

# ASTON ROW

THIRD AMENDMENT TO DISCLOSURE STATEMENT DATED: March 2, 2016  
SECOND AMENDMENT TO DISCLOSURE STATEMENT DATED: February 3, 2016  
FIRST AMENDMENT DATED: September 1, 2015  
ORIGINAL DISCLOSURE DATED: May 6, 2015

Developer:  
**Algra Bros. Developments (Lynn) Ltd.**  
and **Lynn Joint Venture**

Address for Service:  
c/o 33832 South Fraser Way  
Abbotsford, B.C.  
V2S 2C5

Business Address:  
5848 Sappers Way  
Chilliwack, B.C.  
V2R 0G7

Agent:  
Shantell Owens / Sutton Showplace Realty  
5848 Sappers Way  
Chilliwack, B.C.  
V2R 0G7  
Phone: (604) 798-6169  
Fax: (604) 769-4091  
[team@algrabros.com](mailto:team@algrabros.com)

*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 \_\_\_\_\_ and \_\_\_\_\_ who have confirmed that fact by initialling in the space provided here:

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

The original disclosure statement dated May 6, 2015, First Amendment dated September 1, 2015 and Second Amendment dated February 3, 2016 are hereby amended as follows:

1. Paragraph 2.3 (second paragraph) of Phasing be amended to read as follows:

As a result of the City of Abbotsford's approval process, the proposed Form P Phased Strata Plan Declaration has been approved by the approving officer and is attached hereto as Exhibit "C". The Developer intends to market all the Strata Lots in all four phases but currently only Phase One, Phase Two, Phase Three **and Phase Four**. The Phased Strata Plan Declaration sets the dates for the Developer to elect to proceed with each phase; however the Developer is entitled not to proceed with subsequent phases. There are no common facilities included in the Development.

2. Paragraph 6.1 Development Approval be amended to read as follows:

6.1 Development Approval

A Development Permit No. 1941 was issued by the City of Abbotsford on December 8, 2014 approving the application for development. Under Division 2 Part 2 of the *Real Estate Development Marketing Act*, a developer must not market a strata lot or leasehold unit unless the appropriate municipal or other government authority has issued a building permit in relation to the strata lot or leasehold unit. The Developer was issued a building permit for the construction of Phase One, Phase Two **and Phase Three** from the City of Abbotsford. The Developer is aware that he may offer the strata lots for sale under this disclosure statement for a period of no longer than nine months from the date of this disclosure statement unless an amendment is accepted by the Superintendent of Real Estate during that time setting out the issued building permits. A copy of the proposed Contract of Purchase and Sale including Policy Statement 5 (Early Marketing) terms and conditions is attached hereto as Exhibit "H".

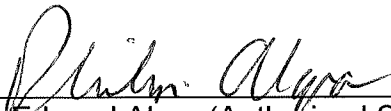
3. Paragraph 6.1 Development Approval be amended to read as follows:

The Developer has obtained unconditional financing from a lender for the purpose of constructing the strata lots for Phase One, Phase Two **and Phase Three** only. Accordingly, this disclosure statement is filed under the provisions of Policy Statement 6. The Developer is aware that he may offer the strata lots for sale under this disclosure statement for a period of no longer than nine months from the date of this disclosure statement unless an amendment is accepted by the Superintendent of Real Estate during that time setting out the particulars of a satisfactory financing commitment. A copy of the proposed Contract of Purchase and Sale including Policy Statement 6 (Adequate Arrangements – Utilities and Services) terms and conditions is attached hereto as Exhibit "H".

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.

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 March 2, 2016

Algra Capital Corp.  
Per:

  
Philip Edward Algra (Authorized Signatory)

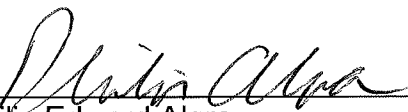
Dated: March 2/16

  
Peter Terry Algra (Authorized Signatory)


Dated: March 2/16

  
David James Algra (Authorized Signatory)

Dated: March 2/16

  
Philip Edward Algra

Dated: March 2/16

  
Peter Terry Algra

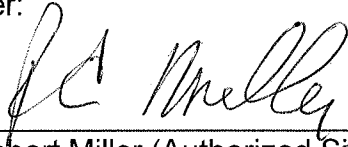
Dated: March 2/16

  
David James Algra

Dated: March 2/16

0987575 B.C. Ltd.

Per:



Robert Miller (Authorized Signatory)



Laurie Ross (Authorized Signatory)



Robert Miller



Laurie Ross

Dated: March 2/16


Dated: March 2/16

Dated: March 2/16

Dated: March 2/16

**QKKD Properties Limited**

Per:

  
Moon J. Cho (Authorized Signatory)

Dated: March 21/14

  
Gordon E. Cho (Authorized Signatory)


Dated: March 21/14

  
Grant C. Cho (Authorized Signatory)


Dated: March 21/14

  
Moon J. Cho

Dated: March 21/14

  
Gordon E. Cho

Dated: March 21/14

  
Grant C. Cho

Dated: March 21/14

**Algra Bros. Developments (Lynn) Ltd.**

Per:

  
\_\_\_\_\_  
Dave James Algra (Authorized Signatory)

Dated: March 2/16

  
\_\_\_\_\_  
Philip Edward Algra (Authorized Signatory)

Dated: March 2/16

\_\_\_\_\_  
Grant Caesar Cho (Authorized Signatory)

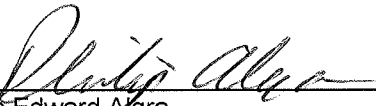
Dated:

\_\_\_\_\_  
Laurie Ross (Authorized Signatory)

Dated:

  
\_\_\_\_\_  
Dave James Algra

Dated: March 2/16

  
\_\_\_\_\_  
Philip Edward Algra

Dated: March 2/16

\_\_\_\_\_  
Grant Caesar Cho

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\_\_\_\_\_  
Laurie Ross

Dated:


**Algra Bros. Developments (Lynn) Ltd.**  
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Laurie Ross (Authorized Signatory)

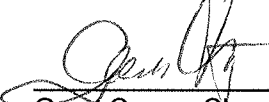
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\_\_\_\_\_  
Grant Caesar Cho

Dated: March 2/16

  
\_\_\_\_\_  
Laurie Ross

Dated: March 2/16