

**AMENDMENT TO DISCLOSURE STATEMENT FOR "THE VINE"**

**DATED MAY 11, 2005 AND FILED BY KITSILANO VINE CENTRE LIMITED**

**DATE OF AMENDMENT: OCTOBER 26, 2005**

THIS AMENDMENT TO 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 AMENDMENT TO DISCLOSURE STATEMENT, OR WHETHER THE AMENDMENT TO 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.

The disclosure statement dated May 11, 2005 (the "Disclosure Statement") is amended as follows:

**1. Parking**

By deleting the first sentence in the second paragraph of Section III.5 and substituting therefor:

"There will be 149 parking stalls which will be designated on the Strata Plan as limited common property for specified Strata Lots."

**2. Existing encumbrances and legal notations registered in the Land Title Office**

By deleting section IV.3 and substituting therefor:

(a) Legal notations

- (i) Notice of Interest, *Builders Lien Act* (S. 3(2)), see BV199496, filed 2003-06-02;
- (ii) Easement BX344378, granted by the Owners, Strata Plan VR1555, being the owners of a property that is adjacent to the Lands, permitting the Developer to insert temporary earth support works in the adjacent property and allow construction cranes to pass over such adjacent property all in connection with the construction of the new building on the Lands;

(b) Encumbrances

- (i) Easement BX344377, granted by the Developer in favour of the Owners, Strata Plan VR1555, being the owners of a property that is adjacent to the Lands, permitting a portion of the building located on the adjacent property to encroach on the Lands;
- (ii) Easement BX344379, granted by the Developer in favour of the Owners, Strata Plan VR1555, being the owners of a property that is adjacent to the Lands, permitting the Owners, Strata Plan VR1555 to insert temporary earth support works in the Lands and allow construction cranes to pass over the Lands all in connection with the construction, if any, of a new building on such adjacent property;
- (iii) Section 219 Covenant BX460955 granted by the Developer in favour of the City of Vancouver, imposing conditions on the development and commercial use of the new building on the Lands."

### 3. **Proposed encumbrances**

By deleting section IV.4 and substituting therefor:

"The Developer proposes to grant, or to cause the Strata Corporation to grant, to public utilities, public authorities, the owner of the Remainder Commercial Parcel or other entities, such easements, rights of way, covenants, other encumbrances, modification agreements or priority agreements as may be necessary or desirable to proceed with the subdivision of the Lands and the completion of the Development or with the development of the Remainder Commercial Parcel, including, without limitation:

- (a) encumbrances such as easements in favour of the owner of the Remainder Commercial Parcel that are necessary or desirable for the completion of the Development or the development of the Remainder Commercial Parcel, including, without limitation, easements for pedestrian access routes, support, maintenance and repair, utilities, parking, access, awnings and signage and other benefits;
- (b) encumbrances with respect to the provision of utilities and/or communications services; and
- (c) such encumbrances and priority agreements required by the City of Vancouver in connection with the completion of the Development, or the development of the Remainder Commercial Parcel."

### 4. **Development Approval**

By deleting section VI.1 and substituting therefor:

"The City of Vancouver has granted preliminary approval for the Development pursuant to a letter from the City of Vancouver dated March 10, 2005, a copy of which is attached hereto as Exhibit G. On July 14, 2005, 2005, the City of Vancouver issued development permit No. DE407977 and on July 20, 2005, the City of Vancouver issued building permit No. BU432392. Both the development permit and the building permit authorize the construction of the Development."

### 5. **Recreational Facilities**

By deleting section VII.4(b) and substituting therefor:

"There will be two amenity rooms, one of approximately 1,000 square feet on the second floor, and one of approximately 301 square feet on the third floor. The amenity rooms will not be furnished in any manner whatsoever."

### 6. **Other**

- (a) By deleting "Exhibit – A – Preliminary Strata Plan" attached thereto and substituting therefor "Exhibit – A – Preliminary Strata Plan" attached to this Amendment to Disclosure Statement.

(b) By deleting "Exhibit B - Schedule of Unit Entitlement" attached thereto and substituting therefor "Exhibit B - Schedule of Unit Entitlement" attached to this Amendment to Disclosure Statement. The only changes (either an increase or decrease) to the estimated unit entitlements are with respect to the estimated unit entitlements for Strata Lots 5, 6, 7, 36, 62, 88, 107, 110 and 116. The only changes to the estimated unit entitlements in excess of 10% are with respect to the estimated unit entitlements for Strata Lots 5, 36, 62 and 88.

