

HAWKS LANDING

AMENDED DISCLOSURE STATEMENT

Real Estate Development Marketing Act

Name of Developer: WEST PINES VILLAS LTD. (Inc. No. BC0467743)

Address for Service: c/o Davidson Lawyers LLP
4th Floor, 3205 - 32 Street
Vernon, British Columbia V1T 2M4

Business Address of Developer: 1330 – 12th Avenue S.W.
Calgary, Alberta T3C 0P5

Real Estate Agent: The Developer intends to use its own employees to market the strata lots. The Developer's employees are not licenced under the *Real Estate Services Act* and are not acting on behalf of the purchaser. The Developer may elect to engage the services of a realtor of its own choice to market the strata lots at some point in the future.

Date of Disclosure Statement: December 17, 2009

Date of First Amendment: September 16, 2010

Date of this Amendment: June 22, 2011

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 Disclosure Statement relates to a development property that is not yet completed. Please refer to section 7.2 for information on the purchase agreement. That information has been drawn to the attention of _____, who has confirmed that fact by initialling in the space provided here: _____

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.

EARLY MARKETING

The Developer has been issued by the City of Vernon a Preliminary Layout Approval granting approval in principle for the construction of the development units being marketed under this Disclosure Statement. However, a building permit has not yet been issued for Phases 6 and 7. In this respect, the following applies:

- (a) The estimated date, as disclosed in the Disclosure Statement, for the issuance of a building permit, is 9 months or less from the date the developer filed the Disclosure Statement with the Superintendent;
- (b) The Developer markets the proposed development units under the Disclosure Statement for a period of no more than 9 months from the date the Disclosure Statement was filed with the Superintendent, unless an amendment to the Disclosure Statement that sets out particulars of the issued building permit is filed with the Superintendent during that period. The Developer must also either:
 - (i) prior to the expiry of the 9 month period, file with the Superintendent an amendment to the Disclosure Statement that sets out particulars of the issued building permit; or
 - (ii) upon the expiry of the 9 month period, immediately cease marketing the Development and confirm in a written undertaking to the Superintendent that all marketing of the Development has ceased and will not resume until after the necessary amendment has been filed, failing which a cease marketing or other order may be issued by the Superintendent to the Developer without further notice.

Additionally, the Developer must provide written notice without delay to the Superintendent if, during the 9 month period, all units in the Development Property being marketed under this Disclosure Statement are sold or the developer has decided not to proceed with the Development.

- (c) Any purchase agreement used by the Developer, with respect to any Development Unit offered for sale or lease before the purchaser's receipt of an amendment to the Disclosure Statement that sets out particulars of the issued building permit, contains the following provisions:

- (i) The purchaser may cancel the purchase agreement for a period of 7 days after receipt of an amendment to the Disclosure Statement that sets out particulars of the issued building permit if the layout or size of the applicable Development Unit, 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) If an amendment to the Disclosure Statement that sets out particulars of an issued building permit is not received by the purchaser within 12 months after the initial Disclosure Statement was filed, the purchaser may at his or her option cancel the purchase agreement at any time after the end of that 12 month period until the required amendment is received by the purchaser, at which time the purchaser may cancel the purchase agreement for a period of 7 days after receipt of that amendment only if the layout or size of the applicable Development Unit, 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;
- (iii) the amount of the deposit to be paid by a purchaser who has not yet received an amendment to the Disclosure Statement that sets out particulars of an issued building permit is no more than 10% of the purchase price; and
- (iv) all deposits paid by a purchaser, including interest earned if applicable, will be returned promptly to the purchaser upon notice of cancellation from the purchaser.

HAWKS LANDING

AMENDED DISCLOSURE STATEMENT

The Disclosure Statement dated December 17, 2009 and Amended Disclosure Statement dated September 16, 2010 are further amended as follows:

1.0 Section 2.3 (*Phasing*) of the Disclosure Statement (as amended by the Amended Disclosure Statement dated September 16, 2010) is amended to the extent necessary to reflect the following:

- (a) the Developer has registered at the Kamloops Land Title Office the Strata Plans for Phases 1 to 5 inclusive, which are attached as Exhibits A.1, A.2, A.3, A.4 and A.5 respectively; and
- (b) the Developer is currently marketing Phases 1 to 7, inclusive, in the Development.

2.0 Section 3.8 (*Budget*) of the Disclosure Statement is deleted in its entirety and replaced with the following:

“3.8 Budget

The Strata Corporation held its 1st Annual General Meeting on April 25, 2011. At this meeting, the members of the Strata Corporation considered and approved the financial report of the Strata Corporation for the period ending April 1, 2011. The members of the Strata Corporation also considered and approved a budget for the next ensuing fiscal year of the Strata Corporation, being May 1, 2011 through April 30, 2012. Based on the approved budget, monthly strata fees for each of the strata lots will be \$100. A copy of the financial report, which includes the financial results for the period ending April 1, 2011 and the budget for the period ending April 30, 2012, is attached as Exhibit E.”

3.0 Section 4.1 (*Legal Description*) of the Disclosure Statement (as amended by the Amended Disclosure Statement dated September 16, 2010) is deleted in its entirety and replaced with the following:

“4.1 Legal Description

The legal description of the property on which the Development will be constructed is the following:

Parcel Identifier: 028-233-581

Lot 1, Section 26, Township 9, ODYD, Plan KAP90854, except Plan KAS3798 (Phases 1 - 5).

This legal description reflects the filing of the strata plans for Phases 1 to 5, inclusive, of the Development. Upon registration of the strata plans for subsequent phases of the Development, the real description will change to reflect the registration of the strata plans for these subsequent phases."

- 4.0 Section 5.1 (*Construction Commencement Dates*) of the Disclosure Statement (as amended by the Amended Disclosure Statement dated September 16, 2010) is deleted in its entirety and replaced with the following:

"5.1 Construction Commencement Dates

Construction of the strata lots in Phases 1 to 5, inclusive, of the Development has been completed. The estimated dates of commencement and completion of future phases in the Development are described in the Amended Form P Phasing Declaration attached as Exhibit B to the Amended Disclosure Statement dated September 16, 2010."

- 5.0 Section 6.2 of the Disclosure Statement is deleted in its entirety and replaced with the following:

"6.2 Building Permits

Building Permits for Phases 1 to 5, inclusive, have been issued by the City of Vernon. The estimated date for the issuance of building permits for Phases 6 and 7 is nine months or less from the date the Developer will file this Amended Disclosure Statement with the Superintendent."

- 6.0 Exhibit E (Interim Budget of the Strata Corporation) is deleted in its entirety and replaced with Exhibit E (Financial Report and Budget of the Strata Corporation) which is attached to this Amended Disclosure Statement.

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 June 22nd, 2011.

WEST PINES VILLAS LTD.

Per: 
Authorized Signatory



KERRY GOULARD
DIRECTOR
WEST PINES VILLAS LTD.

EXHIBIT A.1

Phase 1 Strata Plans (registered)

(see attached)

PHASED STRATA PLAN OF
PART OF LOT 1, PLAN 90854,
SEC 26, TP 9, ODYD

STRATA PLAN KAS 003798

Deposited and registered in the Land
Title Office at Kamloops, B. C.,

This day of MAY 25 2010

PHASE 1

BCGS 82L.024

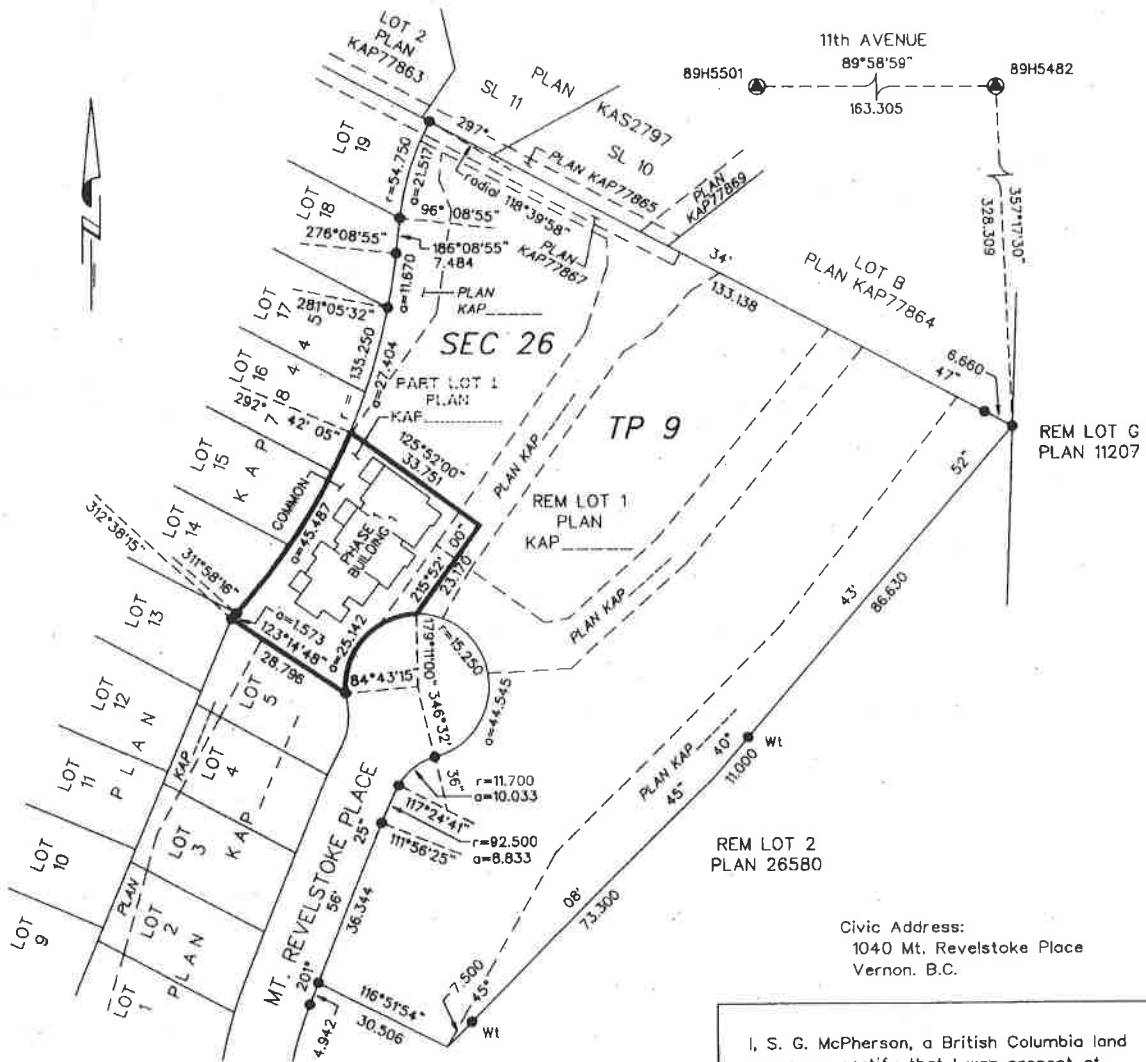
SCALE 1 : 1000

A. BRACE

Registrar



The intended plot size of this plan is 280mm in width by
432mm in height (B size) when plotted at a scale of 1:1000
All distances are in metres except where otherwise noted



Civic Address:
1040 Mt. Revelstoke Place
Vernon, B.C.

