

FOXTAIL VIEWS
1701 FOXTAIL TOWNHOMES
DISCLOSURE STATEMENT FIRST AMENDMENT

Date of Disclosure Statement: May 9, 2019
Date of any prior Amendments: Nil
Date of this Amendment: June 23, 2021
Name of Development: Foxtail Views
Name of Developer: Granite Developments Inc.
Name of Bare Trustee: Fraserview Development (Kam) Corporation
Developer's Address for Service in BC: c/o Registered and Records Office
200 – 121 St. Paul Street, Kamloops, BC V2C 3K8
Name and Business Address of any Real Estate Brokerage acting on behalf of the Developer: Royal LePage Westwin Realty
800 Seymour Street, Kamloops, BC V2C 2H5

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.

PRE-SALE OF UNITS

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 [NAME OF PURCHASER]: _____, WHO HAS CONFIRMED THAT FACT BY INITIALING IN THE SPACE PROVIDED HERE:

Initial(s) of Purchaser(s)

**THIS IS A PHASE DISCLOSURE STATEMENT FILED PURSUANT TO THE
*REAL ESTATE DEVELOPMENT MARKETING ACT***

The Disclosure Statement dated May 9, 2019 for the subject development is amended as follows:

TITLE PAGE

The name of the Development has been changed from 1701 Foxtail Townhomes. The title page to the Disclosure Statement should now read: **Foxtail Views.**

4. STRATA INFORMATION

Paragraph 4.8 is hereby amended to include the following paragraph as marked in underline:

The proposed *estimated operating budget* attached as Exhibit "G" to the Disclosure Statement is updated in respect to the Phase 2 Strata Lots only at this time with the *proposed interim budget and interim strata fee schedule* which are attached hereto as Exhibit "G-1". Exhibit "G-1" includes, among other things, an increase in insurance premiums due to unforeseen increases to insurance premiums which are being experienced in the British Columbia residential strata insurance market).

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DEEMED RELIANCE

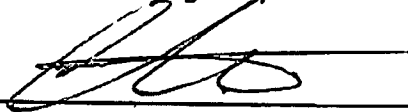
SECTION 22 OF THE REAL ESTATE DEVELOPMENT MARKETING ACT PROVIDES THAT EVERY PURCHASER WHO IS ENTITLED TO RECEIVE THIS DISCLOSURE STATEMENT IS DEEMED TO HAVE RELIED ON ANY FALSE OR MISLEADING STATEMENT OF A MATERIAL FACT CONTAINED IN THIS DISCLOSURE STATEMENT, IF ANY, AND ANY OMISSION TO STATE A MATERIAL 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 the 23rd day of June, 2021.

Developer:

GRANITE DEVELOPMENTS INC.
by its authorized signatory:



Curtis Schlosser - President



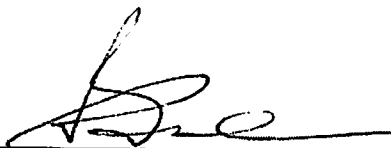
Curtis Schlosser - Director

Bare Trustee:

**FRASERVIEW DEVELOPMENT (KAM)
CORPORATION**
by its authorized signatory:



Roger Schlosser - President



Roger Schlosser - Director



Curtis Schlosser - Director

**FOXTAIL EPS5467
INTERIM BUDGET
EFFECTIVE: MARCH 1, 2021**

EXHIBIT "G-1"

	PHASE 2
INCOME	
Owner's Contributions	27,737.00
TOTAL INCOME	<u>27,737.00</u>
EXPENSES	
Insurance & Appraisal	6,801.00
Management Fees	2,822.50
Professional Fees	125.00
Engineering Report	1,000.00
Office Charges	125.00
Common Area Electricity	62.50
Water and Sewer	2,900.00
Waste Removal	2,880.00
Landscape Contract	5,000.00
Exterior Cleaning (Dryer vents, Gutters, Windows)	1,000.00
Lighting Supplies	125.00
Common Area Repairs & Maintenance	750.00
Snow Removal	2,750.00
Sundry	75.00
Total Expenses	<u>26,416.00</u>
Contingency Reserve (5%)	<u>1,321.00</u>
Total Operating Budget	-

**FOXTAIL EPS5467
INTERIM FEES PHASE 2
EFFECTIVE: MARCH 1, 2021**

Unit (#)	Strata Lot (#)	Unit Entitlement (sm)	Condo Fees	Contingency Reserve	Total Strata Fee
109	9	142	274.68	13.74	288.42
110	10	143	276.62	13.83	290.45
111	11	144	278.55	13.93	292.48
112	12	140	270.82	13.54	284.36
113	13	141	272.75	13.64	286.39
114	14	144	278.55	13.93	292.48
115	15	144	278.55	13.93	292.48
116	16	140	270.82	13.54	284.36

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