



UNIVERSITY
DISTRICT

FIRST AMENDMENT TO DISCLOSURE STATEMENT

UNIVERSITY DISTRICT NORTH

13428 105 Avenue, Surrey, British Columbia
10468 University Drive, Surrey, British Columbia

DEVELOPER: BLUESKY PROPERTIES (UD LANDS) INC.; and
BLUESKY PROPERTIES (UD NORTH) INC.

ADDRESS FOR SERVICE IN
BRITISH COLUMBIA: 1101 – 838 West Hastings Street
Vancouver, B.C. V6C 0A6

BUSINESS ADDRESS OF
DEVELOPER: 1201 – 838 West Hastings Street
Vancouver, B.C. V6C 0A6

REAL ESTATE BROKERAGE: The Developer, in its sole discretion, retains the right from time to time during the marketing of the Development, to market the Development itself or to retain such other real estate agent or agents as the Developer deems advisable in order to assist the Developer in marketing the Development. If the Developer chooses to market the North Tower using its own employees, such employees may or may not be licensed under the *Real Estate Services Act* and will not be acting on behalf of purchasers.

DATE OF DISCLOSURE STATEMENT: October 17, 2018

DATE OF THIS FIRST AMENDMENT: November 7, 2018

This Disclosure Statement relates to a development property that is not yet completed. Please refer to Section 7.1 for information on the purchase agreement. That information has been drawn to the attention of:

_____ [print name of Purchaser]
who has confirmed that fact by initialing in the space provided here _____.

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.

Prepared by
NORTON ROSE FULBRIGHT CANADA LLP
1800 - 510 West Georgia Street
Vancouver, B.C. V6B 0M3

The Disclosure Statement dated October 17, 2018 is amended as follows:

1. Section 1.4 is deleted in its entirety and replaced with the following:

“1.4 Directors

The Directors of each company comprising the Developer are Dale Bosa and Colin Bosa.

Dale Bosa is President of each company comprising the Developer and Colin Bosa is Secretary of each company comprising the Developer.”.

2. Section 4.3(b) is amended by adding the following paragraphs after paragraph (x):

“(x.1) Statutory Right of Way CA7121385 in favour of the City over that portion of Lot 29 shown outlined in bold on Plan EPP79102. This encumbrance is a statutory right of way in favour of the City, to enter freely and without interruption in, over, under and upon the statutory right of way area (the “**Lot 29 SRW Area**”) at all times for the purpose of: (i) inspecting, constructing, extending, excavating, altering, replacing, repairing, upgrading, installing, protecting, surveying, brushing, testing, cleaning, clearing, flooding, maintaining, operating, carrying out, using and servicing all or any part of the City’s works for the purpose of utility and service connection, including sanitary and storm sewer connections, water shutoffs, sanitary and storm sewer inspection chambers, together with all ancillary attachments, fillings and related appurtenances (the “**Lot 29 Works**”); and (ii) a work area to facilitate inspecting, constructing, extending, excavating, altering, replacing, repairing, upgrading, installing, protecting, surveying, brushing, testing, cleaning, clearing, flooding, maintaining, operating, carrying out, using and servicing works and infrastructure that are or may in the future be located on, under, over or within dedicated highway, dedicated park, City-owned land or an area of land that the City has a statutory right of way interest in that is immediately adjacent to and abutting the Lot 29 SRW Area.

(x.2) Priority Agreement CA7121386. This priority agreement grants Statutory Right of Way CA7121385 priority over the SCDC Mortgage, the First HSBC Mortgage and the Second HSBC Mortgage.