LEGEND

Integrated Survey Area No. 19, City of Vernon, NAD83 (CSRS).
Grid bearings are derived from observations between Geodetic Control
Monuments 89H5482 and 89H5501. This plan shows horizontal ground-
level distances except where otherwise noted. To compute grid distances,
multiply ground-level distances by combined factor 0.9998488

- denotes control monument found
- denotes standard iron post found
- SL denotes Strata Lot
- COMMON denotes Common Property

Note:

This plan shows one or more witness posts which are set along
the production of the property boundary unless otherwise noted.

This plan lies within the Regional District of North Okanagan
and the City of Vernon

I, S. G. McPherson, a British Columbia land
surveyor, certify that I was present at
and personally superintended the survey
represented by this plan, and that the
survey and plan are correct. The field
survey was completed on the 1st day
of April, 2010. The plan was
completed and checked, and the checklist
filed under #110126, on the 11th day
of May, 2010.

Signature of S. G. McPherson

WILLIAM E. MADDOX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

88861S01

PHASE 1

STRATA PLAN KAS _____

OWNER

West Pines Villas Ltd.
by its Authorized Signatory

Kerry Goulard
Kerry Goulard

Scott McPherson
Witness
Full name Scott McPherson
Address 390 Highland Park Ave Armstrong BC
Occupation Surveyor

MORTGAGEES

MCAP Financial Corporation
by its Authorized Signatories

Stephen Jones
Full name Stephen Jones
Joyce Halpenny
Full name Joyce Halpenny

Alejandro Benardes
Witness (as to both signatures)
Full name
Address 500, 630 6th Ave SW
Calgary, AB T2P 0S8
Occupation lending officer

Alexandria Homes Ltd.
by its Authorized Signatory

Carol Anne Susan Goulard
Carol Anne Susan Goulard

Scott McPherson
Witness
Full name Scott McPherson
Address 390 Highland Park Ave Armstrong BC
Occupation Surveyor

STRATA PROPERTY ACT
FORM S
ENDORSEMENT OF NONOCCUPANCY
I, S. G. McPherson, a British Columbia land surveyor, certify that the building included in this strata plan has not, as of April 1, 2010, been previously occupied.

Scott McPherson

STRATA PROPERTY ACT
FORM Q
ENDORSEMENT OF APPROVAL FOR
PHASED STRATA PLAN
Approved as Phase 1 of a 10 Phase
Strata Plan under Section 224 of the
Strata Property Act
Date: May 21, 2010
(month, day, year)

Mark Kinstoul
Signature of Approving Officer
City of Vernon

STRATA PROPERTY ACT
FORM U
ENDORSEMENT OF SURVEYOR
I, S. G. McPherson, a British Columbia land surveyor, certify that the building shown on this strata plan is within the external boundaries of the land that is the subject of the strata plan.
Date: May 11, 2010

Scott McPherson

Dated May 11, 2010.
Scott McPherson

B.C.L.S.

88861S02

WILLIAM E. MADDOX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

BUILDING LOCATION

STRATA PLAN KAS _____

PHASE 1

SCALE 1 : 250

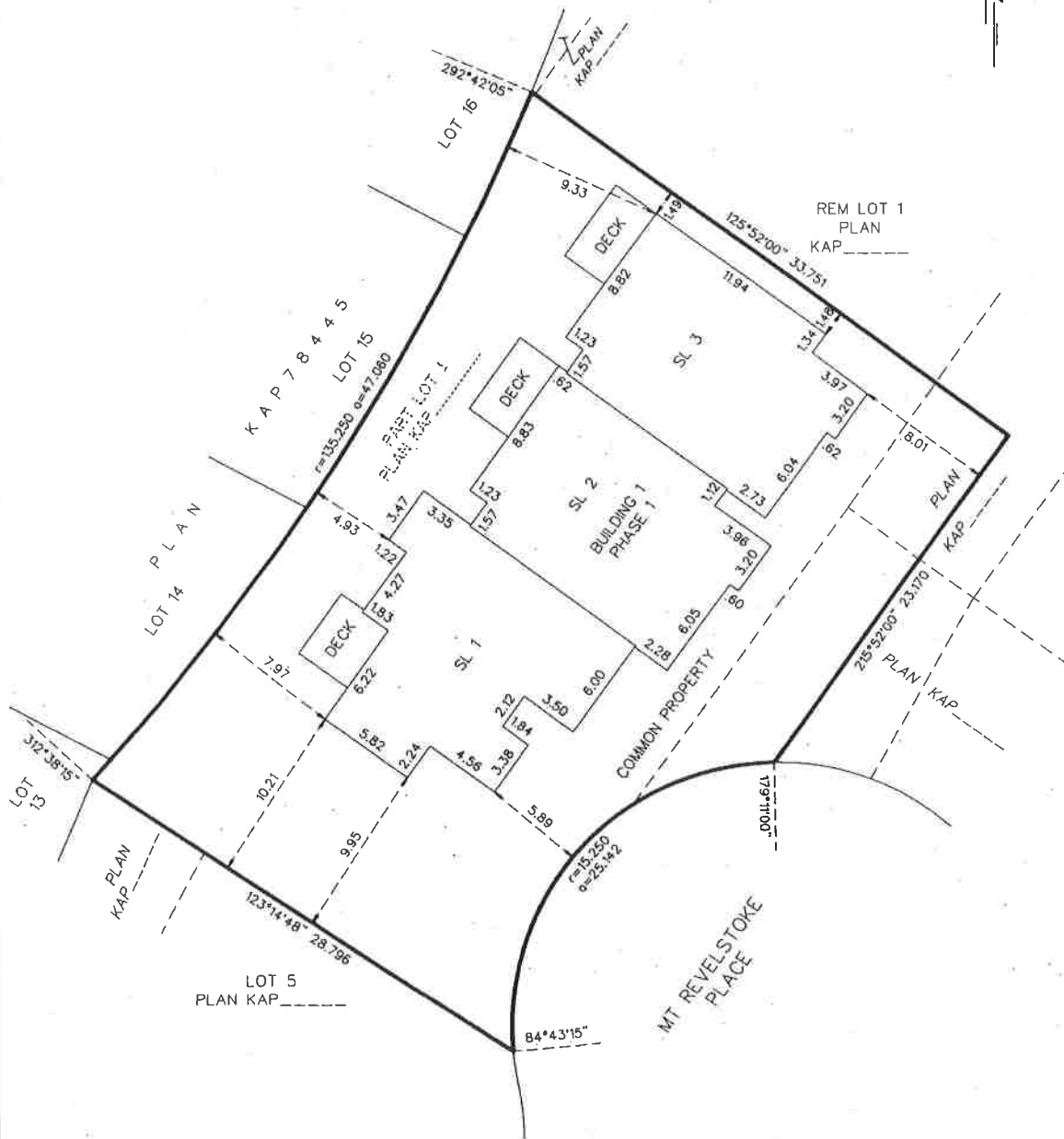


The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250

All distances are in metres except where otherwise noted

All balconies and patios are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

SL denotes Strata Lot



Dated May 11, 2010.

[Handwritten Signature]
 B.C.L.S.

WILLIAM E. MADDOX
B. C. Land Surveyor
 3500 - 30th Street, Vernon, B. C. V1T 5E8

88861S03

FILE: R8886-1

BUILDING 1 – BASEMENT

STRATA PLAN KAS _____

PHASE 1

SCALE 1 : 150

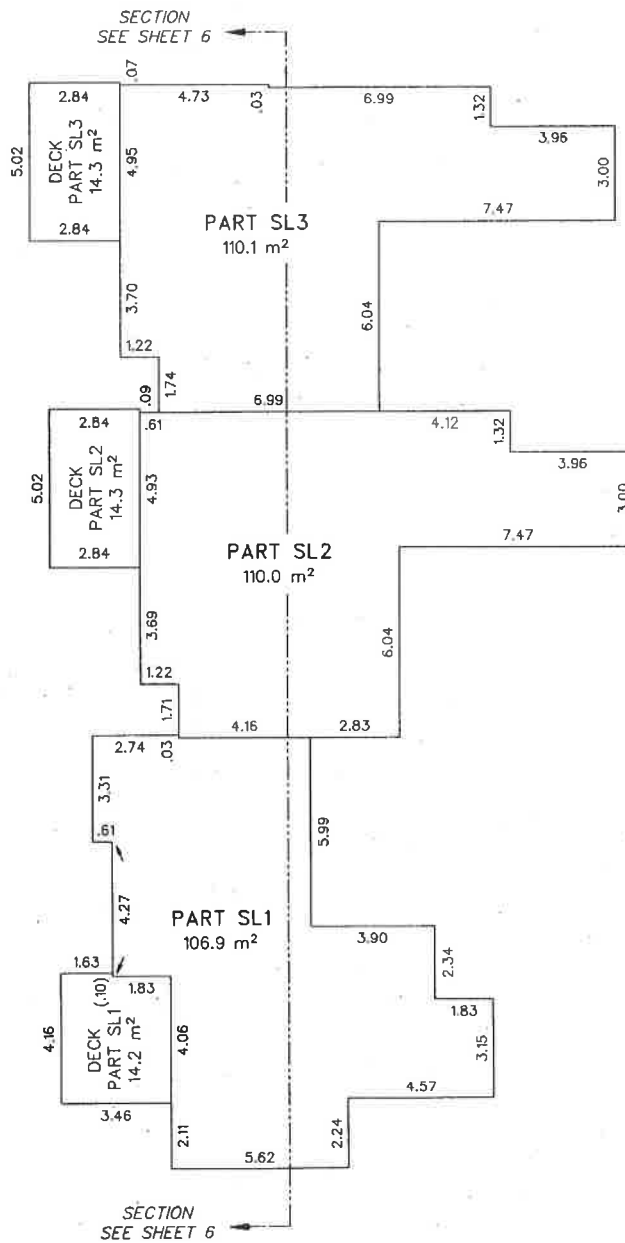


The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150

All distances are in metres except where otherwise noted

All balconies and patios are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

SL denotes Strata Lot



Dated May 11, 2010

Handwritten signature of William E. Maddox.

B.C.L.S.