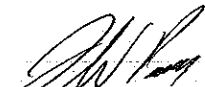
(c) By deleting "Exhibit E - Estimated Monthly Assessments for First Year" attached thereto and substituting therefor "Exhibit E - Estimated Monthly Assessments for First Year" attached to this Amendment to Disclosure Statement.

**DECLARATION**


The declarations in the Disclosure Statement together with the foregoing declarations constitute full, true and plain disclosure of all facts relative to the Development referred to above, proposed to be sold or leased, as required by the *Real Estate Development Marketing Act* of the Province of British Columbia as of October 26, 2005.


KITSILANO VINE CENTRE LIMITED

SIGNED by the Directors in their personal capacities, being:

Per:   
\_\_\_\_\_  
G. Wynne Powell  
Authorized Signatory

  
\_\_\_\_\_  
G. WYNNE POWELL

Per:   
\_\_\_\_\_  
Laird M. Miller  
Authorized Signatory

  
\_\_\_\_\_  
LAIRD M. MILLER

SOLICITOR'S CERTIFICATE

IN THE MATTER OF the *Real Estate Development Marketing Act* and the Amendment to Disclosure Statement dated October 26, 2005, of Kitsilano Vine Centre Limited for property legally described as Parcel Identifier: 007-615-060, Lot A, Block 343, District Lot 526, Plan LMP 15807.

I, R. Max Collett, solicitor, a member of the Law Society of British Columbia, having read over the above-described Amendment to Disclosure Statement dated October 26, 2005, made any required investigations in public offices and reviewed same with the Developer therein named, hereby certify that the facts contained in section 2 of the Disclosure Statement are correct.

DATED at Vancouver, B.C., as of October, 31, 2005.

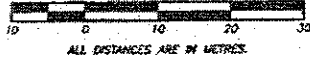


\_\_\_\_\_  
R. Max Collett

**PRELIMINARY STRATA PLAN  
OF AIRSPACE PARCEL 1 BLOCK 343  
DISTRICT LOT 526 AIRSPACE PLAN BCP**

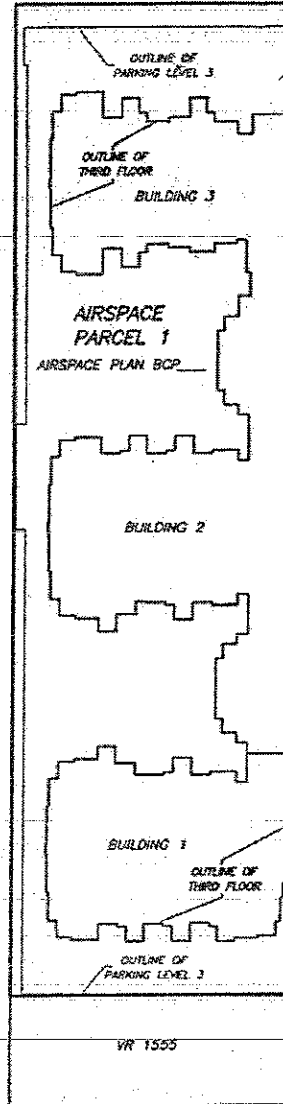
B.C.G.S. 926.025

SCALE 1:500



THE VINE™  
2228 WEST BROADWAY  
VANCOUVER, BC

VINE STREET



L A N E

W E S T B R O A D W A Y

Y E W S T R E E T

**LEGEND**

- SL - DENOTES STRATA LOT
- PT - DENOTES PART
- ⊙ - DENOTES COMMON PROPERTY
- ⊕ - DENOTES ELECTRICAL ROOM BEING COMMON PROPERTY
- ⊖ - DENOTES GAS ROOM BEING COMMON PROPERTY
- ⊙ - DENOTES VENT BEING COMMON PROPERTY
- ⊕ - DENOTES MECHANICAL SPACE BEING COMMON PROPERTY
- ⊖ - DENOTES LIMITED COMMON PROPERTY
- ⊕ - DENOTES BALCONY BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 44
- ⊖ - DENOTES PATIO BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 1
- ⊕ - DENOTES ROOF DECK BEING LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF SL 130