(x.3) Covenant CA7121387 in favour of the City. This encumbrance is a covenant under Section 219 of the *Land Title Act*. The Covenant provides that the owner of Lot 29: (i) will use Lot 29 in accordance with the terms of the Covenant; (ii) will not at any time construct, install or otherwise put in place or suffer the construction, installation or putting in place otherwise of any buildings or other structures or improvements on, over or under the Lot 29 SRW Area except for a parkade beneath the surface of the Lot 29 SRW Area as shown on the approved drawings for Development Permit Number 7918-0058-00 prepared by ZGF Architects Inc., provided that the owner covenants and agrees to maintain the parkade in a good and workmanlike manner to support the Lot 29 Works; (iii) will not damage the Lot 29 Works, and that if the owner does cause any damage to the Lot 29 Works, the owner shall forthwith repair the same; (iv) will not obstruct, or permit the existence of any obstruction of, the Lot 29 SRW Area or plant any tree, hedge or shrubbery on any part of the Lot 29 SRW Area without first obtaining the consent, in writing, of the City; (v) will not remove support for the Lot 29 SRW Area or the Lot 29 Works and will not diminish nor increase the soil cover within the Lot 29 SRW Area without first obtaining the consent in writing of the City; and (vi) will not use the Lot 29 SRW Area for any purpose that, in the opinion of the City Engineer, may interfere with the Lot 29 Works, damage or destroy them,

impair their operation, obstruct access to them, create any hazard or interfere with or interrupt the use of the Lot 29 SRW Area.

- (x.4) Priority Agreement CA7121388. This priority agreement grants Covenant CA7121387 priority over the SCDC Mortgage, the First HSBC Mortgage and the Second HSBC Mortgage.”.

3. Section 4.3(b) is amended by adding the following paragraphs after paragraph (xv):

“(xv.1) Statutory Right of Way CA7121389 in favour of the City over that portion of Lot 30 shown outlined in bold on Plan EPP79102. This encumbrance is a statutory right of way in favour of the City, to enter freely and without interruption in, over, under and upon the statutory right of way area (the “**Lot 30 SRW Area**”) at all times for the purpose of: (i) inspecting, constructing, extending, excavating, altering, replacing, repairing, upgrading, installing, protecting, surveying, brushing, testing, cleaning, clearing, flooding, maintaining, operating, carrying out, using and servicing all or any part of the City’s works for the purpose of utility and service connection, including sanitary and storm sewer connections, water shutoffs, sanitary and storm sewer inspection chambers, together with all ancillary attachments, fillings and related appurtenances (the “**Lot 30 Works**”); and (ii) a work area to facilitate inspecting, constructing, extending, excavating, altering, replacing, repairing, upgrading, installing, protecting, surveying, brushing, testing, cleaning, clearing, flooding, maintaining, operating, carrying out, using and servicing works and infrastructure that are or may in the future be located on, under, over or within dedicated highway, dedicated park, City-owned land or an area of land that the City has a statutory right of way interest in that is immediately adjacent to and abutting the Lot 30 SRW Area.

(xv.2) Priority Agreement CA7121390. This priority agreement grants Statutory Right of Way CA7121389 priority over the SCDC Mortgage, the First HSBC Mortgage and the Second HSBC Mortgage.

(xv.3) Covenant CA7121391 in favour of the City. This encumbrance is a covenant under Section 219 of the *Land Title Act*. The Covenant provides that the owner of Lot 30: (i) will use Lot 30 in accordance with the terms of the Covenant; (ii) will not at any time construct, install or otherwise put in place or suffer the construction, installation or putting in place otherwise of any buildings or other structures or improvements on, over or under the Lot 30 SRW Area except for a parkade beneath the surface of the Lot 30 SRW Area as shown on the approved drawings for Development Permit Number 7918-0058-00 prepared by ZGF Architects Inc., provided that the owner covenants and agrees to maintain the parkade in a good and workmanlike manner to support the Lot 30 Works; (iii) will not damage the Lot 30 Works, and that if the owner does cause any damage to the Lot 30 Works, the owner shall forthwith repair the same; (iv) will not obstruct, or permit the existence of any obstruction of, the Lot 30 SRW Area or plant any tree, hedge or shrubbery on any part of the Lot 30 SRW Area without first obtaining the consent, in writing, of the City; (v) will not remove support for the Lot 30 SRW Area or the Lot 30 Works and will not diminish nor increase the soil cover within the Lot 30 SRW Area without first obtaining the consent in writing of the City; and (vi) will not use the Lot 30 SRW Area for any purpose that, in the opinion of the City Engineer, may interfere with the Lot 30 Works, damage or destroy them, impair their operation, obstruct access to them, create any hazard or interfere with or interrupt the use of the Lot 30 SRW Area.

