

## SOLICITORS INFORMATION SHEET – THE SONNET

<b>VENDOR'S NAME</b>	<p>NICOMEKL PROJECT (LANGLEY) LTD.</p> <p>Please note that the signing authority for executing the Form A Transfer will be DAVID J. SIEBENGA</p> <p>GST #84650 2474 RT0001</p>
<b>VENDOR'S SOLICITOR</b>	<p>SIEBENGA &amp; KING LAW OFFICES                  288-12899 76<sup>TH</sup> AVENUE, SURREY, BC V3W 1E6                  Attention: Sanda L. King                  PH: 604-592-3550 FAX: 604-592-3551                  Project Legal Coordinator: Sara Thorsteinson (direct local 202)                  Email: <a href="mailto:sarat@sklawoffices.com">sarat@sklawoffices.com</a></p>
<b>LEGAL DESCRIPTION</b>	<p>PID: SEE ATTACHED LIST                  LEGAL: STRATA LOT _____ District Lot 305 Group 2 NWD                  Plan BCS2075</p>
<b>CIVIC ADDRESS</b>	<p>UNIT # _____, 5430 201 STREET,                  LANGLEY, BC</p>
<b>DEPOSIT</b>	<p>ADJUST DEPOSIT AMOUNT IN VENDORS STATEMENT OF ADJUSTMENTS.                  AFTER CLOSING, THE INTEREST ON THE DEPOSIT WILL BE FORWARDED DIRECTLY TO THE REGISTERED OWNER.</p>
<b>CALCUATION OF GOODS AND SERVICES TAX</b>	<p>GST APPLIES TO THE PURCHASE PRICE AND IS IN ADDITION TO THE PURCHASE PRICE AND IS PAYABLE BY THE PURCHASER TO THE VENDOR UPON CLOSING. THE NET GST WILL APPLY IF THE PURCHASER IS ELIGIBLE FOR THE REBATE. THE PURCHASER'S SOLICITOR WILL BE ON UNDERTAKING TO PROVIDE THE VENDOR'S SOLICITOR WITH DULY EXECUTED GST/HST 190E (06) AND GST FORM 254-P CERTIFICATE OF NEW HOUSING REBATE WITH THE NET SALE PROCEEDS.</p> <p>IF THE ORIGINAL CONTRACT OF PURCHASE AND SALE WAS EXECUTED PRIOR TO MAY 2, 2006, THE CALCULATION OF THE GST IS BASED ON THE OLD FORMULA USING 7% GST. THE REBATE IS CALCULATED AS 36% OF THE 7% GST.</p> <p>IF THE ORIGINAL CONTRACT OF PURCHASE AND SALE WAS EXECUTED AFTER MAY 2, 2006, THE CALCULATION OF THE GST IS BASED ON 6% GST.</p> <p>PLEASE INSERT THE FOLLOWING INFORMATION ON SECTION D OF THE GST FORM 190E:</p> <p>BUILDER'S NAME: NICOMEKL PROJECT (LANGLEY) LTD.</p>

