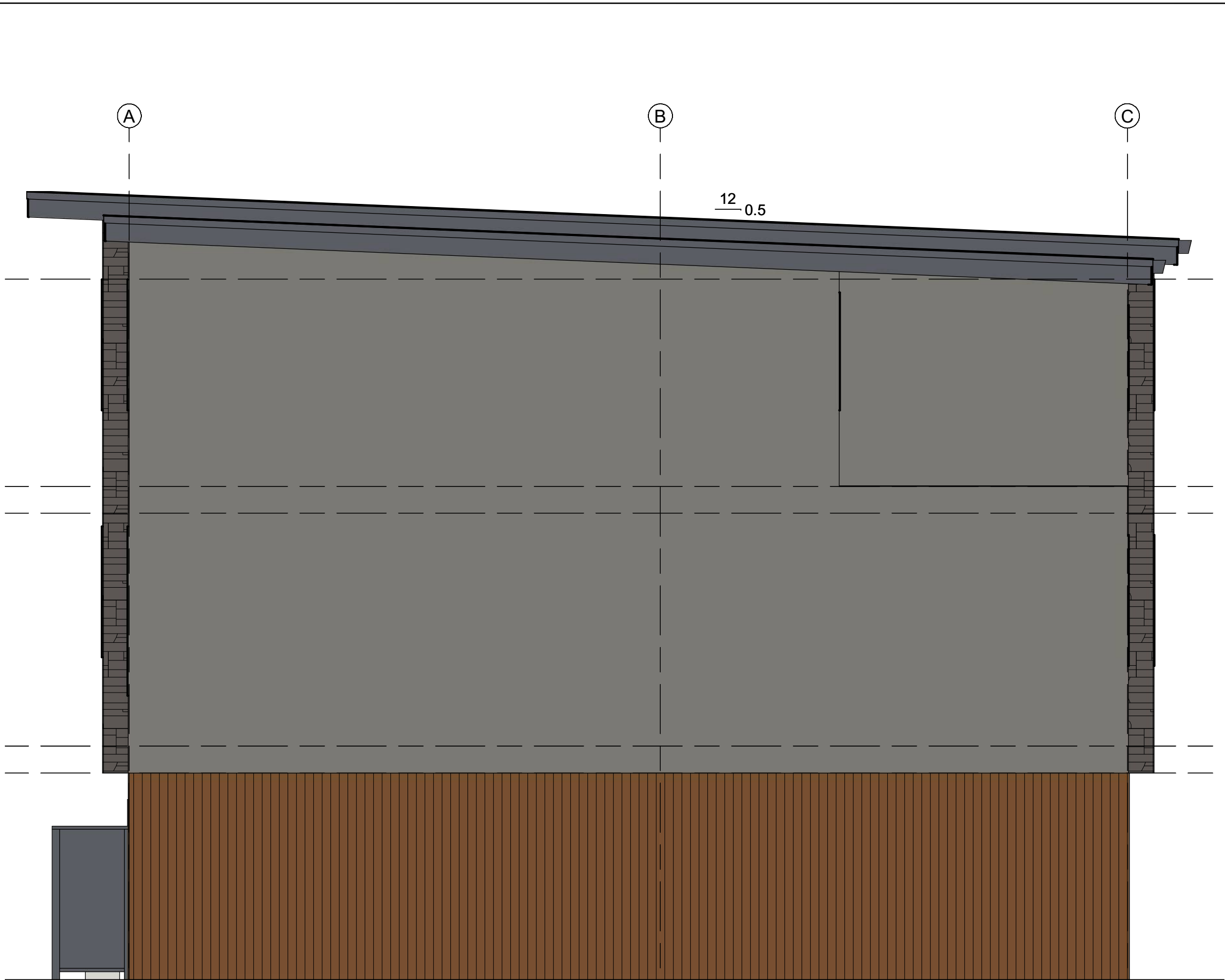
UPPER FLOOR PLAN

FLOOR TOTAL = 1,733.96 SQ. FT.
UPPER FLOOR TO HAVE 8'-0-3/4" CEILING HEIGHT (TYP.)
LINTEL HEIGHT AT 6'-8" (TYP.)
☒ = BEARING POINT LOAD