(x.4) Priority Agreement CA7121392. This priority agreement grants Covenant CA7121391 priority over the SCDC Mortgage, the First HSBC Mortgage and the Second HSBC Mortgage.

4. Section 4.3(b) is amended by adding the following paragraphs after paragraph (xvii):

- “(xvii.1) Statutory Right of Way CA7121405 in favour of the City over that portion of Lot 44 shown outlined in bold on Plan EPP79102. This encumbrance is a statutory right of way in favour of the City, to enter freely and without interruption in, over, under and upon the statutory right of way area (the “**Lot 44 SRW Area**”) at all times for the purpose of: (i) inspecting, constructing, extending, excavating, altering, replacing, repairing, upgrading, installing, protecting, surveying, brushing, testing, cleaning, clearing, flooding, maintaining, operating, carrying out, using and servicing all or any part of the City’s works for the purpose of utility and service connection, including sanitary and storm sewer connections, water shutoffs, sanitary and storm sewer inspection chambers, together with all ancillary attachments, fillings and related appurtenances (the “**Lot 44 Works**”); and (ii) a work area to facilitate inspecting, constructing, extending, excavating, altering, replacing, repairing, upgrading, installing, protecting, surveying, brushing, testing, cleaning, clearing, flooding, maintaining, operating, carrying out, using and servicing works and infrastructure that are or may in the future be located on, under, over or within dedicated highway, dedicated park, City-owned land or an area of land that the City has a statutory right of way interest in that is immediately adjacent to and abutting the Lot 44 SRW Area.
- (xvii.2) Priority Agreement CA7121406. This priority agreement grants Statutory Right of Way CA7121405 priority over the SCDC Mortgage, the First HSBC Mortgage and the Second HSBC Mortgage.
- (xvii.3) Covenant CA7121407 in favour of the City. This encumbrance is a covenant under Section 219 of the *Land Title Act*. The Covenant provides that the owner of Lot 44: (i) will use Lot 44 in accordance with the terms of the Covenant; (ii) will not at any time construct, install or otherwise put in place or suffer the construction, installation or putting in place otherwise of any buildings or other structures or improvements on, over or under the Lot 44 SRW Area except for a parkade beneath the surface of the Lot 44 SRW Area as shown on the approved drawings for Development Permit Number 7918-0058-00 prepared by ZGF Architects Inc., provided that the owner covenants and agrees to maintain the parkade in a good and workmanlike manner to support the Lot 44 Works; (iii) will not damage the Lot 44 Works, and that if the owner does cause any damage to the Lot 44 Works, the owner shall forthwith repair the same; (iv) will not obstruct, or permit the existence of any obstruction of, the Lot 44 SRW Area or plant any tree, hedge or shrubbery on any part of the Lot 44 SRW Area without first obtaining the consent, in writing, of the City; (v) will not remove support for the Lot 44 SRW Area or the Lot 44 Works and will not diminish nor increase the soil cover within the Lot 44 SRW Area without first obtaining the consent in writing of the City; and (vi) will not use the Lot 44 SRW Area for any purpose that, in the opinion of the City Engineer, may interfere with the Lot 44 Works, damage or destroy them, impair their operation, obstruct access to them, create any hazard or interfere with or interrupt the use of the Lot 44 SRW Area.
- (xvii.4) Priority Agreement CA7121408. This priority agreement grants Covenant CA7121407 priority over the SCDC Mortgage, the First HSBC Mortgage and the Second HSBC Mortgage.”.