	<p>ADDRESS: PO BOX 634, ABBOTSFORD, BC V2T 6Z8  VENDOR'S BUSINESS/GST ACCOUNT NO.: 846502474</p>
<b>EXTRAS</b>	<p>ANY EXTRAS REFLECTED IN THE CONTRACT OR IN ANY CONTRACT ADDENDUMS HAVE BEEN PREPAID BY THE PURCHASERS AND DO NOT FORM PART OF THE PURCHASE PRICE OR THE ADJUSTMENTS.</p>
<b>PROPERTY TAXES</b>	<p>THE PROPERTY TAX ADJUSTMENT FOR 2006 IS BASED ON PRORATED AMOUNT OF PARENT PROPERTY TAXES PAID BY THE DEVELOPER. THE PRORATED AMOUNT IS BASED ON UNIT ENTITLEMENT AND THE PROPER AMOUNT TO BE ADJUSTED IS AS ATTACHED ON THE SCHEDULE TO THIS INFORMATION PACKAGE. THE VENDOR HAS PAID THE GROSS 2006 TAXES ON THE PARENT PROPERTY AND PROOF OF PAYMENT IS ATTACHED.</p> <p>FOR ADJUSTMENT PURPOSES, PLEASE ADJUST TAXES AS PAID AND ACCORDING TO THE ATTACHED SPREADSHEET OUTLINING THE AMOUNT OF PROPERTY TAXES PER STRATA LOT. THERE WILL BE NO HOMEOWNER GRANT ELIGIBILITY FOR 2006.</p>
<b>UTILITIES</b>	<p>ELECTRICITY IS METERED AND WILL BE BILLED TO THE HOMEOWNER DIRECTLY. NATUAL GAS WILL BE BILLED TO THE STRATA CORPORATION (INCLUDED IN MONTHLY MAINTENANCE FEES). GARBAGE AND RECYCLING COSTS ARE INCLUDED IN MONTHLY MAINTENACE FEES.</p>
<b>INSURANCE</b>	<p>UNTIL THE FIRST ANNUAL GENERAL MEETING HAS BEEN HELD, PLEASE CONTACT:</p> <p>REG ESAU  HUB INTERNATIONAL  1-604-703-7068  FAX BINDER REQUESTS TO 1-604-703-7093</p>
<b>MAINTENANCE FEES</b>	<p>THE STRATA MANAGEMENT COMPANY ACTING ON BEHALF OF THE STRATA CORPORATION IS RANCHO PROPERTY MANAGEMENT. TO REQUEST STRATA FORMS, GO TO <a href="http://www.ranchovan.com">www.ranchovan.com</a> OR CONTACT CATHY GROENVELD  PH – 604-855-0010  FX – 604-684-1956</p> <p>REFER TO "SONNET" IN ALL COMMUNICATIONS  PLEASE CONTACT THE STRATA MANAGEMENT COMPANY TO ORDER ANY STRATA FORMS.</p> <p>THE AMOUNT OF THE MAINTENANCE FEES IS OUTLINED ON THE ATTACHED SPREADSHEET BY STRATA LOT. PLEASE ADJUST FOR MAINTENANCE FEES ACCORDINGLY.</p>

<b>FORM F AND FORM B</b>	PLEASE REQUEST THE STRATA FORMS FROM RANCHO PROPERTY MANAGEMENT VIA FAX: ATTENTION: MARNIE BURNHAM FX – 604-684-1956
<b>PARKING</b>	PARKING ALLOCATION IS DONE BY WAY OF LIMITED COMMON PROPERTY DESIGNATION BY UNANIMOUS RESOLUTION OF THE STRATA CORPORATION. THE DESIGNATION OF STALLS IS AS SHOWN ON THE ATTACHED SPREADHEET. THE DEVELOPER WILL NOT PROVIDE ANY FURTHER DOCUMENTATION FOR PARKING
<b>CLOSING DOUCMENTS AND CLOSING FUNDS</b>	THE CLOSING DOCUMENTS ARE TO BE DELIVERED TO SIEBENGA & KING LAW OFFICES AT LEAST 3 BUSINESS DAYS BEFORE THE COMPLETION DATE, TO ALLOW SUFFICIENT TIME FOR EXECUTION BY THE VENDOR AND RETURN TO THE PURCHASER'S SOLICITOR/NOTARY. THE BALANCE OF THE PURCHASE PRICE IS TO BE DELIVERED TO SIEBENGA & KING LAW OFFICES ON THE COMPLETION DATE BY WAY OF SOLICITOR/NOTARY'S TRUST CHEQUE.
<b>BUILDERS LIEN HOLDBACK</b>	THE BUILDER'S LIEN HOLDBACK, THE AMOUNT OF WHICH IS THAT AMOUNT REQUIRED BY LAW TO HOLDBACK, SHALL BE PAID TO SIEBENGA & KING IN TRUST ON THE COMPLETION DATE. THE LIEN HOLDBACK SHALL BE HELD IN TRUST SOLELY IN RESPECT OF LIEN CLAIMS AND SIEBENGA & KING LAW OFFICES IS AUTHORIZED TO PAY THE VENDOR ON THE EARLIER OF (I) THE 56 <sup>TH</sup> DAY AFTER THE COMPLETION DATE; AND (II) THE 46 <sup>TH</sup> DAY AFTER THE DATE OF ISSUANCE OF A CERTIFICATE OF COMPLETION, THE LIEN HOLDBACK PLUS INTEREST, IF ANY, LESS THE AMOUNT OF ANY BUILDER'S LIEN CLAIMS FILED AGAINST THE STRATA LOT, OF WHICH THE PURCHASER OR THE PURCHASER'S SOLICITORS NOTIFY THE VENDOR'S SOLICITORS IN WRITING BY 1:00 PM ON THAT DAY. THIS IS THE ONLY MANNER IN WHICH THE VENDOR'S SOLICITOR WILL HOLD THE BUILDERS LIEN HOLDBACK FUNDS AND THE VENDOR'S SOLICITOR WILL NOT ACCEPT ANY OTHER UNDERTAKINGS WITH RESPECT TO THE BUILDER'S LIEN HOLDBACK
<b>OCCUPANCY PERMIT</b>	A FINAL OCCUPANCY PERMIT WILL BE PROVIDED TO THE PURCHASER'S SOLICITOR UPON COMPLETION
<b>RESIDENCY OF VENDOR</b>	THE VENDOR IS A RESIDENT OF CANADA FOR THE PURPOSE OF SECTION 116 OF THE INCOME TAX ACT
<b>INSPECTION</b>	THE PURCHASER WILL BE CONTACTED DIRECTLY BY A CUSTOMER SERVICE REPRESENTATIVE OF THE DEVELOPER TO SCHEDULE A PRE-DELIVERY INSPECTION.
<b>NEW HOME WARRANTY INFORATION</b>	WARRANTY COVERAGE IS PROVIDED BY ST PAUL GUARANTEE. THE VENDOR'S BUILDER REGISTRATION NUMBER IS 2712. A COPY OF THE NEW HOME WARRANTY CERTIFICATE WILL BE GIVEN DIRECTLY TO THE PURCHASER.
<b>KEYS</b>	KEYS WILL BE AVAILABLE AT THE SALES CENTRE ON DAY OF POSSESSION, ALONG WITH A HOME OWNER'S MANUAL.