WILLIAM E. MADDOX
B. C. Land Surveyor
 3500 - 30th Street, Vernon, B. C. V1T 5E8

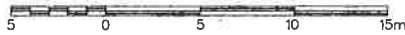
88861S04

BUILDING SECTION

STRATA PLAN KAS _____

PHASE 1

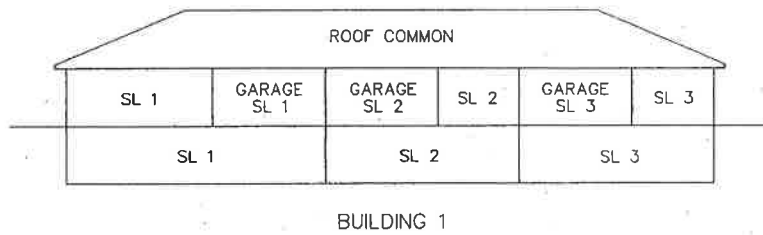
SCALE 1 : 250



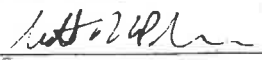
The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250

SL denotes Strata Lot

COMMON denotes Common Property



Dated May 11, 2010.


B.C.L.S.

88861S06

WILLIAM E. MADDOX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

EXHIBIT A.2

Phase 2 Strata Plans (registered)

(see attached)

**PHASED STRATA PLAN OF PART OF
LOT 1, PLAN KAP90854, SEC 26,
TP 9, ODYD EXCEPT STRATA PLAN
KAS3798 (PHASE 1)**

STRATA PLAN KAS3798

Deposited and registered in the Land
Title Office at Kamloops, B. C.,

This _____ day of _____ 20____

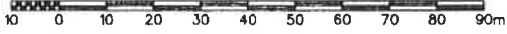
OCT 07 2010

L. Blaschuk
Registrar

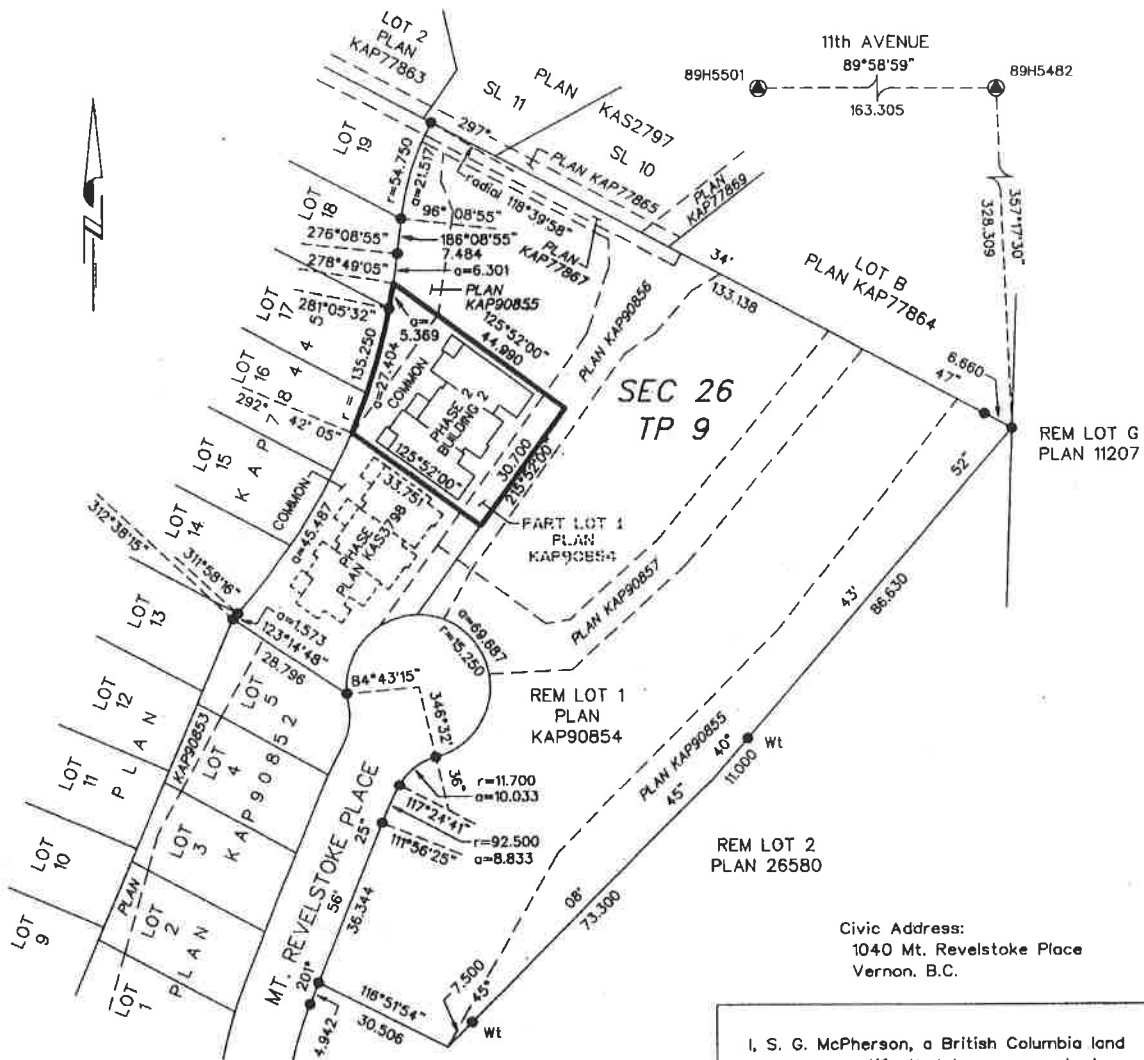
PHASE 2

BCGS 82L.024

SCALE 1 : 1000



The intended plot size of this plan is 280mm in width by
432mm in height (B size) when plotted at a scale of 1:1000
All distances are in metres except where otherwise noted



Civic Address:
1040 Mt. Revelstoke Place
Vernon, B.C.

LEGEND

Integrated Survey Area No. 19, City of Vernon, NAD83 (CSRS).
Grid bearings are derived from observations between Geodetic Control
Monuments 89H5482 and 89H5501. This plan shows horizontal ground-
level distances except where otherwise noted. To compute grid distances,
multiply ground-level distances by combined factor 0.9998488

- denotes control monument found
- denotes standard iron post found
- SL denotes Strata Lot
- COMMON denotes Common Property

Note:
This plan shows one or more witness posts which are set along
the production of the property boundary unless otherwise noted.
This plan lies within the Regional District of North Okanagan
and the City of Vernon

I, S. G. McPherson, a British Columbia land
surveyor, certify that I was present at
and personally superintended the survey
represented by this plan, and that the
survey and plan are correct. The field
survey was completed on the 24th day
of August, 2010. The plan was
completed and checked, and the checklist
filed under #115094, on the 22nd day
of September, 2010.

S. G. McPherson

WILLIAM E. MADDOX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

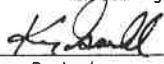
88862S01


PHASE 2

STRATA PLAN KAS3798

OWNER


West Pines Villas Ltd.
by its Authorized Signatory

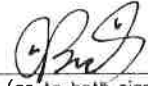

Kerry Goulard

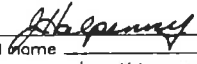

Witness
Full name IAN R. HAWES
Address Solicitor
3205 - 32nd Street
Occupation Vernon, BC V1T 2M4

MORTGAGEES

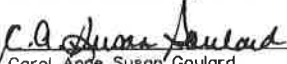
MCAP Financial Corporation
by its Authorized Signatories



Full name Stephen Jones


Witness (as to both signatures)
Full name Alejandro Bermudez
Address 500, 630 - 6th Avenue SW
Calgary, AB T2P 0S8
Occupation Funding Officer

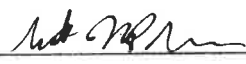

Full name Joyce Halpenny, A.V.P.

Alexandria Homes Ltd.
by its Authorized Signatory


Carol Anne Susan Goulard


Witness
Full name IAN R. HAWES
Address Solicitor
3205 - 32nd Street
Occupation Vernon, BC V1T 2M4

STRATA PROPERTY ACT
FORM S
ENDORSEMENT OF NONOCCUPANCY
I, S. G. McPherson, a British Columbia land
surveyor, certify that the building
included in this strata plan has not, as
of September 22, 2010, been previously
occupied.



STRATA PROPERTY ACT
FORM Q
ENDORSEMENT OF APPROVAL FOR
PHASED STRATA PLAN
Approved as Phase 2 of a 10 Phase
Strata Plan under Section 224 of the
Strata Property Act
Date: October 5th, 2010
(month, day, year)


Signature of Approving Officer
City of Vernon

STRATA PROPERTY ACT
FORM U
ENDORSEMENT OF SURVEYOR
I, S. G. McPherson, a British Columbia land
surveyor, certify that the building shown
on this strata plan is within the external
boundaries of the land that is the subject
of the strata plan.
Date: September 22, 2010



Dated September 22, 2010.


B.C.L.S.

88862502

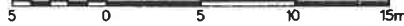
WILLIAM E. MADDOX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