5. Section 4.3(b) is amended by adding the following paragraphs after paragraph (xix):

- “(xix.1) Statutory Right of Way CA7121401 in favour of the City over that portion of Lot 45 shown outlined in bold on Plan EPP79102. This encumbrance is a statutory right of way in favour of the City, to enter freely and without interruption in, over, under and upon the statutory right of way area (the “**Lot 45 SRW Area**”) at all times for the purpose of: (i) inspecting, constructing, extending, excavating, altering, replacing, repairing, upgrading, installing, protecting, surveying, brushing, testing, cleaning, clearing, flooding, maintaining, operating, carrying out, using and servicing all or any part of the City’s works for the purpose of utility and service connection, including sanitary and storm sewer connections, water shutoffs, sanitary and storm sewer inspection chambers, together with all ancillary attachments, fillings and related appurtenances (the “**Lot 45 Works**”); and (ii) a work area to facilitate inspecting, constructing, extending, excavating, altering, replacing, repairing, upgrading, installing, protecting, surveying, brushing, testing, cleaning, clearing, flooding, maintaining, operating, carrying out, using and servicing works and infrastructure that are or may in the future be located on, under, over or within dedicated highway, dedicated park, City-owned land or an area of land that the City has a statutory right of way interest in that is immediately adjacent to and abutting the Lot 45 SRW Area.
- (xix.2) Priority Agreement CA7121402. This priority agreement grants Statutory Right of Way CA7121401 priority over the SCDC Mortgage, the First HSBC Mortgage and the Second HSBC Mortgage.
- (xix.3) Covenant CA7121403 in favour of the City. This encumbrance is a covenant under Section 219 of the *Land Title Act*. The Covenant provides that the owner of Lot 45: (i) will use Lot 45 in accordance with the terms of the Covenant; (ii) will not at any time construct, install or otherwise put in place or suffer the construction, installation or putting in place otherwise of any buildings or other structures or improvements on, over or under the Lot 45 SRW Area except for a parkade beneath the surface of the Lot 45 SRW Area as shown on the approved drawings for Development Permit Number 7918-0058-00 prepared by ZGF Architects Inc., provided that the owner covenants and agrees to maintain the parkade in a good and workmanlike manner to support the Lot 45 Works; (iii) will not damage the Lot 45 Works, and that if the owner does cause any damage to the Lot 45 Works, the owner shall forthwith repair the same; (iv) will not obstruct, or permit the existence of any obstruction of, the Lot 45 SRW Area or plant any tree, hedge or shrubbery on any part of the Lot 45 SRW Area without first obtaining the consent, in writing, of the City; (v) will not remove support for the Lot 45 SRW Area or the Lot 45 Works and will not diminish nor increase the soil cover within the Lot 45 SRW Area without first obtaining the consent in writing of the City; and (vi) will not use the Lot 45 SRW Area for any purpose that, in the opinion of the City Engineer, may interfere with the Lot 45 Works, damage or destroy them, impair their operation, obstruct access to them, create any hazard or interfere with or interrupt the use of the Lot 45 SRW Area.
- (xix.4) Priority Agreement CA7121404. This priority agreement grants Covenant CA7121403 priority over the SCDC Mortgage, the First HSBC Mortgage and the Second HSBC Mortgage.”.

6. Section 4.3(b) is amended by adding the following paragraphs after paragraph (xxi):

- “(xxi.1) Statutory Right of Way CA7121397 in favour of the City over that portion of Lot 46 shown outlined in bold on Plan EPP79102. This encumbrance is a statutory right of way in favour of the

City, to enter freely and without interruption in, over, under and upon the statutory right of way area (the “**Lot 46 SRW Area**”) at all times for the purpose of: (i) inspecting, constructing, extending, excavating, altering, replacing, repairing, upgrading, installing, protecting, surveying, brushing, testing, cleaning, clearing, flooding, maintaining, operating, carrying out, using and servicing all or any part of the City’s works for the purpose of utility and service connection, including sanitary and storm sewer connections, water shutoffs, sanitary and storm sewer inspection chambers, together with all ancillary attachments, fillings and related appurtenances (the “**Lot 46 Works**”); and (ii) a work area to facilitate inspecting, constructing, extending, excavating, altering, replacing, repairing, upgrading, installing, protecting, surveying, brushing, testing, cleaning, clearing, flooding, maintaining, operating, carrying out, using and servicing works and infrastructure that are or may in the future be located on, under, over or within dedicated highway, dedicated park, City-owned land or an area of land that the City has a statutory right of way interest in that is immediately adjacent to and abutting the Lot 46 SRW Area.