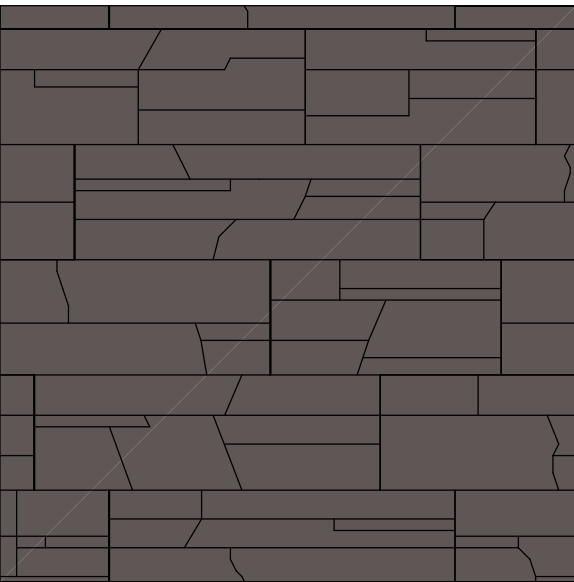
1 FRONT ELEVATION
A4



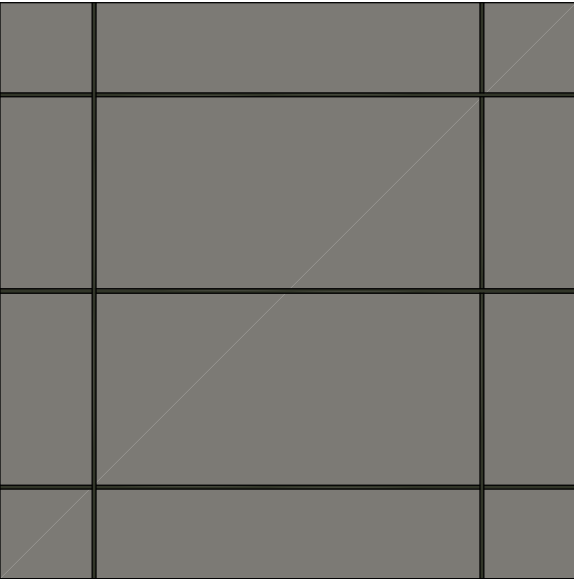
2 RIGHT ELEVATION
A4



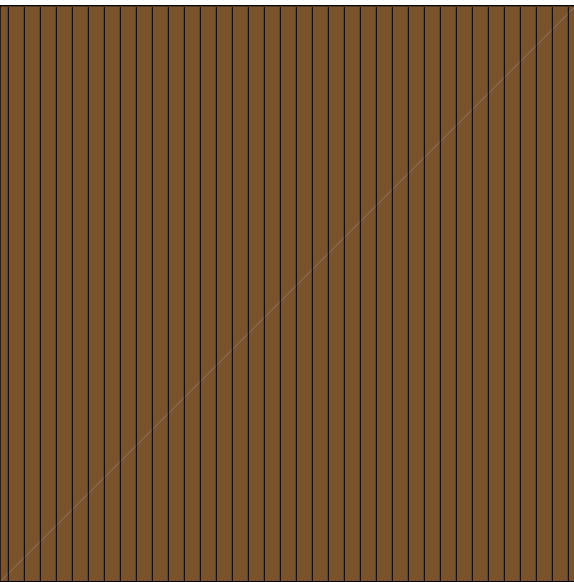
STONE VENEER GREY



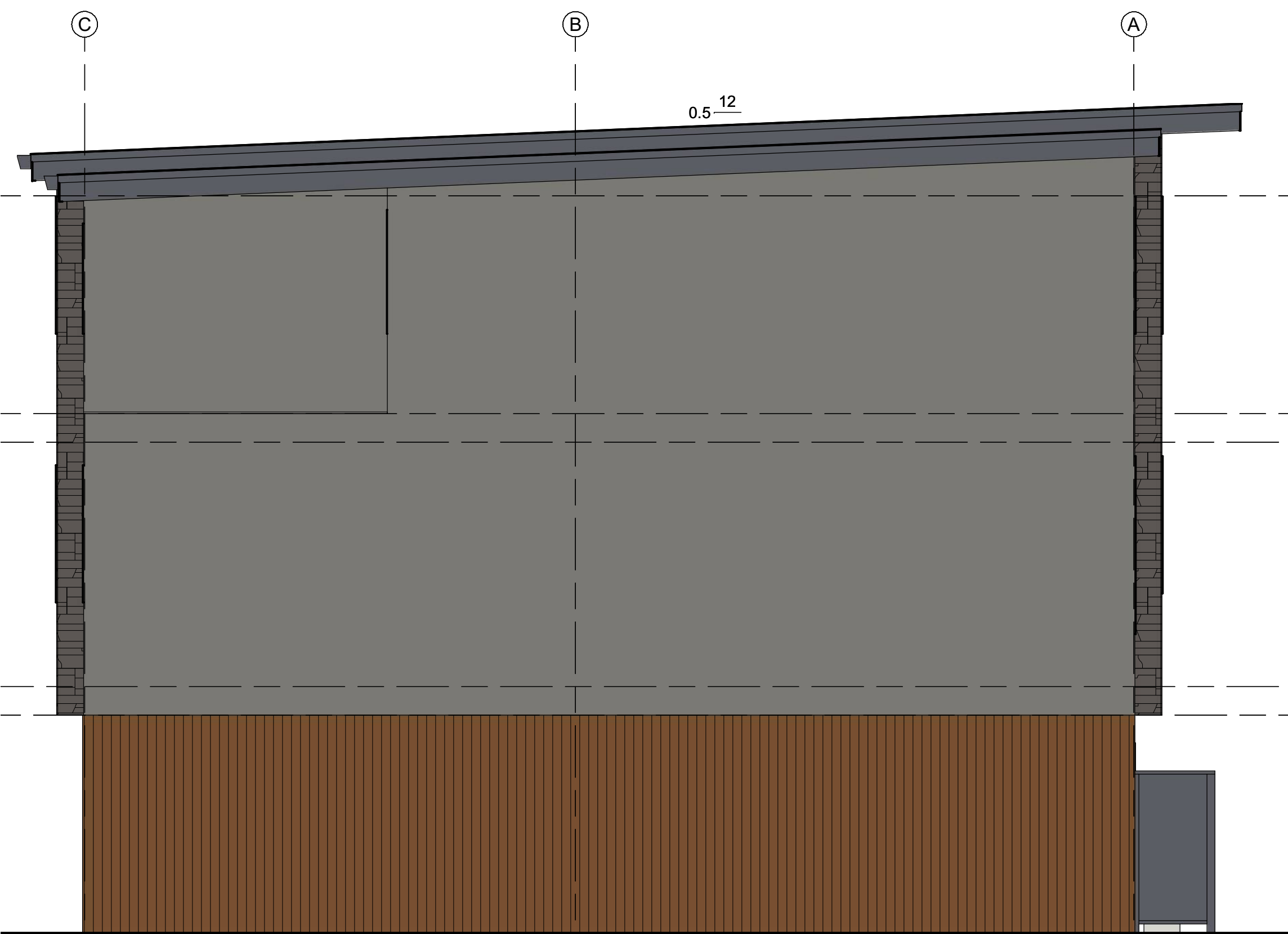
FIBERCEMENT BOARDS GREY



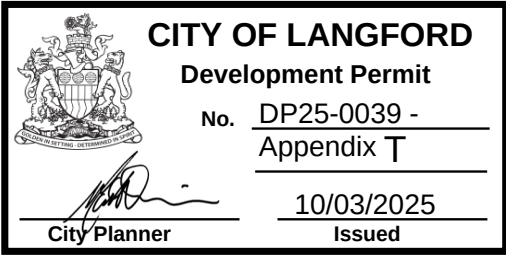
WOOD LOOK SIDING METAL OR HARDIE

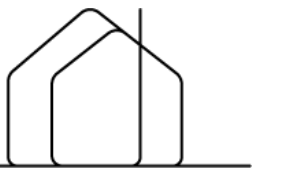


1 REAR ELEVATION
A4



2 LEFT ELEVATION
A4





waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT

DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:
829 DEVELOPMENT
GROUP LTD.

ADDRESS:
2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:
W.E.

DATE:
2025-08-12

SCALE:
1/4" = 1'-0"