BUILDING LOCATION

STRATA PLAN KAS3798

PHASE 2

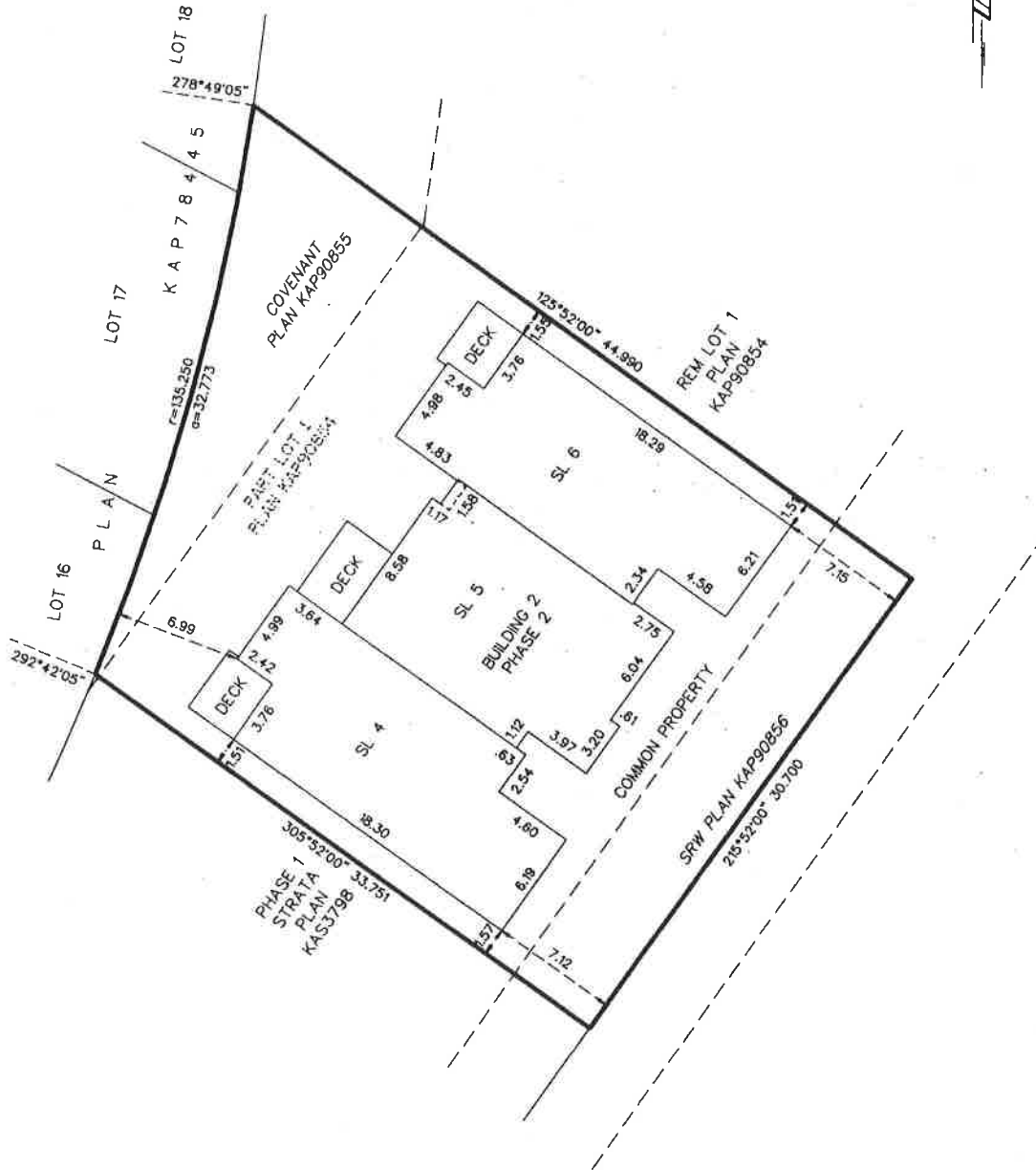
SCALE 1 : 250



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250

All distances are in metres except where otherwise noted

SL denotes Strata Lot



Dated September 22, 2010.

[Handwritten Signature]
 B.C.L.S.

WILLIAM E. MADDOX
 B. C. Land Surveyor
 3500 - 30th Street, Vernon, B. C. V1T 5E8

88862S03

FILE: R8886-2

BUILDING 2 – BASEMENT

STRATA PLAN KAS3798

PHASE 2

SCALE 1 : 150

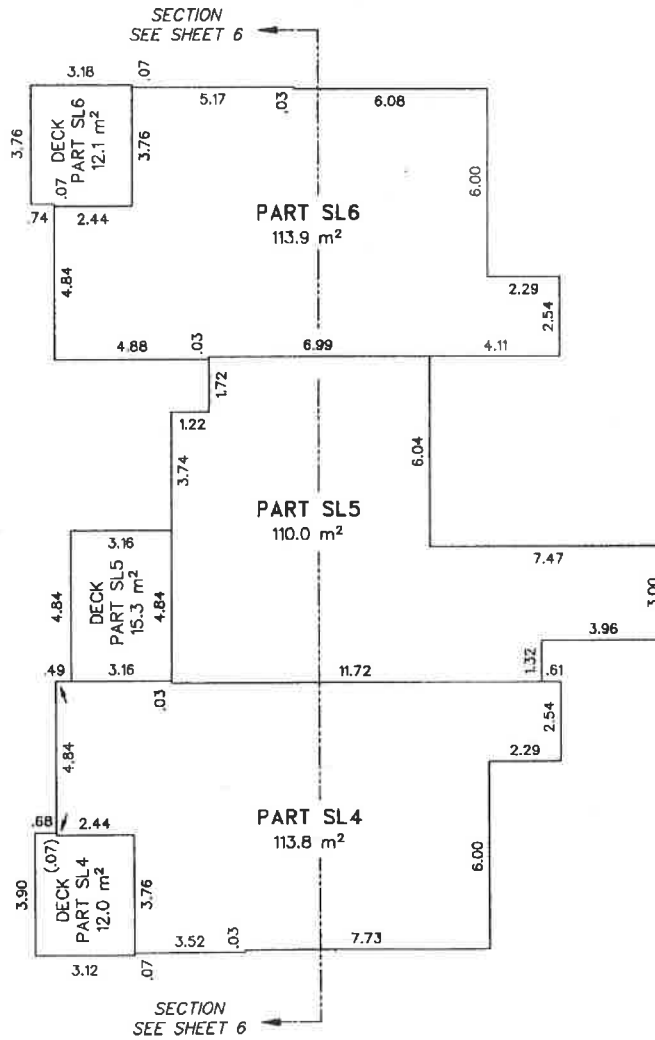


The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150

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SL denotes Strata Lot



Dated September 22, 2010

[Handwritten Signature]
 B.C.L.S.

88862S04

WILLIAM E. MADDOX
B. C. Land Surveyor
 3500 - 30th Street, Vernon, B. C. V1T 5E8

BUILDING SECTION

STRATA PLAN KAS3798

PHASE 2

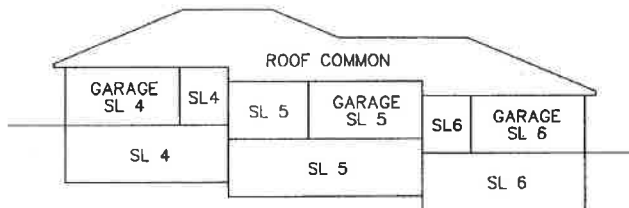
SCALE 1 : 250



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250

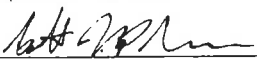
SL denotes Strata Lot

COMMON denotes Common Property



BUILDING 2

Dated September 22, 2010.


B.C.L.S.

88862S06

WILLIAM E. MADDOX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

EXHIBIT A.3

Phase 3 Strata Plans (registered)

(see attached)

**PHASED STRATA PLAN OF PART OF
LOT 1, PLAN KAP90854, SEC 26,
TP 9, ODYD EXCEPT STRATA PLAN
KAS3798 (PHASES 1 & 2)**

STRATA PLAN KAS3798

Deposited and registered in the Land
Title Office at Kamloops, B. C.,

This _____ day of _____ 20____

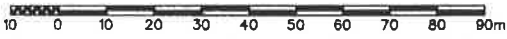
PHASE 3

OCT 28 2010

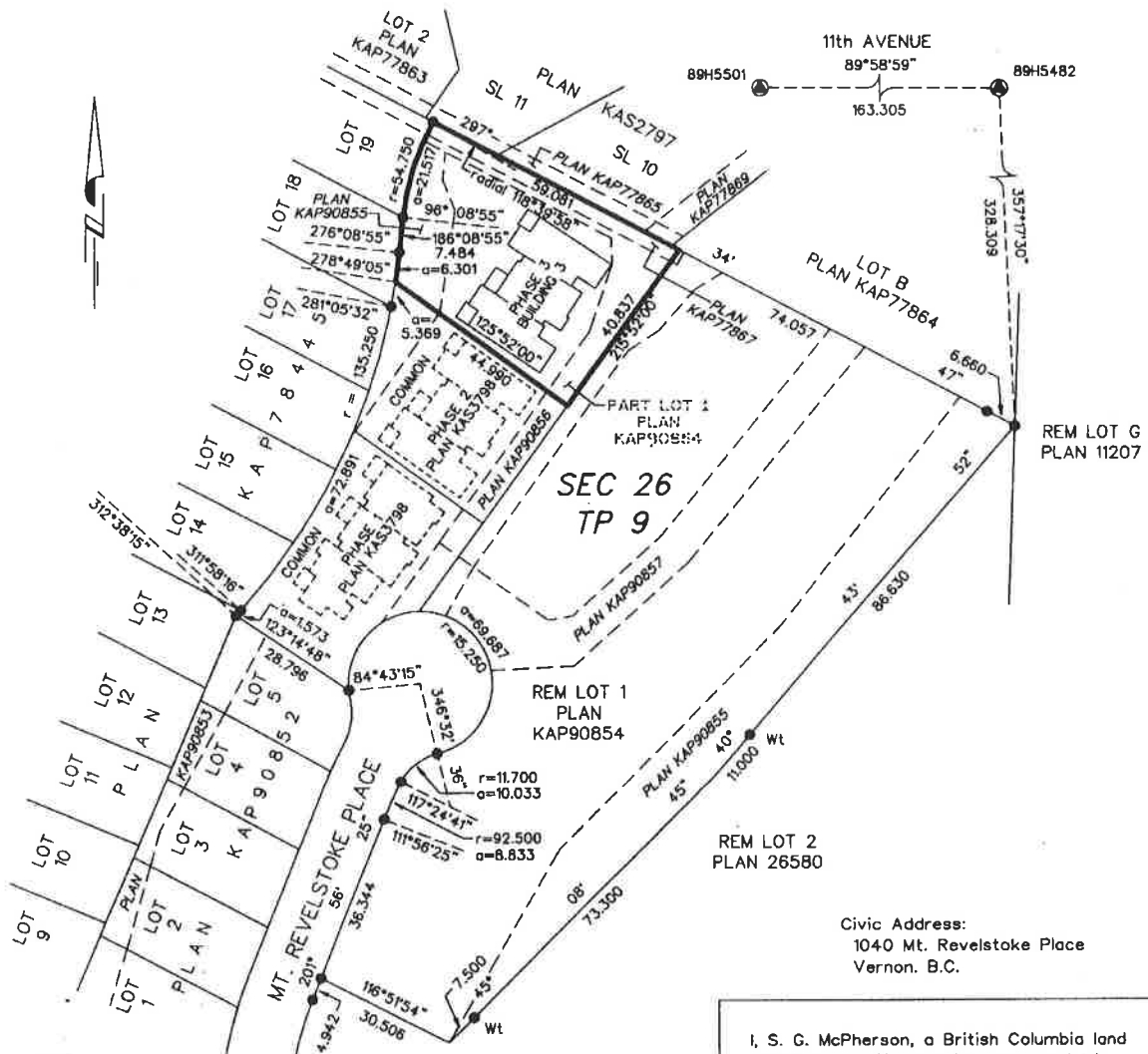
BCGS 82L.024

Registrar

SCALE 1 : 1000



The intended plot size of this plan is 280mm in width by
432mm in height (B size) when plotted at a scale of 1:1000
All distances are in metres except where otherwise noted



Civic Address:
1040 Mt. Revelstoke Place
Vernon, B.C.

LEGEND

Integrated Survey Area No. 19, City of Vernon, NAD83 (CSRS).
Grid bearings are derived from observations between Geodetic Control
Monuments 89H5482 and 89H5501. This plan shows horizontal ground-
level distances except where otherwise noted. To compute grid distances,
multiply ground-level distances by combined factor 0.9998488

- denotes control monument found
- denotes standard iron post found
- SL denotes Strata Lot
- COMMON denotes Common Property

Note:

This plan shows one or more witness posts which are set along
the production of the property boundary unless otherwise noted.