(xxi.2) Priority Agreement CA7121398. This priority agreement grants Statutory Right of Way CA7121397 priority over the SCDC Mortgage, the First HSBC Mortgage and the Second HSBC Mortgage.

(xxi.3) Covenant CA7121399 in favour of the City. This encumbrance is a covenant under Section 219 of the *Land Title Act*. The Covenant provides that the owner of Lot 46: (i) will use Lot 46 in accordance with the terms of the Covenant; (ii) will not at any time construct, install or otherwise put in place or suffer the construction, installation or putting in place otherwise of any buildings or other structures or improvements on, over or under the Lot 46 SRW Area except for a parkade beneath the surface of the Lot 46 SRW Area as shown on the approved drawings for Development Permit Number 7918-0058-00 prepared by ZGF Architects Inc., provided that the owner covenants and agrees to maintain the parkade in a good and workmanlike manner to support the Lot 46 Works; (iii) will not damage the Lot 46 Works, and that if the owner does cause any damage to the Lot 46 Works, the owner shall forthwith repair the same; (iv) will not obstruct, or permit the existence of any obstruction of, the Lot 46 SRW Area or plant any tree, hedge or shrubbery on any part of the Lot 46 SRW Area without first obtaining the consent, in writing, of the City; (v) will not remove support for the Lot 46 SRW Area or the Lot 46 Works and will not diminish nor increase the soil cover within the Lot 46 SRW Area without first obtaining the consent in writing of the City; and (vi) will not use the Lot 46 SRW Area for any purpose that, in the opinion of the City Engineer, may interfere with the Lot 46 Works, damage or destroy them, impair their operation, obstruct access to them, create any hazard or interfere with or interrupt the use of the Lot 46 SRW Area.

(xxi.4) Priority Agreement CA7121400. This priority agreement grants Covenant CA7121399 priority over the SCDC Mortgage, the First HSBC Mortgage and the Second HSBC Mortgage.”.

7. Section 4.3(b) is amended by adding the following paragraphs after paragraph (xxv):

“(xxv.1) Statutory Right of Way CA7121393 in favour of the City over that portion of Lot 47 shown outlined in bold on Plan EPP79102. This encumbrance is a statutory right of way in favour of the City, to enter freely and without interruption in, over, under and upon the statutory right of way area (the “**Lot 47 SRW Area**”) at all times for the purpose of: (i) inspecting, constructing, extending, excavating, altering, replacing, repairing, upgrading, installing, protecting, surveying, brushing, testing, cleaning, clearing, flooding, maintaining, operating, carrying out, using and servicing all or any part of the City’s works for the purpose of utility and service connection,

including sanitary and storm sewer connections, water shutoffs, sanitary and storm sewer inspection chambers, together with all ancillary attachments, fillings and related appurtenances (the “**Lot 47 Works**”); and (ii) a work area to facilitate inspecting, constructing, extending, excavating, altering, replacing, repairing, upgrading, installing, protecting, surveying, brushing, testing, cleaning, clearing, flooding, maintaining, operating, carrying out, using and servicing works and infrastructure that are or may in the future be located on, under, over or within dedicated highway, dedicated park, City-owned land or an area of land that the City has a statutory right of way interest in that is immediately adjacent to and abutting the Lot 47 SRW Area.