DATA IS BASED ON DIGITAL INFORMATION  
RECEIVED FROM HANCOCK BRÜCKNER ENG  
& WRIGHT AND CHANDLER ASSOCIATES ARCHITECTS  
ON OCTOBER 11, 2005

BERNETT & ASSOCIATES  
B.C. LAND SURVEYORS  
1701-5547 1521st STREET,  
SURREY, B.C.  
PHONE 1-582-0717

DRAWING # 20541-15.PS  
FILE # 20541-12.PS  
DATE: OCTOBER 14, 2005

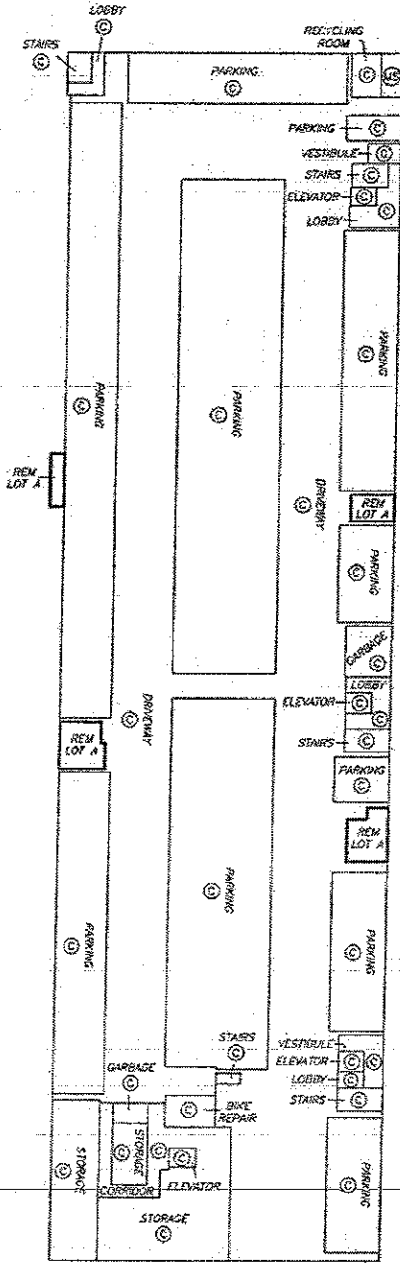
### PARKING LEVEL 3



SCALE 1:400



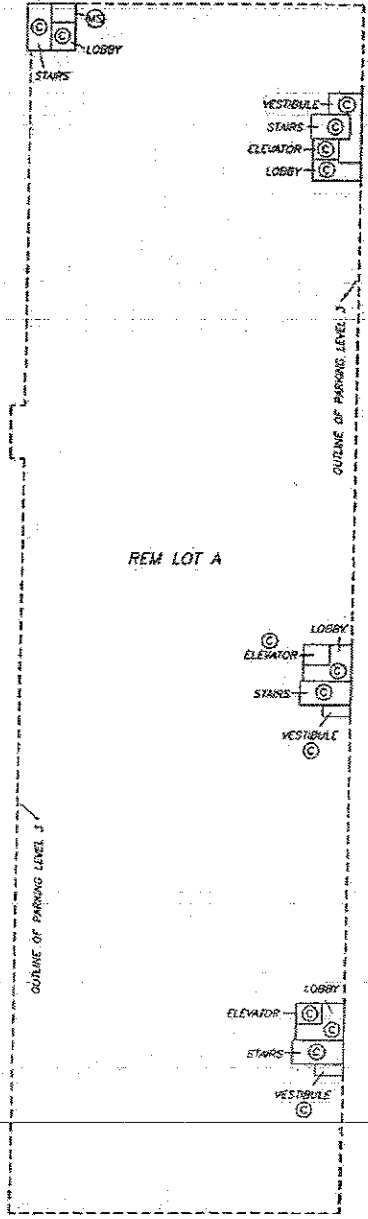
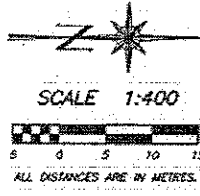
ALL DISTANCES ARE IN METRES.