This plan lies within the Regional District of North Okanagan
and the City of Vernon

8886301

I, S. G. McPherson, a British Columbia land
surveyor, certify that I was present at
and personally superintended the survey
represented by this plan, and that the
survey and plan are correct. The field
survey was completed on the 14th day
of October, 2010. The plan was
completed and checked, and the checklist
filed under #116001, on the 19th day
of October, 2010.

WILLIAM E. MADDOX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8


PHASE 3

STRATA PLAN KAS3798

OWNER


West Pines Villas Ltd.
by its Authorized Signatory



Kerry Goulard


Witness
Full name WILLIAM E. MADDOX
Address 3700 30th Street
Occupation Land Surveyor

MORTGAGEES

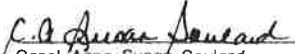
MCAP Financial Corporation
by its Authorized Signatories

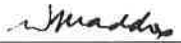

Full name Stephen Jones


Witness (as to both signatures)
Full name Loyce Halpenny
Address 500, 150 - 6th Avenue SW
Calgary, AB T2P 0S8
Occupation Building Officer


Full name Loyce Halpenny, A.V.P.

Alexandria Homes Ltd.
by its Authorized Signatory



Carol Anne Susan Goulard


Witness
Full name WILLIAM E. MADDOX
Address #3500 30th Street
Vernon B.C. V1T 5E8
Occupation Land Surveyor

STRATA PROPERTY ACT
FORM S
ENDORSEMENT OF NONOCCUPANCY
I, S. G. McPherson, a British Columbia land
surveyor, certify that the building
included in this strata plan has not, as
of October 14, 2010, been
previously occupied.



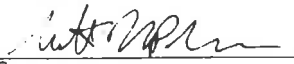
STRATA PROPERTY ACT
FORM Q
ENDORSEMENT OF APPROVAL FOR
PHASED STRATA PLAN
Approved as Phase 3 of a 10 Phase
Strata Plan under Section 224 of the
Strata Property Act
Date: October 26th, 2010
(month, day, year)


Signature of Approving Officer
City of Vernon

STRATA PROPERTY ACT
FORM U
ENDORSEMENT OF SURVEYOR
I, S. G. McPherson, a British Columbia land
surveyor, certify that the building shown
on this strata plan is within the external
boundaries of the land that is the subject
of the strata plan.
Date: October 19; 2010



Dated October 19, 2010.


B.C.L.S.

88863S02

WILLIAM E. MADDOX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

BUILDING 3 – BASEMENT

STRATA PLAN KAS3798

PHASE 3

SCALE 1 : 150

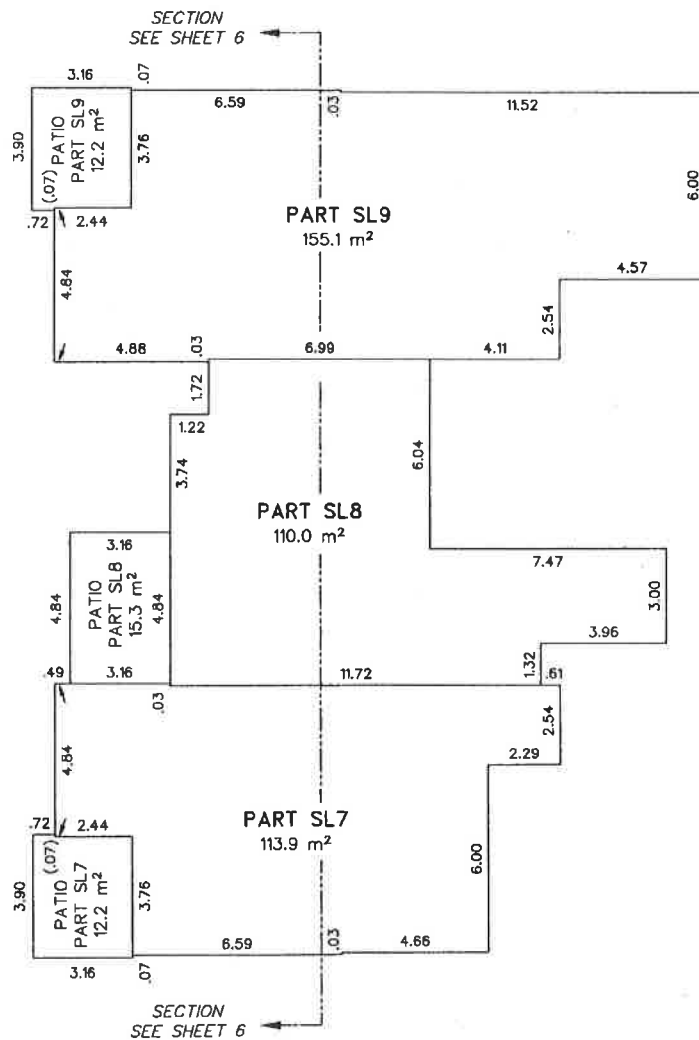


The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:150

All distances are in metres except where otherwise noted

All balconies and patios are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.

SL denotes Strata Lot



Dated October 19, 2010

A handwritten signature in black ink.

B.C.L.S.

88863S04

WILLIAM E. MADDOX
 B. C. Land Surveyor
 3500 - 30th Street, Vernon, B. C. V1T 5E8

BUILDING SECTION

STRATA PLAN KAS3798

PHASE 3

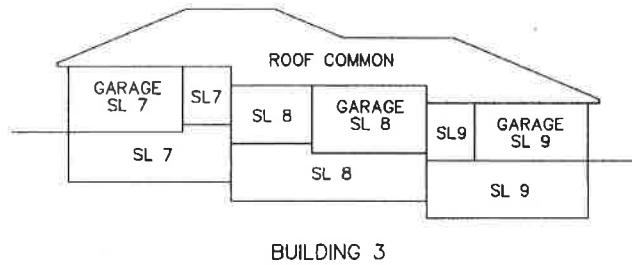
SCALE 1 : 250



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250

SL denotes Strata Lot

COMMON denotes Common Property



Dated October 19, 2010.

B.C.L.S.

88863506

WILLIAM E. MADDUX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

EXHIBIT A.4

Phase 4 Strata Plans (registered)

(see attached)

**PHASED STRATA PLAN OF PART OF
LOT 1, SEC 26, TP 9, ODYD PLAN
KAP90854 EXCEPT PLAN KAS3798
(PHASES 1, 2 AND 3)**

**STRATA PLAN KAS3798
PHASE 4**

Deposited and registered in the Land
Title Office at Kamloops, B. C.,

This ____ day of _____ 20 ____

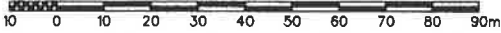
MAY - 2 2011

Blaschuk

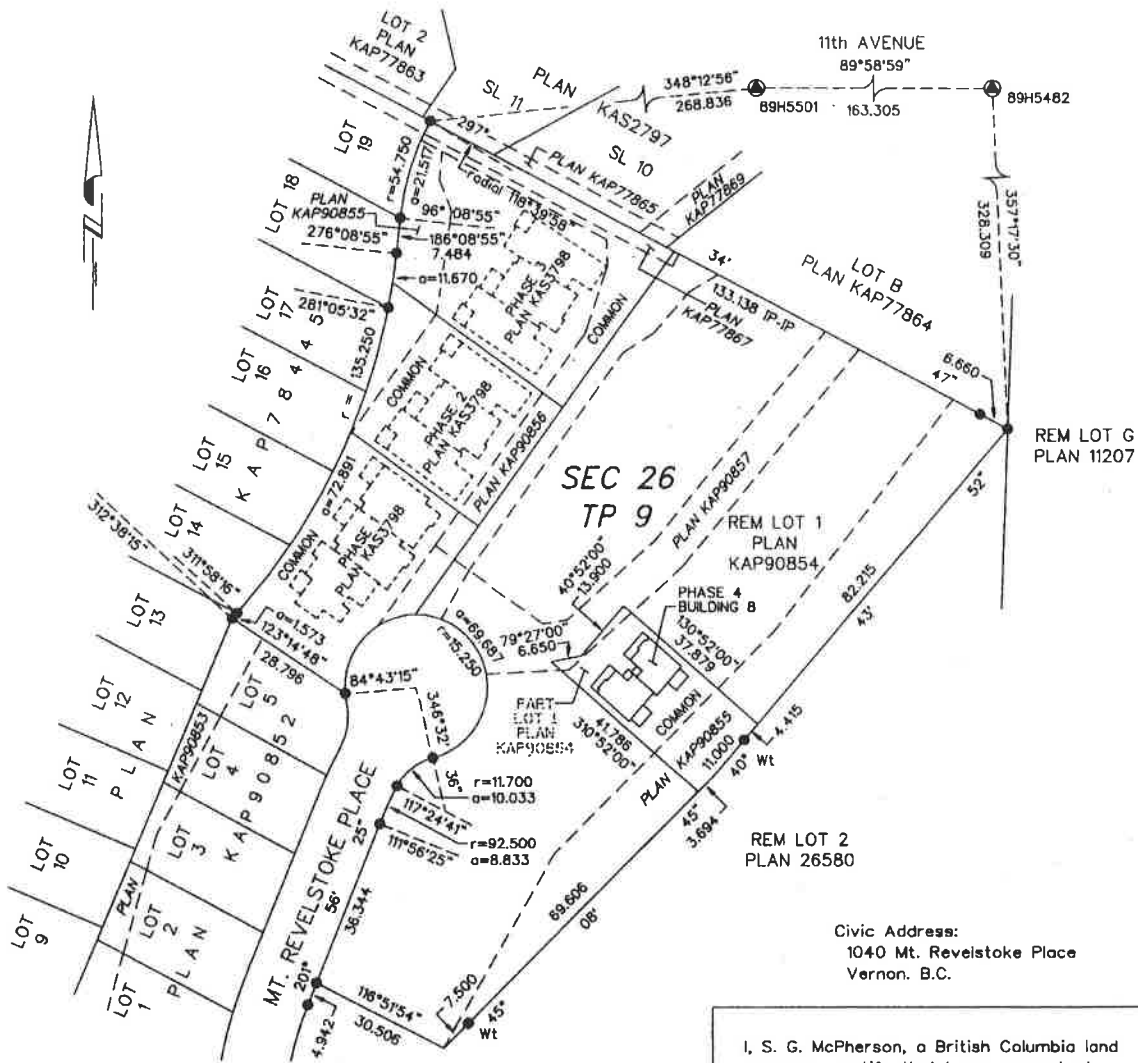
Registrar

BCGS 82L.024

SCALE 1 : 1000



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:1000
All distances are in metres except where otherwise noted



Civic Address:
1040 Mt. Revelstoke Place
Vernon, B.C.