- (xxv.2) Priority Agreement CA7121394. This priority agreement grants Statutory Right of Way CA7121393 priority over the SCDC Mortgage, the First HSBC Mortgage and the Second HSBC Mortgage.
- (xxv.3) Covenant CA7121395 in favour of the City. This encumbrance is a covenant under Section 219 of the *Land Title Act*. The Covenant provides that the owner of Lot 47: (i) will use Lot 47 in accordance with the terms of the Covenant; (ii) will not at any time construct, install or otherwise put in place or suffer the construction, installation or putting in place otherwise of any buildings or other structures or improvements on, over or under the Lot 47 SRW Area except for a parkade beneath the surface of the Lot 47 SRW Area as shown on the approved drawings for Development Permit Number 7918-0058-00 prepared by ZGF Architects Inc., provided that the owner covenants and agrees to maintain the parkade in a good and workmanlike manner to support the Lot 47 Works; (iii) will not damage the Lot 47 Works, and that if the owner does cause any damage to the Lot 47 Works, the owner shall forthwith repair the same; (iv) will not obstruct, or permit the existence of any obstruction of, the Lot 47 SRW Area or plant any tree, hedge or shrubbery on any part of the Lot 47 SRW Area without first obtaining the consent, in writing, of the City; (v) will not remove support for the Lot 47 SRW Area or the Lot 47 Works and will not diminish nor increase the soil cover within the Lot 47 SRW Area without first obtaining the consent in writing of the City; and (vi) will not use the Lot 47 SRW Area for any purpose that, in the opinion of the City Engineer, may interfere with the Lot 47 Works, damage or destroy them, impair their operation, obstruct access to them, create any hazard or interfere with or interrupt the use of the Lot 47 SRW Area.
- (xxv.4) Priority Agreement Covenant CA7121396. This priority agreement grants Covenant CA7121395 priority over the SCDC Mortgage, the First HSBC Mortgage and the Second HSBC Mortgage.”.
8. The Declaration page (page 51) is deleted in its entirety and replaced with the Declaration page attached to this Amendment as Schedule A.
9. Exhibit “J” (Strata Property Act Form J – Rental Disclosure Statement) is deleted in its entirety and replaced with Exhibit “J” (Strata Property Act Form J – Rental Disclosure Statement) attached to this Amendment as Schedule B.


[Balance of page intentionally left blank.]

DECLARATION

The foregoing statements disclose without misrepresentation, all material facts relating to the North Tower referred to in the Disclosure Statement as required by the *Real Estate Development Marketing Act* of British Columbia as of November 7, 2018.


SIGNED this 7th day of November, 2018.

BLUESKY PROPERTIES (UD LANDS) INC.


Per: _____
Authorized Signatory
Dale Bosa, President & Director




Dale Bosa, President & Director



Colin Bosa, Director

BLUESKY PROPERTIES (UD NORTH) INC.


Per: _____
Authorized Signatory
Dale Bosa, President & Director



Dale Bosa, President & Director



Colin Bosa, Director

SOLICITOR'S CERTIFICATE

IN THE MATTER OF the *Real Estate Development Marketing Act* and the Disclosure Statement of:

BLUESKY PROPERTIES (UD LANDS) IN. and BLUESKY PROPERTIES (UD NORTH) INC.,

for property situate at lands civically known as 13419 and 13425 104th Avenue and 13410, 13420, 13430, 13440 and 13444 105th Avenue in the City of Surrey, British Columbia, and legally described as:

- (i) Parcel Identifier: 009-467-891, Lot 29 Except: Parcel A (Bylaw Plan 87435) Section 22 Block 5 North Range 2 West New Westminster District Plan 11141;
- (ii) Parcel Identifier: 009-467-939, Lot 30 Except: Part of Bylaw Plan 55687 Section 22 Block 5 North Range 2 West New Westminster District Plan 11141;
- (iii) Parcel Identifier: 007-556-365, Lot 44 Section 22 Block 5 North Range 2 West New Westminster District Plan 15002;
- (iv) Parcel Identifier: 010-040-323, Lot 45 Section 22 Block 5 North Range 2 West New Westminster District Plan 15002;
- (v) Parcel Identifier: 010-040-340, Lot 46 Section 22 Block 5 North Range 2 West New Westminster District Plan 15002;
- (vi) Parcel Identifier: 010-040-404, Lot 47 Except: 1715 Square Feet (Bylaw Plan 55687) Section 22 Block 5 North Range 2 West New Westminster District Plan 15002; and
- (vii) Parcel Identifier: 029-182-107, That Part of Section 22 Block 5 North Range 2 West New Westminster District Plan BCP52120,

and the project to be constructed thereon to be known as “**University District North**”