DRAWING # 30541-12\_P3  
FILE # 30541-12\_P3

DATE : OCTOBER 14, 2005

# PARKING LEVEL 2

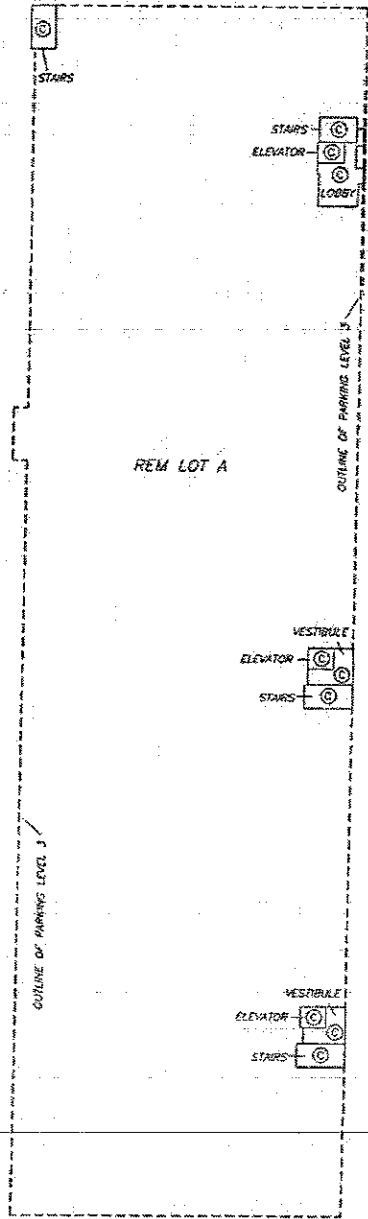
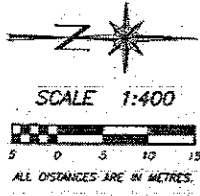


DRAWING # J0541-12\_P2  
FILE # 38541-12\_P2

DATE / OCTOBER 14, 2005



# LOWER PARKING LEVEL 1



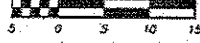
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DATE : OCTOBER 14, 2003

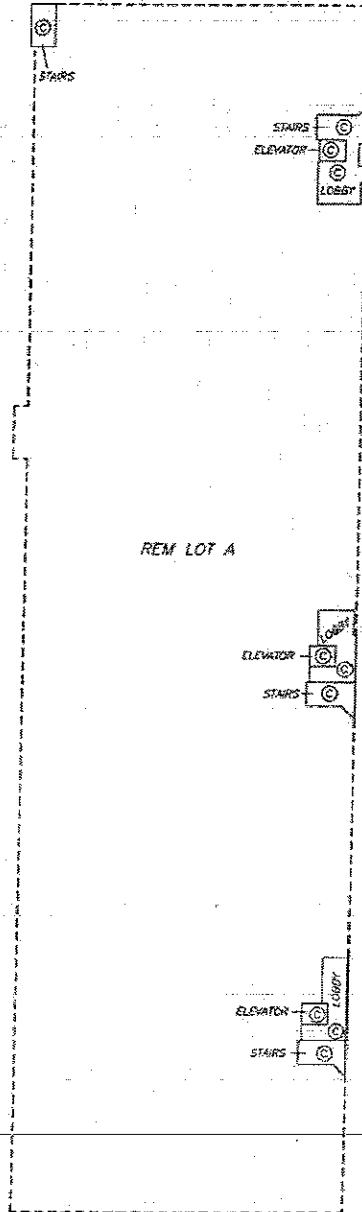
UPPER PARKING LEVEL 1



SCALE 1:400



ALL DISTANCES ARE IN METRES.



DRAWING # 30541-12\_P10  
PLC # 30541-12\_P10

DATE : OCTOBER 14, 2005

**SECOND FLOOR PLAN  
BUILDING 1**



SEE SHEET 7  
MATCH LINE



REM LOT A

SEE SHEET 7  
MATCH LINE

DRAWING # 30541-12\_B1\_F2  
FILE # 30541-12\_B1\_F2

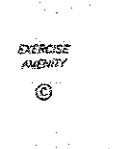
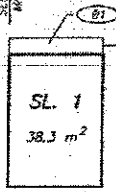
DATE : OCTOBER 14, 2005