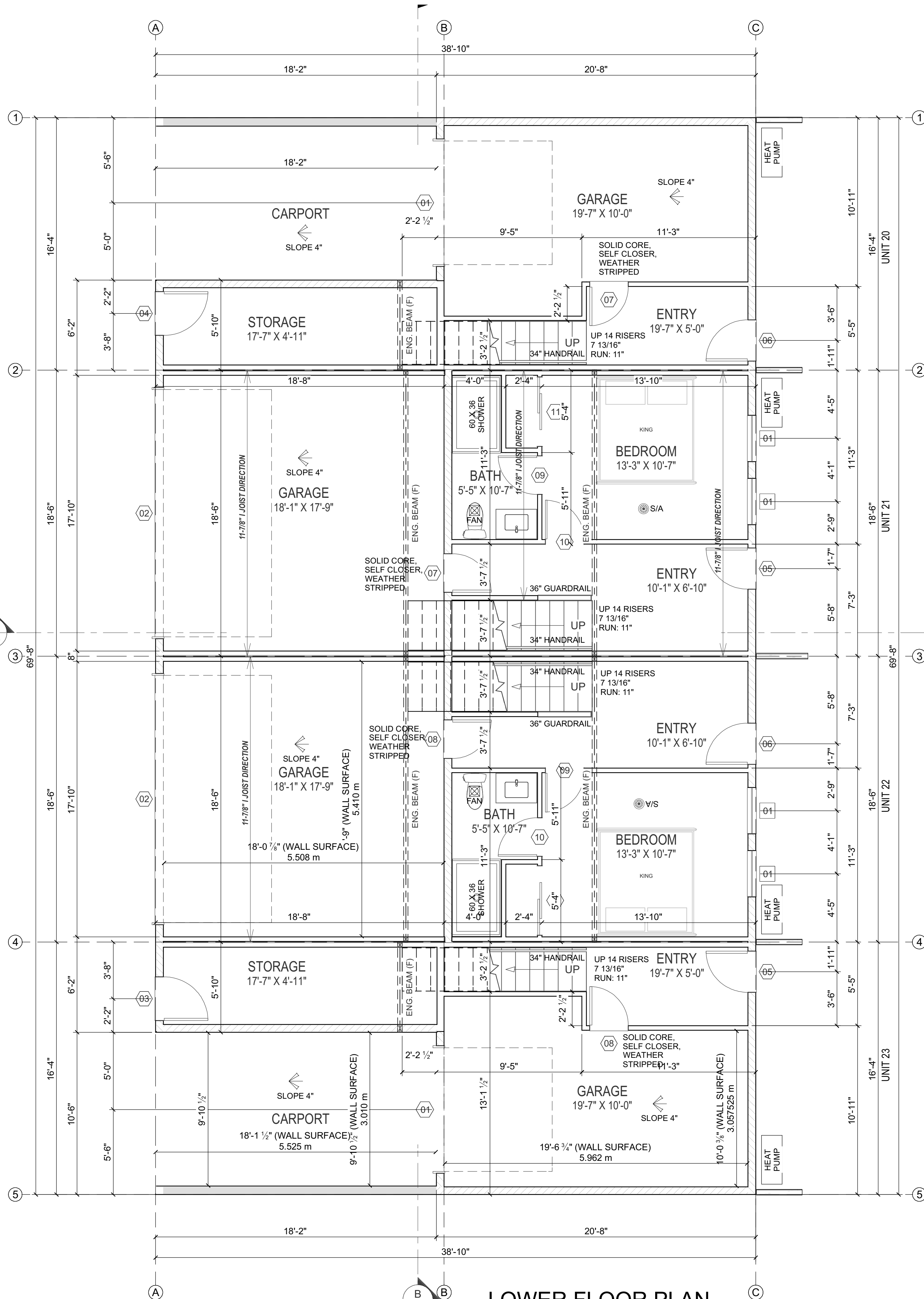
PAGE:
1 OF 4

P2 BLDG F
UNITS 20 - 23

SHEET TITLE:
LOWER & MAIN
FLOOR PLANS

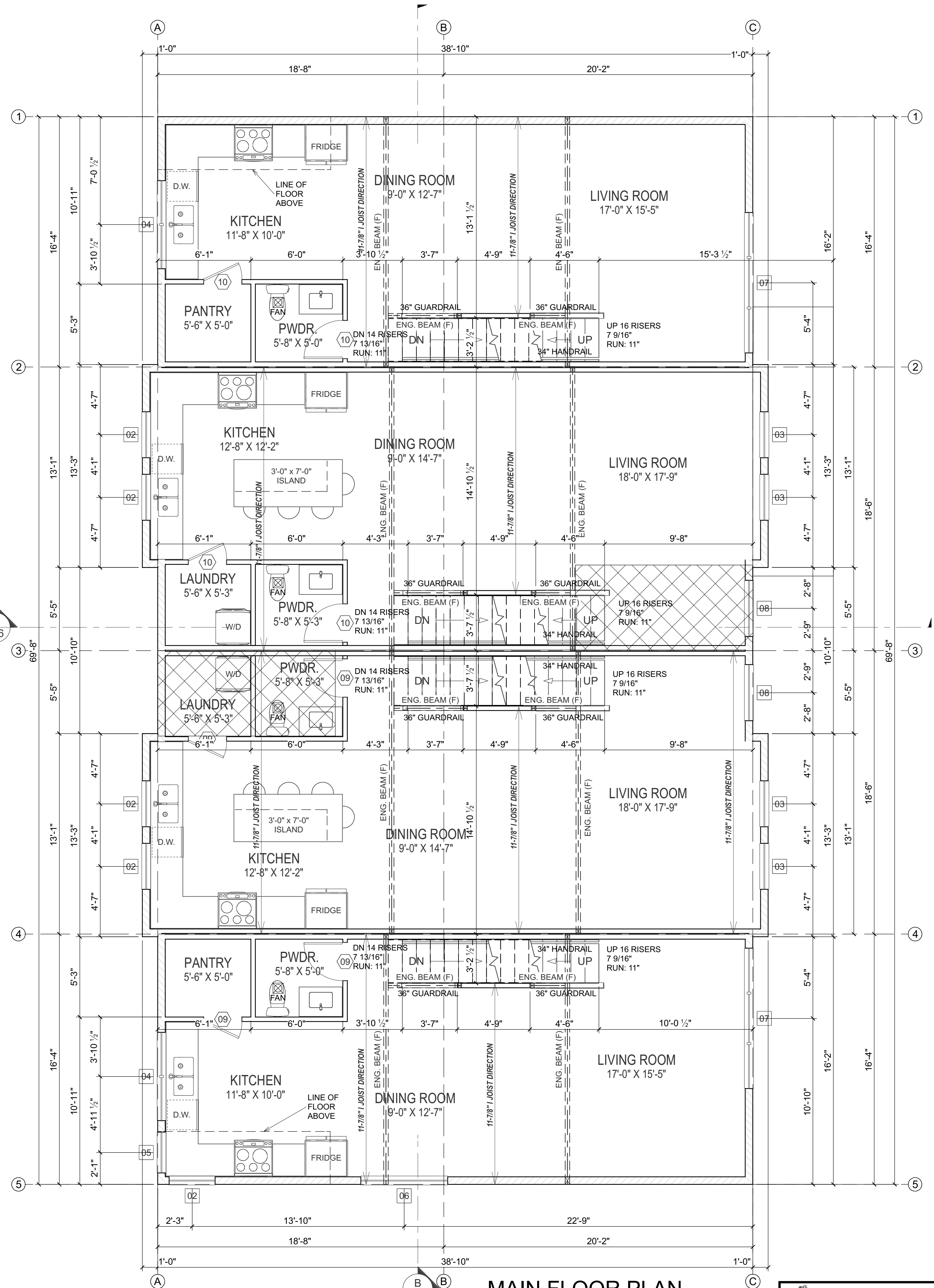
SHEET NUMBER:

A-1



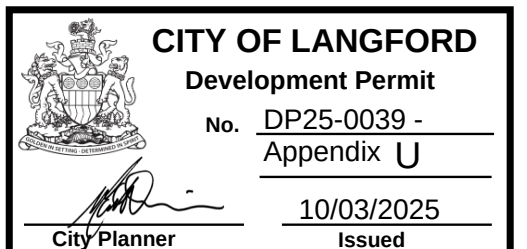
LOWER FLOOR PLAN

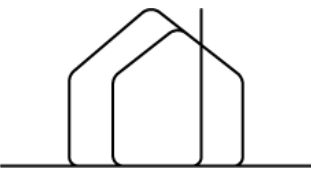
FLOOR TOTAL = 2,323.89 SQ. FT.
LOWER FLOOR TO HAVE 8'-0-3/4" CEILING HEIGHT (TYP.)
LINTEL HEIGHT AT 6'-8" (TYP.)
☒ = BEARING POINT LOAD



MAIN FLOOR PLAN

FLOOR TOTAL = 2,583 SQ. FT.
MAIN FLOOR TO HAVE 9'-0-3/4" CEILING HEIGHT (TYP.)
LINTEL HEIGHT AT 8'-0" (TYP.)
☒ = BEARING POINT LOAD





waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT

DRAFTING & DESIGN

PROJECT:

NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:

829 DEVELOPMENT
GROUP LTD.

ADDRESS:

2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:

W.E.

DATE:

2025-08-12

SCALE:

1/4" = 1'-0"

PAGE:

2 OF 4

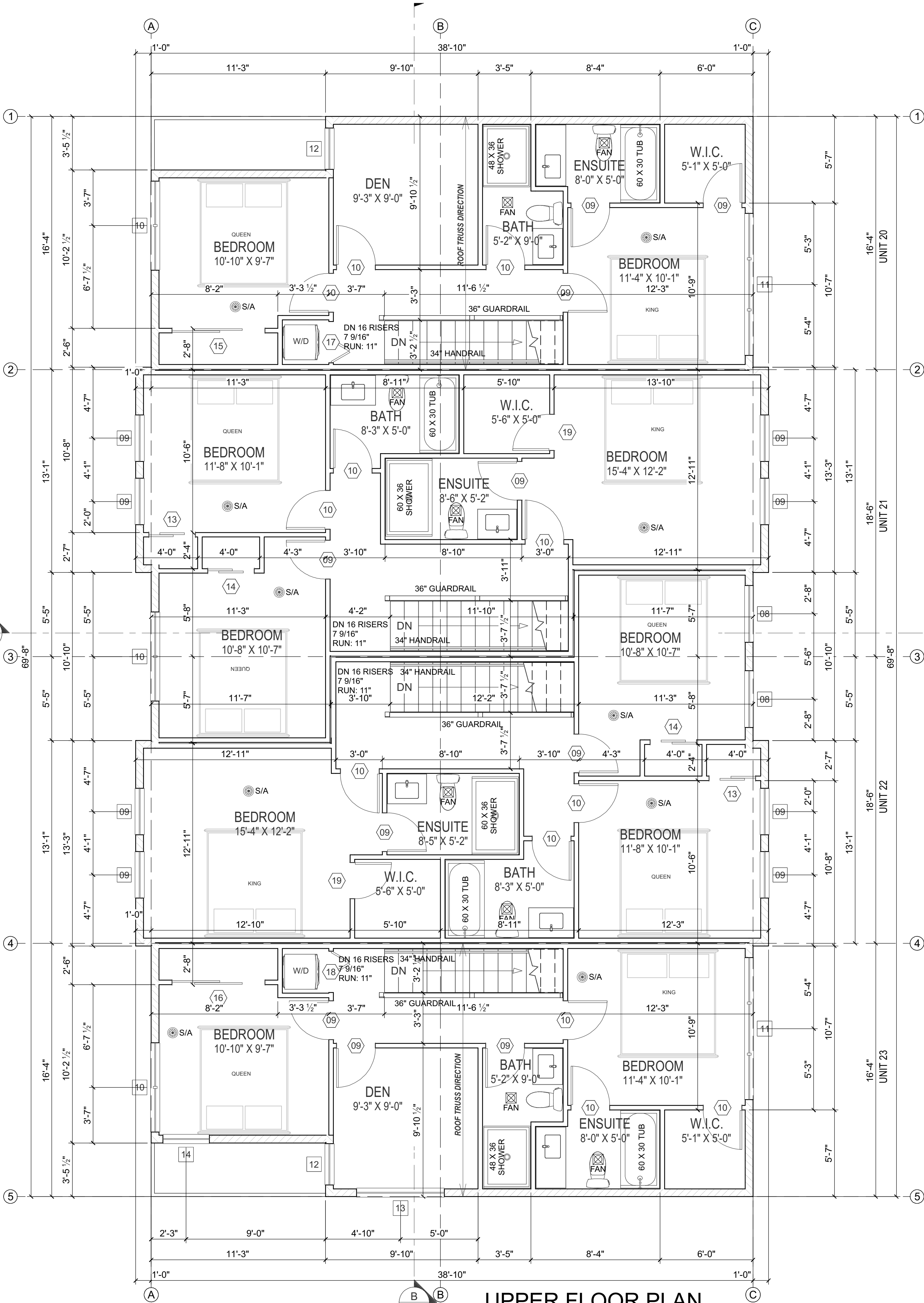
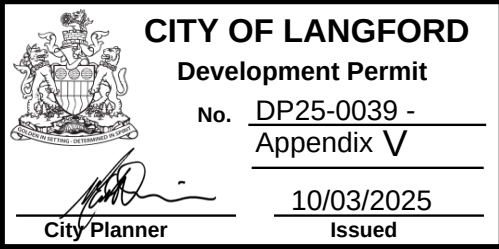
P2 BLDG F
UNITS 20 - 23

SHEET TITLE:

UPPER FLOOR &
ROOF PLAN

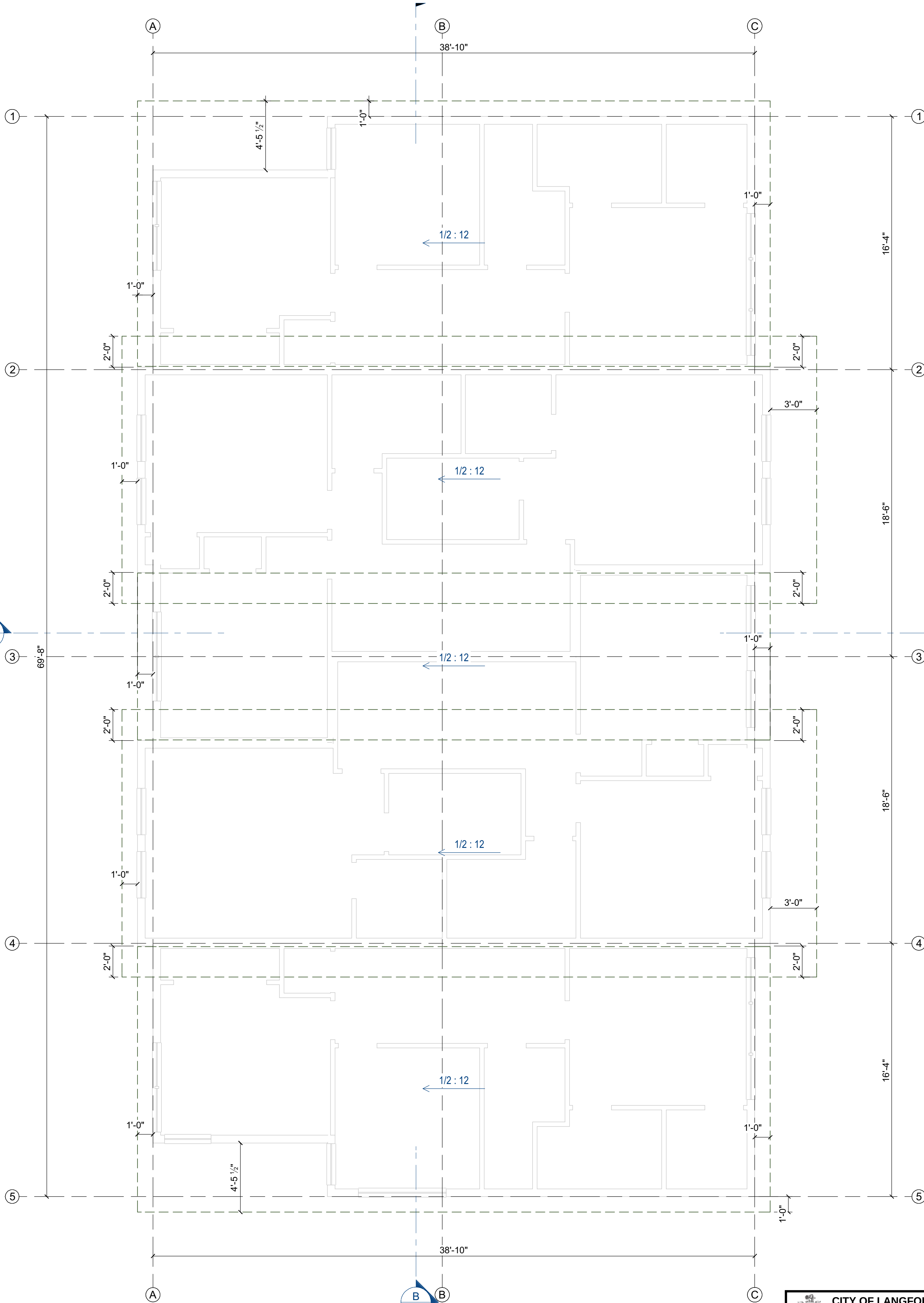
SHEET NUMBER:

A-2



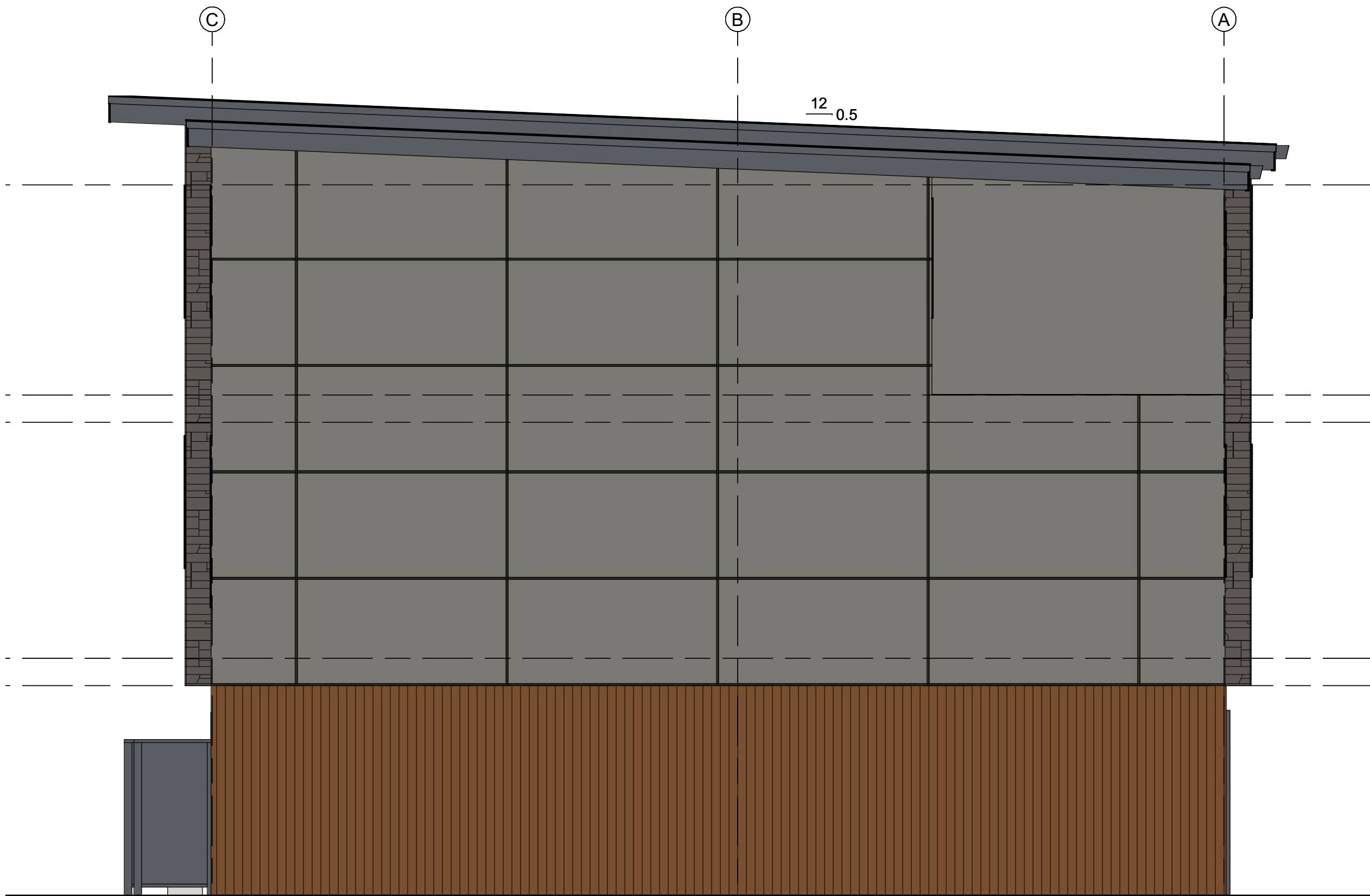
UPPER FLOOR PLAN

FLOOR TOTAL = 2,520.73 SQ. FT.
UPPER FLOOR TO HAVE 8'-0-3/4" CEILING HEIGHT (TYP.)
LINTEL HEIGHT AT 6'-8" (TYP.)
⊗ = BEARING POINT LOAD