LEGEND
Integrated Survey Area No. 19, City of Vernon, NAD83 (CSRS).
Grid bearings are derived from observations between Geodetic Control
Monuments 89H5482 and 89H5501. This plan shows horizontal ground-
level distances except where otherwise noted. To compute grid distances,
multiply ground-level distances by combined factor 0.9998488

- ⊙ denotes control monument found
- denotes standard iron post found
- COMMON denotes Common Property

I, S. G. McPherson, a British Columbia land
surveyor, certify that I was present at
and personally superintended the survey
represented by this plan, and that the
survey and plan are correct. The field
survey was completed on the 2nd day
of November, 2010. The plan was
completed and checked, and the checklist
filed under #120558, on the 4th day
of March, 2011.

W. E. Maddox

**WILLIAM E. MADDOX
B. C. Land Surveyor**

3500 - 30th Street, Vernon, B. C. V1T 5E8

This plan lies within the Regional District of North Okanagan
and the City of Vernon

88864S01

STRATA PLAN KAS3798
PHASE 4

OWNER

West Pines Villas Ltd.
by its Authorized Signatory

[Signature]
Kerry Goulard

[Signature]
Witness
Full name KARINE MILJEVANOVA
Address 645 1331 MACLEOD TR
CALGARY, AB T2G0K3
Occupation FUNDING OFFICER

MORTGAGEES

MCAP Financial Corporation
by its Authorized Signatories

[Signature]
Full name Robert Balpou
[Signature]
Full name STEFAN JONES

[Signature]
Witness (as to both signatures)
Full name KARINE MILJEVANOVA
Address 645 1331 MACLEOD TR
CALGARY, AB T2G0K3
Occupation FUNDING OFFICER

Alexandria Homes Ltd.
by its Authorized Signatory

[Signature]
Carol Anne Susan Goulard

[Signature]
Witness
Full name Nancy Wiese
Address 1330 12 AVE SW
Occupation OFFICE MANAGER

STRATA PROPERTY ACT
FORM S
ENDORSEMENT OF NONOCCUPANCY
I, S. G. McPherson, a British Columbia land
surveyor, certify that the building
included in this strata plan has not, as
of March 4, 2011, been
previously occupied.

[Signature]

STRATA PROPERTY ACT
FORM Q
ENDORSEMENT OF APPROVAL FOR
PHASED STRATA PLAN
Approved as Phase 4 of a 10 Phase
Strata Plan under Section 224 of the
Strata Property Act
Date: April 28th, 2011
(month, day, year)

[Signature]
Signature of Approving Officer
City of Vernon

STRATA PROPERTY ACT
FORM U
ENDORSEMENT OF SURVEYOR
I, S. G. McPherson, a British Columbia land
surveyor, certify that the building shown
on this strata plan is within the external
boundaries of the land that is the subject
of the strata plan.
Date: March 4, 2011

[Signature]

Dated March 4, 2011

[Signature]
B.C.L.S.

WILLIAM E. MADDOX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

BUILDING 8 - BASEMENT

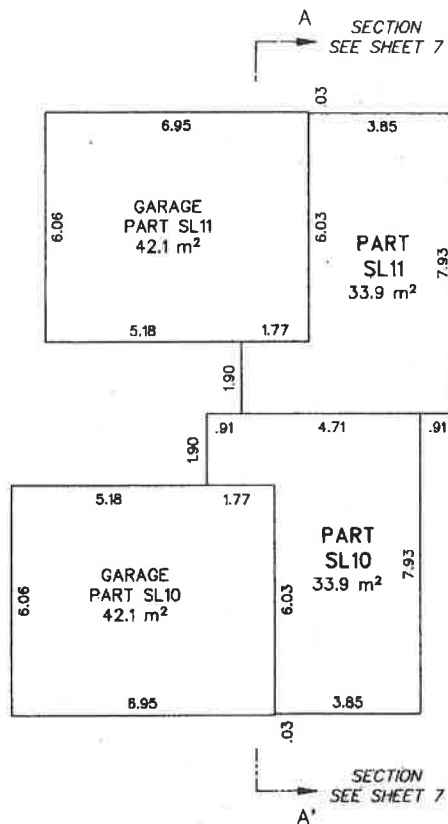
STRATA PLAN KAS3798
PHASE 4

SCALE 1 : 125



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:125

All distances are in metres except where otherwise noted



Dated March 4, 2011

B.C.L.S.

88864S04

WILLIAM E. MADDOX
B. C. Land Surveyor
 3500 - 30th Street, Vernon, B. C. V1T 5E8

BUILDING 8 – MAIN FLOOR

SHEET No. 5 OF 7 SHEETS

STRATA PLAN KAS3798
PHASE 4

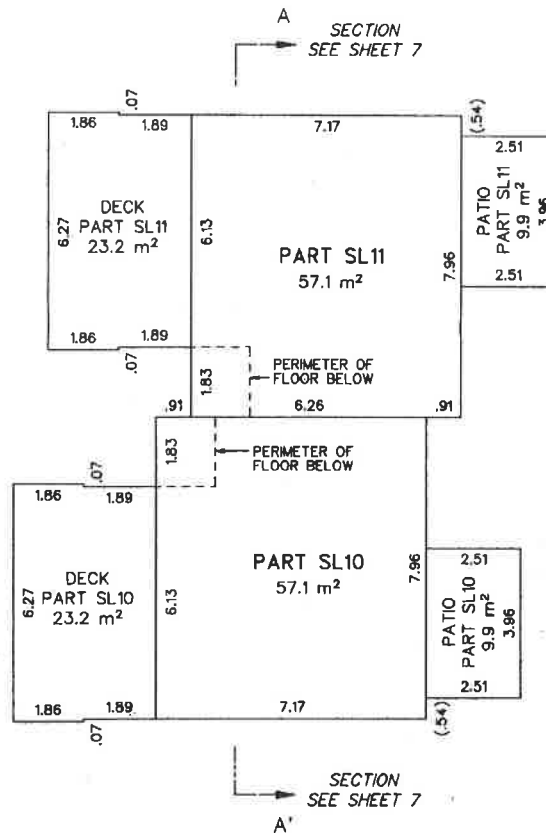
SCALE 1 : 125




The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:125

All distances are in metres except where otherwise noted

All balconies and patios are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.



Dated March 4, 2011


B.C.L.S.

88864S05

WILLIAM E. MADDUX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

FILE: R8886-4

BUILDING 8 – SECOND FLOOR

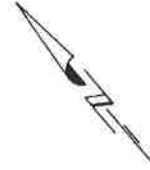
STRATA PLAN KAS3798
PHASE 4

SCALE 1 : 125

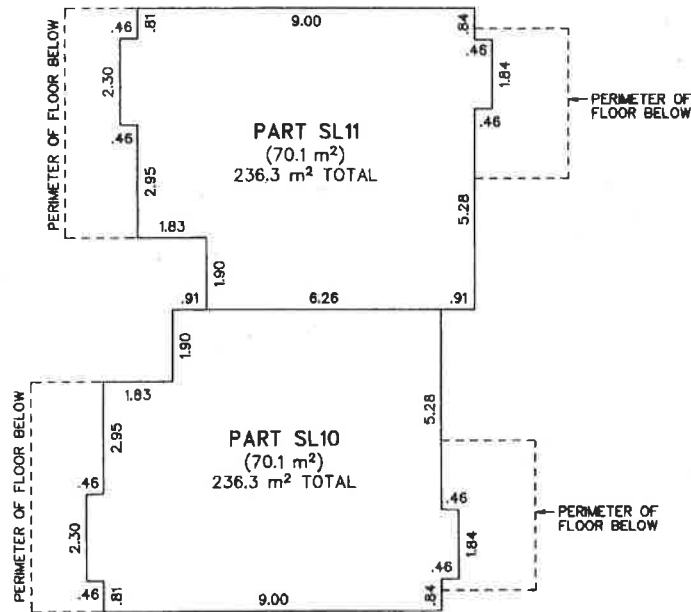


The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:125

All distances are in metres except where otherwise noted



A SECTION
SEE SHEET 7



A' SECTION
SEE SHEET 7

Dated March 4, 2011

A handwritten signature in black ink, appearing to read 'William E. Maddox'.

B.C.L.S.

88864S06

WILLIAM E. MADDOX
B. C. Land Surveyor

3500 - 30th Street, Vernon, B. C. V1T 5E8

BUILDING SECTION

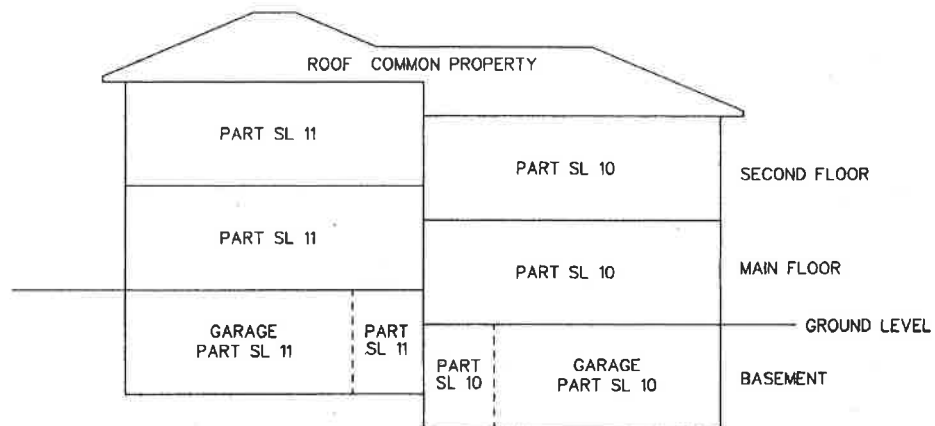
STRATA PLAN KAS3798
PHASE 4

SCALE 1 : 125



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:125

All distances are in metres except where otherwise noted



BUILDING 8
SECTION A-A'

Dated March 4, 2011


B.C.L.S.