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- 026-855-861 S/BCS2075/////4  
BA16938 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.
- 026-855-879 S/BCS2075/////5  
BA16939 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.
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BA16979 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA16980 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA16990 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA16991 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA16992 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA16993 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA16994 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA16996 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA16997 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA16998 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA16999 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA17000 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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- BA17002 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.
- 026-856-603 S/BCS2075/////69
- BA17003 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.
- 026-856-611 S/BCS2075/////70
- BA17004 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.
- 026-856-620 S/BCS2075/////71
- BA17005 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.
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BA17007 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA17008 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA17009 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA17010 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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BA17011 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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For: [ PA16170 ] [ SIEBENGA, DAVID (P) ]

Nov 06, 2006

As Of: 06/11/06 14:49:23

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02:49:23 PM

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Folio: **Search by Short Legal Description Showing Registered Titles**

\*\*\* ADDITIONAL SELECTIONS EXIST

To display, enter: D, E, X, C, I, M, or S To print, enter: P, Q, or Y

Note: Not all options are valid for all selection items. Click "Help?" for more details.

Submit	Reset
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- 026-856-701 S/BCS2075/////79
- BA17013 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.
- 026-856-719 S/BCS2075/////80
- BA17014 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.
- 026-856-727 S/BCS2075/////81
- BA17015 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.
- 026-856-735 S/BCS2075/////82
- BA17016 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.
- 026-856-743 S/BCS2075/////83
- BA17017 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.
- 026-856-751 S/BCS2075/////84
- BA17018 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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### Land Title System

### Selection List

For: [ PA16170 ] [ SIEBENGA, DAVID (P) ]

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026-856-760 S/BCS2075/////85

BA17019 NW REGISTERED NICOMEKL PROJECT (LANGLEY) LTD.