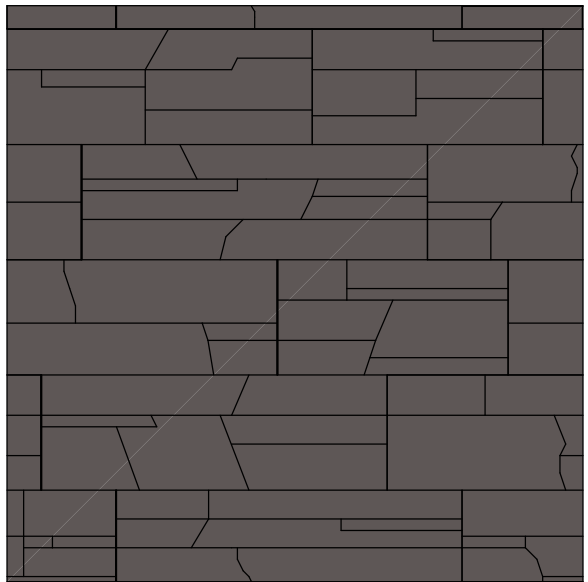
1 FRONT ELEVATION
A4



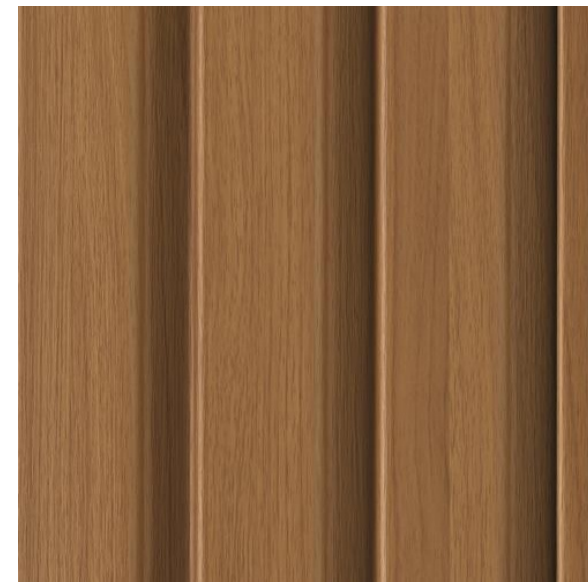
2 RIGHT ELEVATION
A4



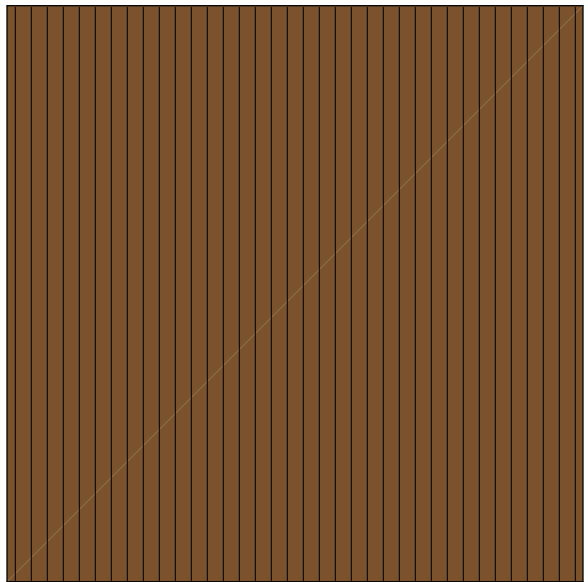
STONE VENEER GREY



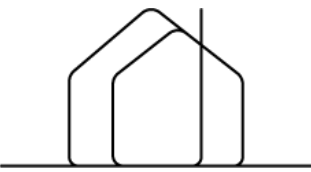
FIBERCEMENT BOARDS GREY



WOOD LOOK SIDING METAL OR HARDIE



FIBERCEMENT BOARDS BEIGE



waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12 D.P. REVISION

WAYPOINT
DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:
829 DEVELOPMENT
GROUP LTD.

ADDRESS:
2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:
W.E.

DATE:
2025-08-12

SCALE:
1/4" = 1'-0"

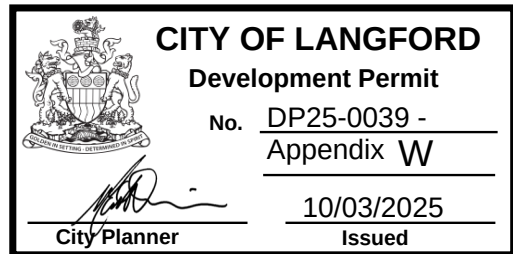
PAGE:
3 OF 4

P2 BLDG F
UNITS 20 - 23

SHEET TITLE:
ELEVATIONS

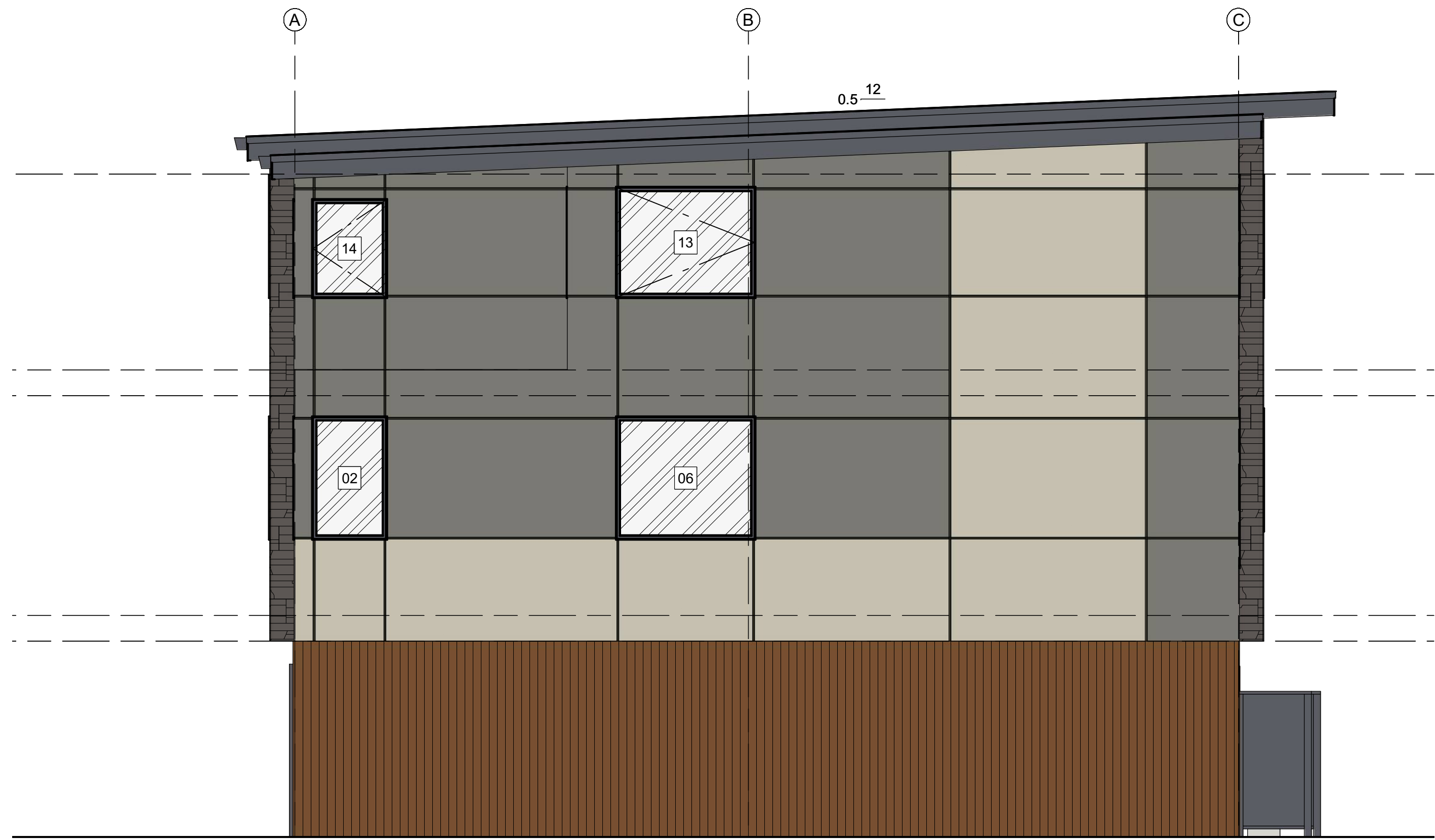
SHEET NUMBER:

A-3





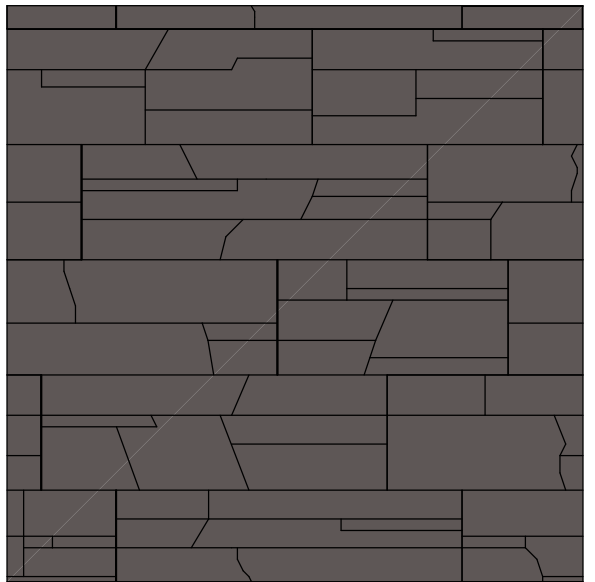
1 REAR ELEVATION
A5



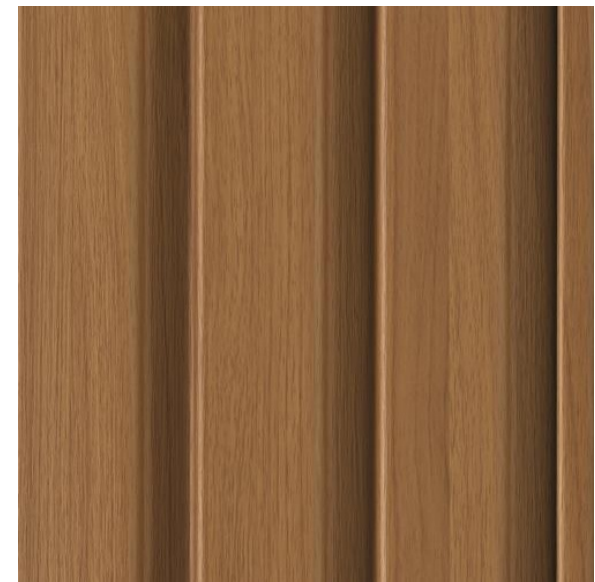
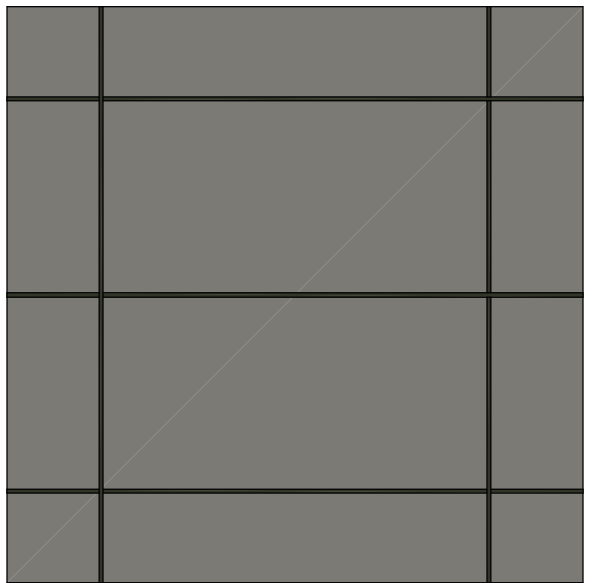
2 LEFT ELEVATION
A5



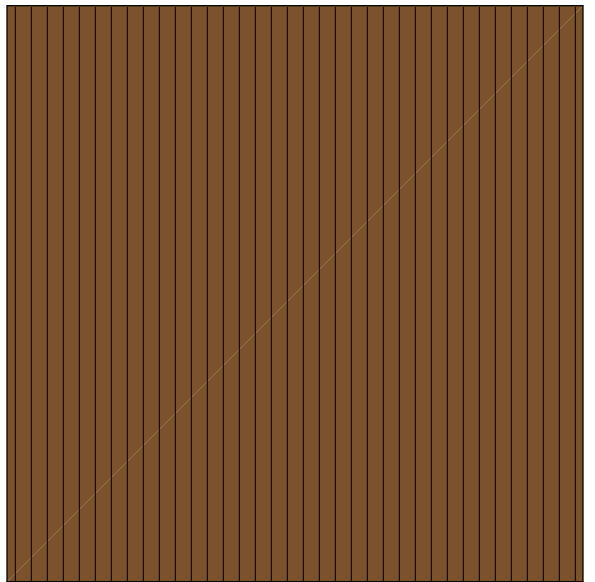
STONE VENEER GREY



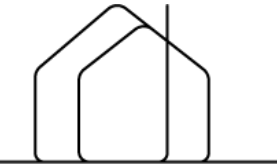
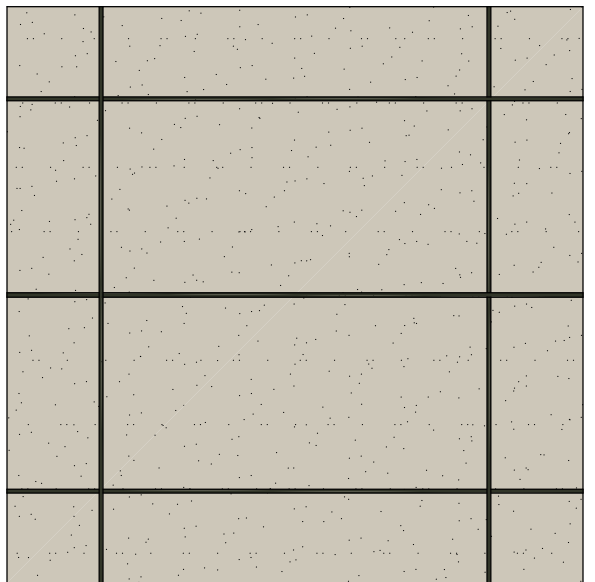
FIBERCEMENT BOARDS GREY