88864507

WILLIAM E. MADDOX
B. C. Land Surveyor
 3500 - 30th Street, Vernon, B. C. V1T 5E8

EXHIBIT A.5

Phase 5 Strata Plans (registered)

(see attached)

**PHASED STRATA PLAN OF PART OF
LOT 1, SEC 26, TP 9, ODYD PLAN
KAP90854 EXCEPT PLAN KAS3798
(PHASES 1, 2, 3 AND 4)**


**STRATA PLAN KAS3798
PHASE 5**

Deposited and registered in the Land
Title Office at Kamloops, B. C.,

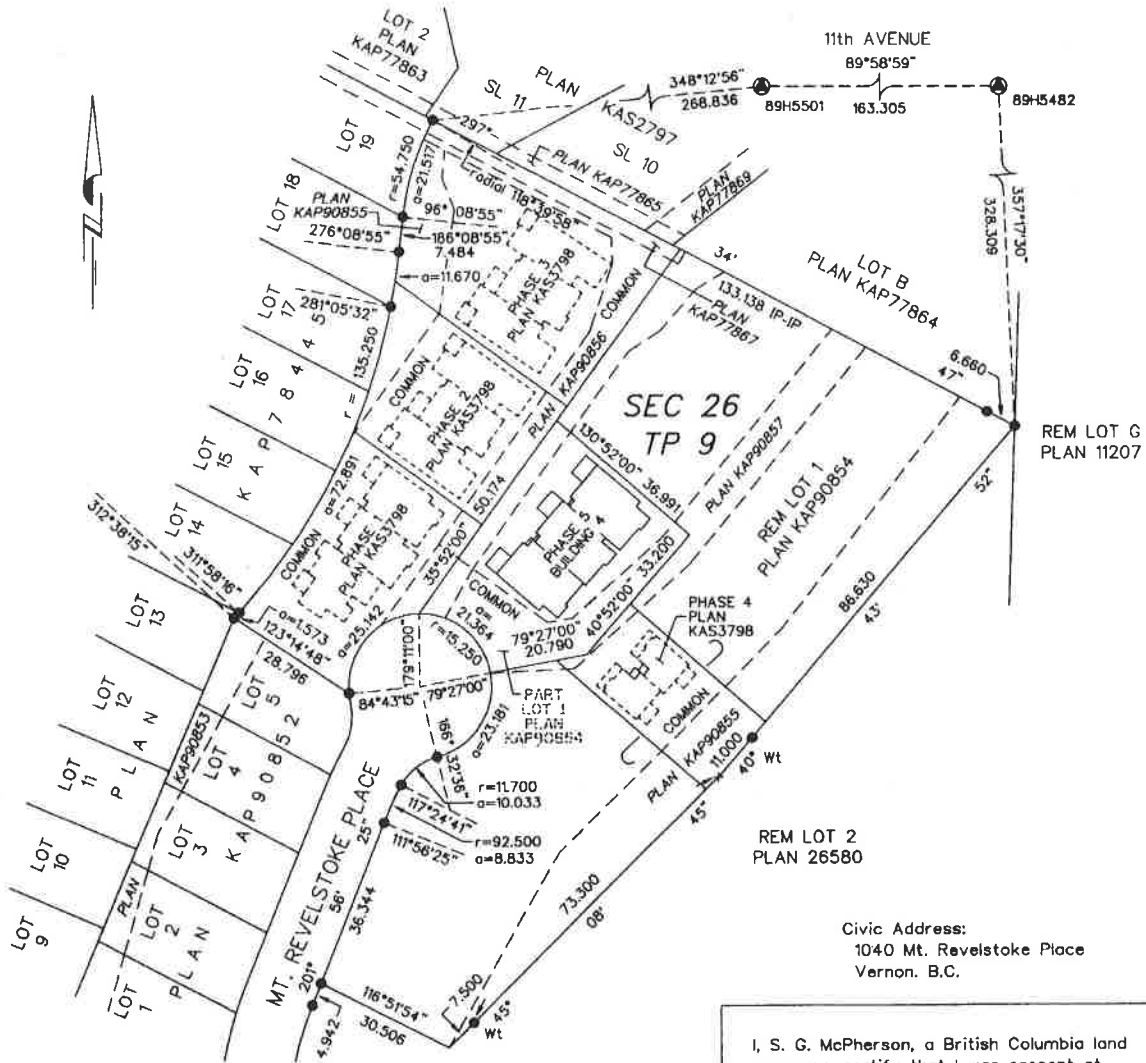
This _____ day of **MAY - 2 2011** 20_____

BCGS 82L.024

SCALE 1 : 1000


The intended plot size of this plan is 280mm in width by
432mm in height (B size) when plotted at a scale of 1:1000
All distances are in metres except where otherwise noted


Registrar

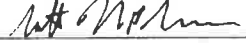


LEGEND
Integrated Survey Area No. 19, City of Vernon, NAD83 (CSRS).
Grid bearings are derived from observations between Geodetic Control
Monuments 89H5482 and 89H5501. This plan shows horizontal ground-
level distances except where otherwise noted. To compute grid distances,
multiply ground-level distances by combined factor 0.9998488

- denotes control monument found
- denotes standard iron post found
- x denotes unmarked measured point
- COMMON denotes Common Property

Civic Address:
1040 Mt. Revelstoke Place
Vernon, B.C.

I, S. G. McPherson, a British Columbia land
surveyor, certify that I was present at
and personally superintended the survey
represented by this plan, and that the
survey and plan are correct. The field
survey was completed on the 9th day
of February, 2011. The plan was
completed and checked, and the checklist
filed under #120559, on the 4th day
of March, 2011.



WILLIAM E. MADDOX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

STRATA PLAN KAS3798
PHASE 5

OWNER

West Pines Villas Ltd.
by its Authorized Signatory

[Signature]
Kerry Goulard

[Signature]
Witness
Full name KARINE MULTEVIROVA
Address 645, 1331 MACLEOD TR
CALGARY, AB T2G0K3
Occupation FUNDING OFFICER

MORTGAGEES

MCAP Financial Corporation
by its Authorized Signatories

[Signature]
Full name Robert Balboul
[Signature]
Full name STEPHEN JONES

[Signature]
Witness (as to both signatures)
Full name KARINE MULTEVIROVA
Address 645, 1331 MACLEOD TR
CALGARY, AB T2G0K3
Occupation FUNDING OFFICER

Alexandria Homes Ltd.
by its Authorized Signatory

[Signature]
Carol Anne Susan Goulard

[Signature]
Witness
Full name Nancy Wiese
Address 1520-7210 SW
Occupation Office Manager

STRATA PROPERTY ACT
FORM S
ENDORSEMENT OF NONOCCUPANCY
I, S. G. McPherson, a British Columbia land
surveyor, certify that the building
included in this strata plan has not, as
of March 4, 2011, been
previously occupied.

[Signature]

STRATA PROPERTY ACT
FORM Q
ENDORSEMENT OF APPROVAL FOR
PHASED STRATA PLAN
Approved as Phase 5 of a 10 Phase
Strata Plan under Section 224 of the
Strata Property Act
Date: April 20th, 2011
(month, day, year)

[Signature]
Signature of Approving Officer
City of Vernon

STRATA PROPERTY ACT
FORM U
ENDORSEMENT OF SURVEYOR
I, S. G. McPherson, a British Columbia land
surveyor, certify that the building shown
on this strata plan is within the external
boundaries of the land that is the subject
of the strata plan.
Date: March 4, 2011

[Signature]

Dated March 4, 2011

[Signature]
B.C.L.S.

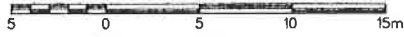
88865S02

WILLIAM E. MADDUX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

BUILDING LOCATION

STRATA PLAN KAS3798
PHASE 5

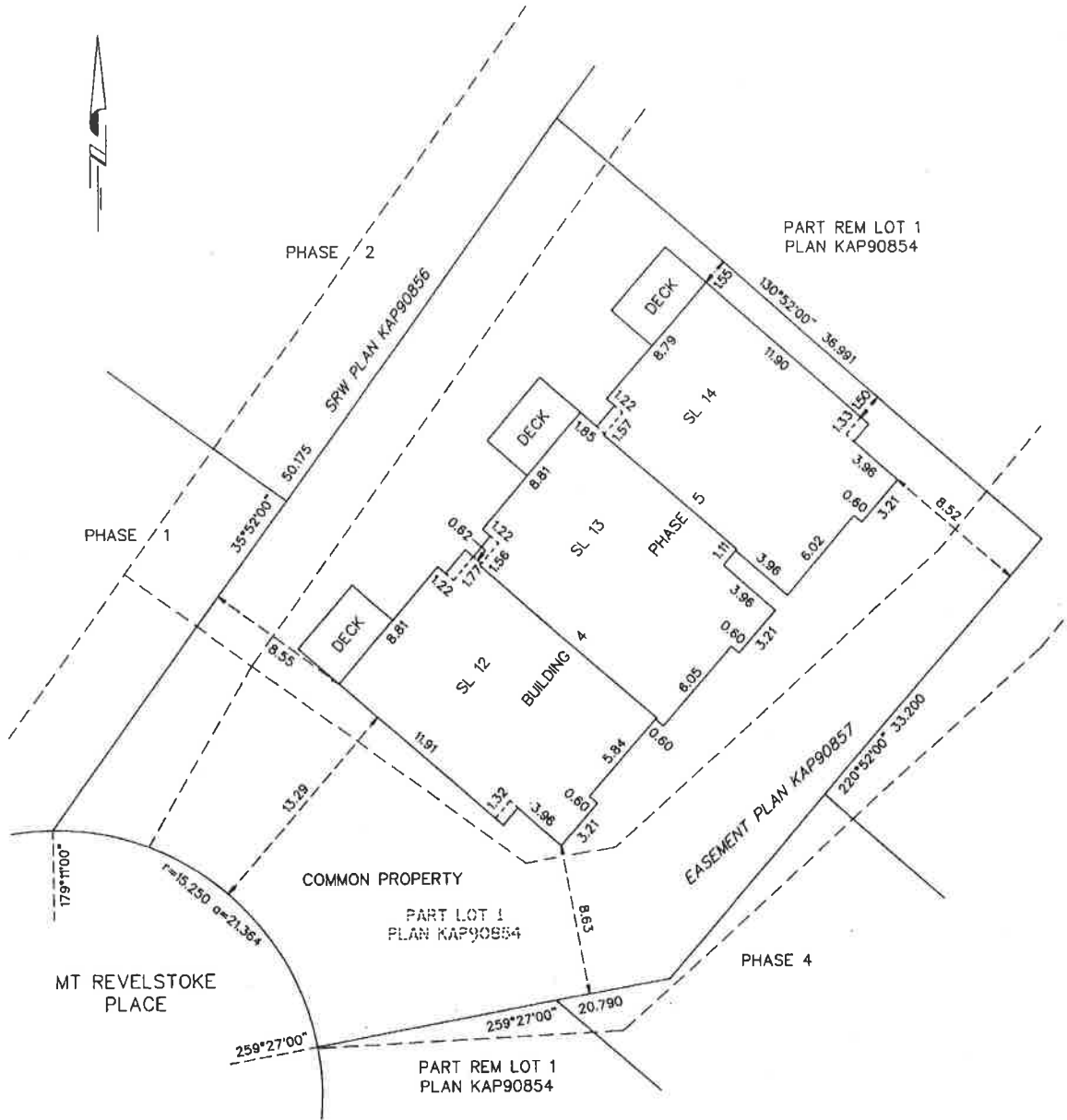
SCALE 1 : 250



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250

All distances are in metres except where otherwise noted

Building dimensions and offsets to boundaries are measured at basement level.



Dated March 4, 2011.

B.C.L.S.