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### Search Again

New Westminster Land Title District

**Search by:** Short Legal Desc (QS) - registered titles

**Search Criteria:** S/BCS2075

**Sonnet by Weststone Properties Group**

<b>Strata</b>	<b>Civic Unit</b>	<b>Maintenance</b>	<b>Unit</b>	<b>2006 Tax</b>	<b>Parking</b>
<b>Lot</b>	<b>Number</b>	<b>Fee</b>	<b>Entitlement</b>	<b>Adjustment</b>	<b>Stall</b>
1	101	122.15	99	\$ 157.39	P50
2	102	120.95	99	\$ 157.39	P59
3	103	128.14	105	\$ 166.93	P30
4	104	120.95	99	\$ 157.39	P32
5	105	120.95	99	\$ 157.39	P57 &P58
6	106	86.22	71	\$ 112.88	P26
7	107	126.94	104	\$ 165.34	G20/2 stalls
8	108	166.46	136	\$ 216.21	G4
9	109	122.15	108	\$ 171.70	P33
10	110	93.41	76	\$ 120.83	P78 &P79
11	111	123.35	100	\$ 158.98	P72
12	112	120.95	98	\$ 155.80	P37 &P38
13	114	124.54	101	\$ 160.57	P41 &P42
14	115	118.56	97	\$ 154.21	P14
15	116	118.56	96	\$ 152.62	P39 &P40
16	117	124.54	101	\$ 160.57	P71
17	118	152.09	125	\$ 198.73	G23
18	119	120.95	99	\$ 157.39	P22
19	120	120.95	99	\$ 157.39	P43
20	121	98.20	81	\$ 128.77	P64
21	201	122.15	99	\$ 157.39	1
22	202	120.95	99	\$ 157.39	P65
23	203	128.14	105	\$ 166.93	P60 &61
24	204	120.95	99	\$ 157.39	P47
25	205	120.95	99	\$ 157.39	P77
26	206	86.22	71	\$ 112.88	P62 &P63
27	207	126.94	104	\$ 165.34	P2 &P3
28	208	167.66	136	\$ 216.21	G21
29	209	132.93	108	\$ 171.70	P34
30	210	129.33	106	\$ 168.52	G8
31	211	87.42	71	\$ 112.88	P74
32	212	93.41	76	\$ 120.83	P73
33	214	123.35	100	\$ 158.98	P31
34	215	120.95	98	\$ 155.80	P12
35	216	124.54	101	\$ 160.57	P26 &P27
36	217	118.56	97	\$ 154.21	P48
37	218	118.56	96	\$ 152.62	P18

38	219	124.54	101	\$	160.57	P13
39	220	152.09	125	\$	198.73	G13
40	221	120.95	99	\$	157.39	P70
41	222	120.95	99	\$	157.39	P46
42	223	98.20	81	\$	128.77	P53

**Sonnet by Weststone Properties  
Group**

<b>Strata</b>	<b>Civic Unit</b>	<b>Maintenance</b>	<b>Unit</b>	<b>2006 Tax</b>	<b>Parking</b>
<b>Lot</b>	<b>Number</b>	<b>Fee</b>	<b>Entitlement</b>	<b>Adjustment</b>	<b>Stall</b>
43	301	158.07	129	\$ 205.08	P24 &P25
44	302	120.95	99	\$ 157.39	P49
45	303	128.14	105	\$ 166.93	G9
46	304	120.95	99	\$ 157.39	P10
47	305	120.95	99	\$ 157.39	P11
48	306	86.22	71	\$ 112.88	P17 &P29
49	307	126.94	104	\$ 165.34	G17/2 stalls
50	308	168.85	137	\$ 217.80	G19/2 stalls
51	309	132.93	108	\$ 171.70	G11
52	310	129.33	106	\$ 168.52	G24
53	311	87.42	71	\$ 112.88	P52
54	312	93.41	76	\$ 120.83	P51
55	314	123.35	100	\$ 158.98	P66
56	315	120.95	98	\$ 155.80	P23
57	316	124.54	101	\$ 160.57	G15/ 2 stalls
58	317	118.56	97	\$ 154.21	P55 &P56
59	318	118.56	96	\$ 152.62	P8 &P9
60	319	124.54	101	\$ 160.57	P67 &P68
61	320	152.09	125	\$ 198.73	G12
62	321	120.95	99	\$ 157.39	P21
63	323	120.95	99	\$ 157.39	P69
64	324	100.59	82	\$ 130.36	P54
65	401	158.07	129	\$ 205.08	G2
66	402	120.95	99	\$ 157.39	P4
67	403	171.25	141	\$ 224.16	G6
68	404	155.68	128	\$ 203.49	G7
69	405	130.53	107	\$ 170.11	P1 &G1
70	406	126.94	104	\$ 165.34	G3
71	407	168.85	137	\$ 217.80	G23

72	408	131.73	108	\$ 171.70	P56
73	409	130.53	106	\$ 168.52	P44 & P45
74	410	87.42	71	\$ 112.88	P15 & P16
75	411	93.41	76	\$ 120.83	P76
76	412	123.35	100	\$ 158.98	P35
77	414	120.95	98	\$ 155.80	P6 & P7
78	415	124.54	101	\$ 160.57	G22
79	416	118.56	97	\$ 154.21	G20
80	417	118.56	96	\$ 152.62	G25
81	418	124.54	101	\$ 160.57	G10
82	419	152.09	125	\$ 198.73	G18
83	420	120.95	99	\$ 157.39	P5
84	421	120.95	99	\$ 157.39	P19 & P20
85	422	100.59	82	\$ 130.36	P36