WOOD LOOK SIDING METAL OR HARDIE



FIBERCEMENT BOARDS BEIGE



waypointdrafting.com
waypointdrafting@gmail.com
(778) 241-8755
Langley, BC

DATE: 2024-04-24
REVISIONS: 2025-08-12
ISSUED FOR D.P.
D.P. REVISION

WAYPOINT
DRAFTING & DESIGN

PROJECT:
NEW TOWNHOUSE
COMPLEX PHASE II

CLIENT:
829 DEVELOPMENT
GROUP LTD.

ADDRESS:
2832-2338 KNOTTY PINE
ROAD, LANGFORD, BC

WAYPOINT
DRAFTING & DESIGN

DRWN. BY:
W.E.

DATE:
2025-08-12

SCALE:
1/4" = 1'-0"

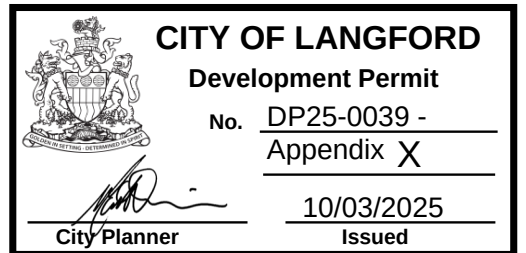
PAGE:
4 OF 4

P2 BLDG F
UNITS 20 - 23

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:

A-4





City of Langford

2nd Floor - 877 Goldstream Avenue, Langford British Columbia, Canada, V9B 2X8 Phone: (250) 474-6692 Fax: (250) 391-3435

BUILDING PERMIT BLD26-0012

Subject Property(ies)

103 936 Orono Ave 105 936 Orono Ave 107 936 Orono Ave 101 936 Orono Ave

Jurisdiction

City of Langford

PID

032-329-971

Lot

1

Block

District Lot

Section

Range

Plan

EPP138367

[032-329-971] [Roll:04139.002] [Plan:EPP138367, Lot: 1]

Owner Information

Registered Property Owner

Address

1531080 Bc Ltd

199 Denison Rd Victoria, BC V8S 4K2

Permit Information

Permit

BLD26-0012

Date of Application

13 Jan 2026

Date Issued

Permit Type

Building

Work Class

Townhouse

Description of Work

Block of 4 Townhouses

Note:

Fees, Deposits, and Bonds

Type	Qty	Amount	Amount Paid	Date Paid
Affordable Housing Reserve Fund (EA) [RS030]	4.00	\$4,000.00	\$0.00	
Reserve Fund General Amenity BLD [RS010]	4.00	\$15,200.00	\$0.00	
SA Onsite Landscape Surety (Refundable) [SU190]	1.00	\$112,402.00	\$0.00	
Fee BLD - Building Permit Discount (already deducted from Fee Amount)		\$14,117.72	\$0.00	
DCC CRD Water Med. Density Multi-family (0-50 units/ha) [SU110]	4.00	\$9,784.00	\$0.00	
DCC ISIF Townhouse (per unit) [SU180]	4.00	\$1,485.00	\$0.00	
DCC Park Acquisition Townhouse (per unit) [SU062]	4.00	\$520.00	\$0.00	
DCC Park Improvement Townhouse (per unit) [SU072]	4.00	\$7,792.00	\$0.00	
DCC Roads Townhouse (per unit) [SU080]	4.00	\$15,460.00	\$0.00	

DCC School Acquisition Medium Low Density (21-50 units/ha) [SU120]	4.00	\$3,600.00	\$0.00	
Roadway Damage Deposit (Refundable) [BI040]	1.00	\$2,000.00	\$0.00	
SA Offsite Civil Works Surety (Refundable) [SU190]	1.00	\$220,808.95	\$220,808.95	05-21-2026
SA Offsite Landscape Surety - Parks (Refundable) [SU190]	1.00	\$74,450.00	\$74,450.00	05-21-2026
Total:		\$ 481,619.67		
Total Paid:			\$ 481,619.67	
Total Owing:		\$0.00		

BLD26-0012

(PREPACKAGED) Permit generated on
2026-05-22 12:00:00 AM



City of Langford

2nd Floor - 877 Goldstream Avenue, Langford British Columbia, Canada, V9B 2X8 Phone: (250) 474-6692 Fax: (250) 391-3435

BUILDING PERMIT BLD26-0013

Subject Property(ies)

108 2840 Knotty Pine Rd 110 2840 Knotty Pine Rd 112 2840 Knotty Pine Rd 106 2840 Knotty Pine Rd

Jurisdiction

City of Langford

PID

032-329-971

Lot

1

Block

District Lot

Section

Range

Plan

EPP138367

[032-329-971] [Roll:04139.002] [Plan:EPP138367, Lot: 1]

Owner Information

Registered Property Owner

Address

1531080 Bc Ltd

199 Denison Rd Victoria, BC V8S 4K2

Permit Information

Permit

BLD26-0013

Date of Application

13 Jan 2026

Date Issued

Permit Type

Building

Work Class

Townhouse

Description of Work

Block of 4 Townhouses

Note:

Fees, Deposits, and Bonds

Type	Qty	Amount	Amount Paid	Date Paid
Affordable Housing Reserve Fund (EA) [RS030]	4.00	\$4,000.00	\$0.00	
Reserve Fund General Amenity BLD [RS010]	4.00	\$15,200.00	\$0.00	
Fee BLD - Building Permit Discount (already deducted from Fee Amount)		\$13,376.00	\$0.00	
DCC CRD Water Med. Density Multi-family (0-50 units/ha) [SU110]	4.00	\$9,784.00	\$0.00	
DCC ISIF Townhouse (per unit) [SU180]	4.00	\$1,485.00	\$0.00	
DCC Park Acquisition Townhouse (per unit) [SU062]	4.00	\$520.00	\$0.00	
DCC Park Improvement Townhouse (per unit) [SU072]	4.00	\$7,792.00	\$0.00	
DCC Roads Townhouse (per unit) [SU080]	4.00	\$15,460.00	\$0.00	
DCC School Acquisition Medium Low Density (21-50 units/ha) [SU120]	4.00	\$3,600.00	\$0.00	

Total:	\$ 71,217.00	
Total Paid:		\$ 71,217.00
Total Owing:	\$0.00	

BLD26-0013

(PREPACKAGED) Permit generated on
2026-05-22 12:00:00 AM