



MAGNOLIA GROVE

A townhome for you

Inquiries (604) 534 - 1234 · 10525 - 240th Street Maple Ridge BC

I, _____ have received an electronic copy of the Disclosure Statement dated June 20, 2016 and I prefer to use the electronic copy of the Disclosure Statement rather than receiving a hard/paper copy. If I want a hard/paper copy I will request one in writing from the Developer.

Signature

Signature

Dated

DISCLOSURE STATEMENT

Real Estate Development Marketing Act of British Columbia

This Disclosure Statement relates to an offering by Homesite Developments (Zeron) Inc. and Spencer Creek Ventures Inc. (collectively the "Developer") for the sale of certain strata lots (the "Strata Lots") in the first four phases of a seven phased development known as Magnolia Grove ("Magnolia Grove" or the "Development") to be constructed on certain lands and premises located at 10525 – 240th Street, Maple Ridge, British Columbia.

Disclosure Statement dated June 20, 2016

Development & Address: MAGNOLIA GROVE
10525 - 240th Street, Maple Ridge, BC (the "Development")

Developer(s): Homesite Developments (Zeron) Inc. &
Spencer Creek Ventures Inc.

Mailing Address C/O Fleming Olson Taneda & MacDougall
And Address for Barristers & Solicitors
Service: 4038 – 200B Street
Langley, BC V3A 1N9 (the "Developer")

Agents of Developer: The Developer has a business relationship with a real estate brokerage company, **Re/Max Lifestyles Realty**, with a place of business located at 22308 Dewdney Trunk Road, Maple Ridge, BC, V2X 3J2 to assist in marketing the Strata Lots. The agents of **Re/Max Lifestyles Realty** who will be involved in marketing of the Strata Lots are all licensed pursuant to the *Real Estate Services Act*. The Developer also reserves the right to utilize its own representatives to market the proposed Strata Lots. Agents of the Developer are not required to be licensed under the *Real Estate Services Act* and shall not act on behalf of the Buyers.

(the "Developer's Brokerage")

DISCLAIMER

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

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

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 initialing in the space provided here: _____