I, Mario Rubio, Solicitor, a member of the Law Society of British Columbia, having read over the above described Disclosure Statement dated the 17th day of October, 2018, as amended by the amendment to disclosure statement dated November 7, 2018, having made any required investigations in public offices and having reviewed same with the Developer therein named, hereby certify that the facts contained in Sections 4.1, 4.2 and 4.3 of the Disclosure Statement are correct

DATED at Vancouver, British Columbia this 7th day of November, 2018.



MARIO RUBIO

SCHEDULE A

DECLARATION PAGE OF THE DISCLOSURE STATEMENT


[See attached]

DECLARATION

The foregoing statements disclose without misrepresentation, all material facts relating to North Tower referred to above as required by the *Real Estate Development Marketing Act* of British Columbia as of October 17, 2018.

SIGNED this 17th day of October, 2018.

BLUESKY PROPERTIES (UD LANDS) INC.

Per: 

Authorized Signatory
Dale Bosa, President & Director




Dale Bosa, President & Director



Colin Bosa, Director

BLUESKY PROPERTIES (UD NORTH) INC.

Per: 

Authorized Signatory
Dale Bosa, President & Director



Dale Bosa, President & Director



Colin Bosa, Director

SCHEDULE B

EXHIBIT "J" TO THE DISCLOSURE STATEMENT

Strata Property Act

Form J
Rental Disclosure Statement

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

(Section 139)

Re: Strata Plan to be filed with respect to the lands currently described as:

- (a) Parcel Identifier: 009-467-891, Lot 29 Except: Parcel A (Bylaw Plan 87435) Section 22 Block 5 North Range 2 West New Westminster District Plan 11141;
- (b) Parcel Identifier: 009-467-939, Lot 30 Except: Part of Bylaw Plan 55687 Section 22 Block 5 North Range 2 West New Westminster District Plan 11141;
- (c) Parcel Identifier: 007-556-365, Lot 44 Section 22 Block 5 North Range 2 West New Westminster District Plan 15002;
- (d) Parcel Identifier: 010-040-323, Lot 45 Section 22 Block 5 North Range 2 West New Westminster District Plan 15002;
- (e) Parcel Identifier: 010-040-340, Lot 46 Section 22 Block 5 North Range 2 West New Westminster District Plan 15002;
- (f) Parcel Identifier: 010-040-404, Lot 47 Except: 1715 Square Feet (Bylaw Plan 55687) Section 22 Block 5 North Range 2 West New Westminster District Plan 15002; and
- (g) Parcel Identifier: 029-182-107, That Part of Section 22 Block 5 North Range 2 West New Westminster District Plan BCP52120.

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

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

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

1. The development described above includes three hundred twenty-two (322) residential strata lots.
2. The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

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

Description of Strata Lot <i>[strata lot number as shown on the strata plan]</i>	Date Rental Period Expires <i>[specify a date - "indefinitely" or timing related to an event is not acceptable]*</i>
None	Not applicable

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

3 In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out a further three hundred twenty-two (322) residential strata lots, as described below, until the date set out opposite each strata lot's description.

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

Description of Strata Lot <i>[strata lot number as shown on the strata plan]</i>	Date Rental Period Expires <i>[specify a date - "indefinitely" or timing related to an event is not acceptable]*</i>
Strata Lots 1 to 322 inclusive	October 17, 2218

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

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

OR

~~There is a bylaw of the strata corporation that restricts the rental of strata lots, the text of which is attached to and forms part of this statement.~~

[Strike out sentence which does not apply.]

Dated with effect: October 17, 2018


 Signature of Owner Developer –
BlueSky Properties (UD Lands) Inc.


 Signature of Owner Developer –
BlueSky Properties (UD North) Inc.