88865S03

WILLIAM E. MADDOX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

BUILDING 4 – BASEMENT

STRATA PLAN KAS3798
PHASE 5

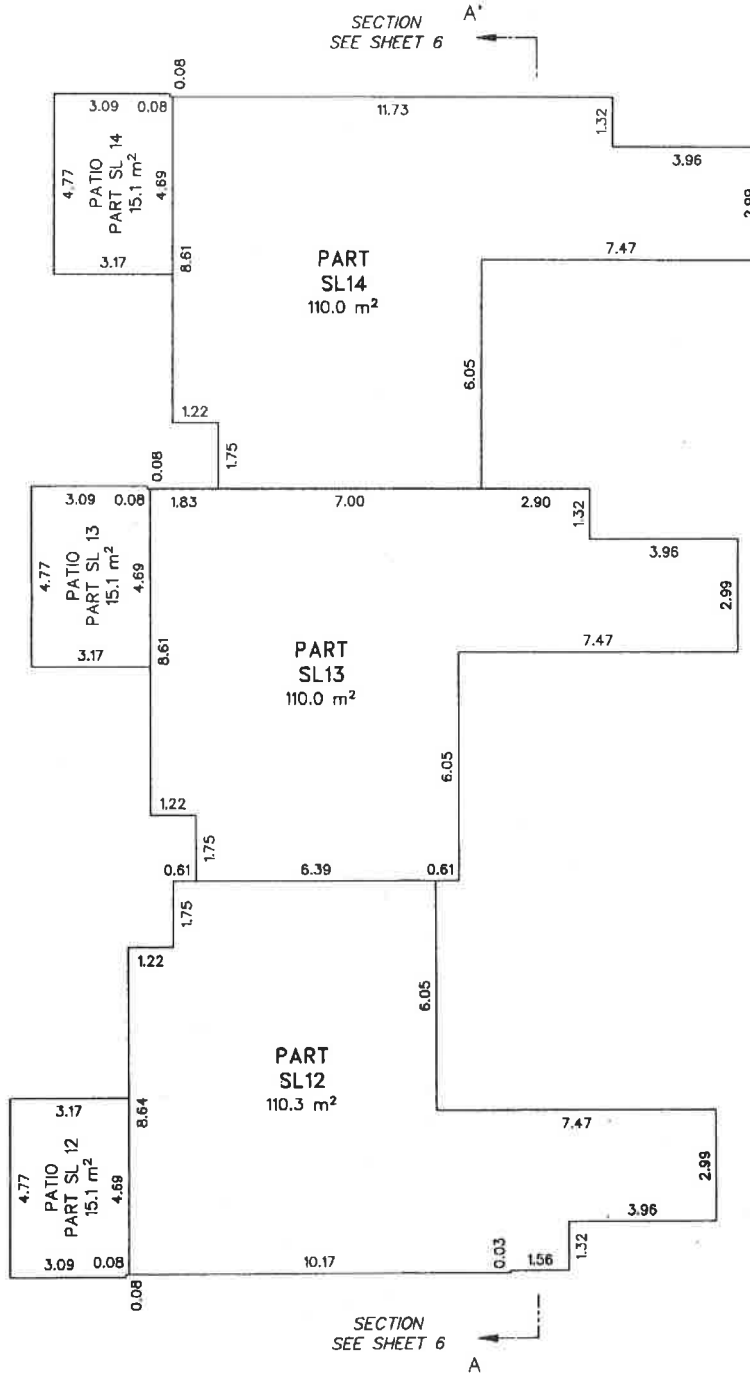
SCALE 1 : 125



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:125

All distances are in metres except where otherwise noted

All balconies and patios are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.



Dated March 4, 2011


 B.C.L.S.

WILLIAM E. MADDOX
 B. C. Land Surveyor
 3500 - 30th Street, Vernon, B. C. V1T 5E8

88865S04

BUILDING 4 – MAIN FLOOR

STRATA PLAN KAS3798 PHASE 5

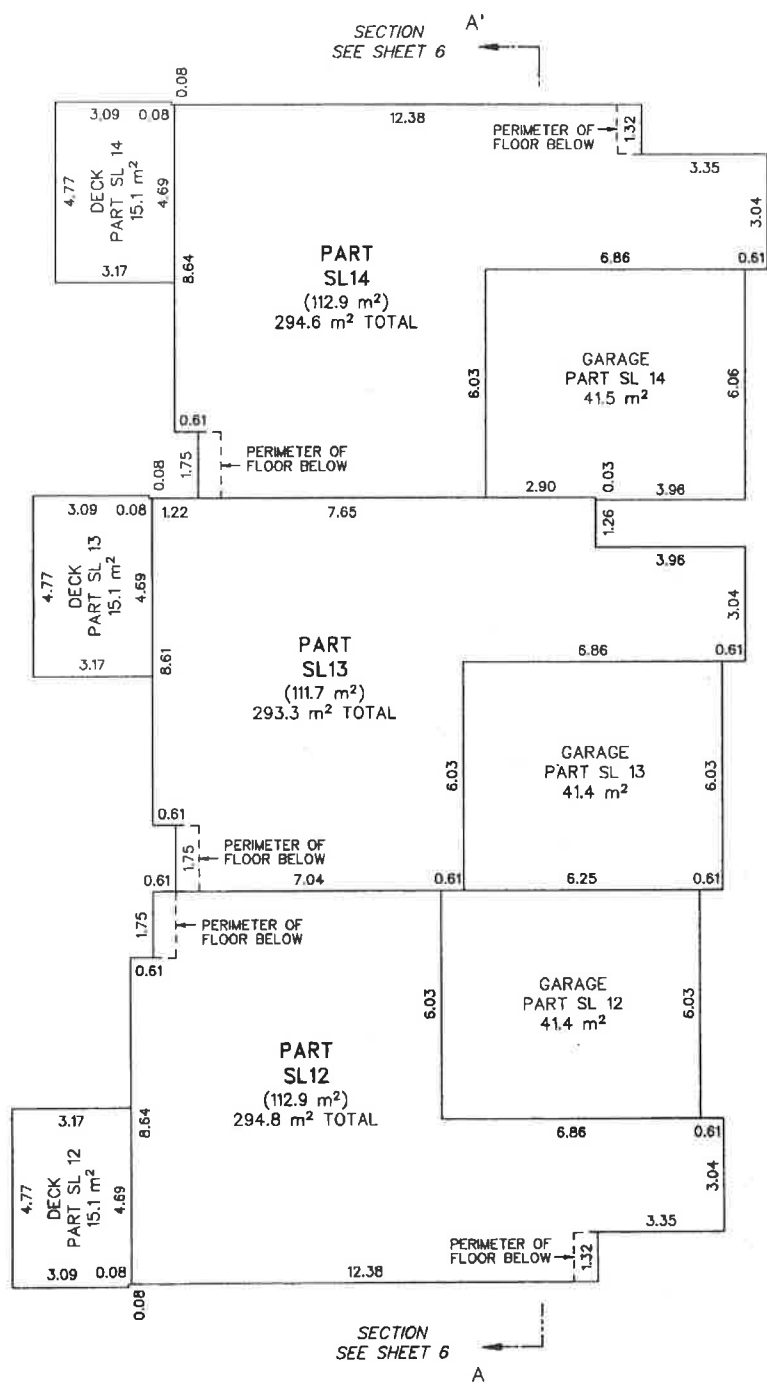
SCALE 1 : 125



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:125

All distances are in metres except where otherwise noted

All balconies and patios are defined as to height by the centre of the floor above or its extensions, or where there is no floor above, by the average height of a strata lot within the same building, unless otherwise indicated.



Dated March 4, 2011

[Signature]
B.C.L.S.

88865S05

WILLIAM E. MADDOX
B. C. Land Surveyor
3500 - 30th Street, Vernon, B. C. V1T 5E8

BUILDING SECTION

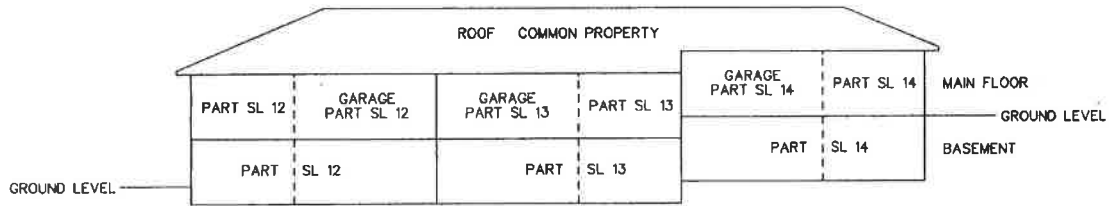
STRATA PLAN KAS3798
PHASE 5

SCALE 1 : 200



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

All distances are in metres except where otherwise noted



BUILDING 4
SECTION A-A'

Dated March 4, 2011


B.C.L.S.

88865S06

WILLIAM E. MADDOX
B. C. Land Surveyor

3500 - 30th Street, Vernon, B. C. V1T 5E8

EXHIBIT E

Financial Report and Budget of the Strata Corporation

(see attached)

**STRATA PLAN KAS3798
HAWKS LANDING
PROPOSED ANNUAL BUDGET - May 1, 2011-Apr 30, 2012**

		All phases 33 Units	Phase 1 14 Units	Actual To 1-Apr-11
Strata Fees	\$ 100	39,600	16,800	6,075.00
Interest Earned		25	-	539.00
Total Revenue		<u>39,625</u>	<u>16,800</u>	<u>6,614.00</u>
Common Operating Expenses				
Lawn & Shrub Care		8,000	3,000	
Snow Removal		8,000	3,000	695.00
General Maintenance & Repairs		1,200	500	
Utilities		2,800	1,200	133.45
- Water				
- Electrical		2,400	1,000	56.85
Insurance Premiums		11,900	6,048	3,088.00
Misc.		1,200	500	
		<u>35,500</u>	<u>15,248</u>	<u>3,973.30</u>
Administrative Expenses				
Audit & legal		1,000	-	
Management	20	8,870	-	
General Supplies		600	25	
Bank charges		80	80	
		<u>10,550</u>	<u>105</u>	<u>-</u>
TOTAL EXPENSES		46,050	15,353	3,973.30
Excess to operating surplus		-8,405	679	2,101.70
Allocation to contingency fund	5%	1,980	768	539.00
TOTAL OPERATING BUDGET		<u>39,625</u>	<u>16,800</u>	<u>6,614.00</u>

NOTE:

100 100

1. This budget is based on a full project of 33 units, and phases 1-5 of 14 units.
2. As a consequence of the phasing of this development these budgets figures, which are based on the # of units in the Strata as at Apr 30, 2011, will vary as additional phases are completed and brought into the Strata.
3. Inclusions Disclosure
 - Water** - includes all water used for irrigation only.
 - Sewer** - this item is billed separately to each residence by the City of Vernon.
 - Electrical** - covers the electrical required for site lighting.
 - Gen Mntce & Repairs** - cover the cost of maintaining the fencing and entranceway, conducting minor repairs and overseeing site cleanliness.
 - Insurance** - covers the unit structure and common area. Each resident must get contents and improvement insurance.
 - Contingency Reserve** - This item will change to replacement reserve once all units have been brought into the Strata. This reserve is for your protection & peace of mind. Doors and window replacement are the responsibility of individual unit owners.