**SECOND FLOOR PLAN  
BUILDING 2**

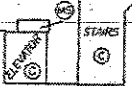


SEE SHEET 6  
MATCH LINE

SEE SHEET 8  
MATCH LINE



CORRIDOR



REM. LOT A

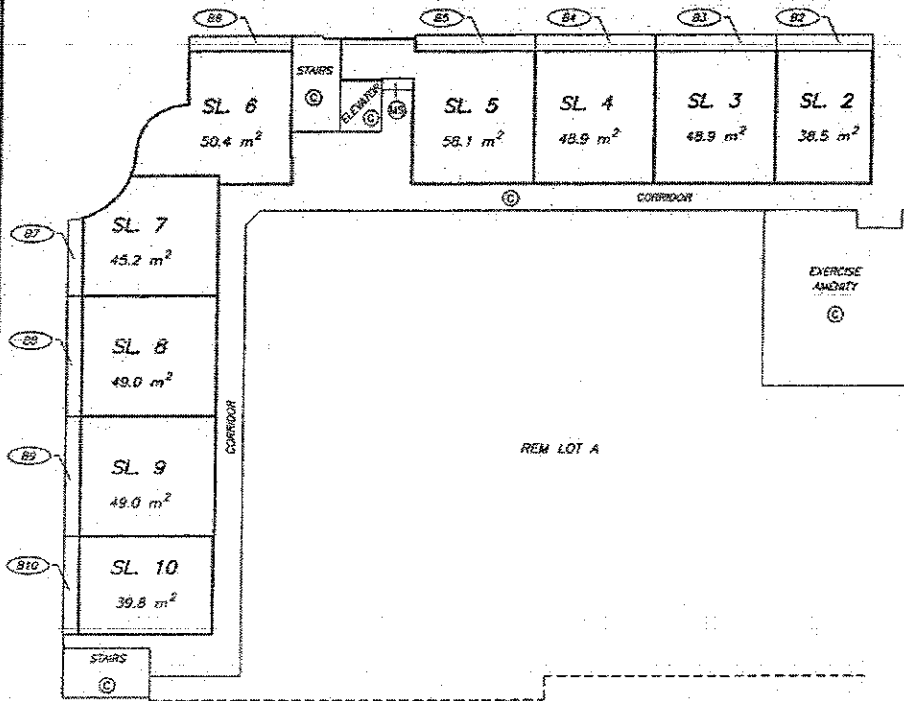
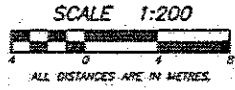
SEE SHEET 6  
MATCH LINE

SEE SHEET 8  
MATCH LINE

DRAWING # 30541-12\_B2\_F2  
FILE # 30541-12\_B2\_F2

DATE : OCTOBER 14, 2005

**SECOND FLOOR PLAN  
BUILDING 3**



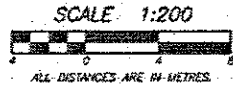
MATCH LINE  
SEE SHEET 7

MATCH LINE  
SEE SHEET 9

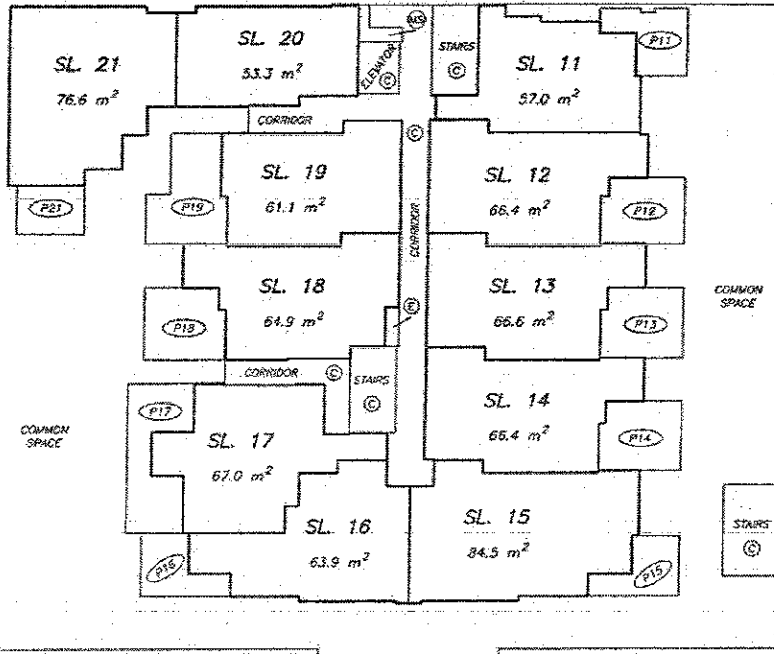
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DATE : OCTOBER 14, 2005

**THIRD FLOOR PLAN  
BUILDING 1**



SEE SHEET 10  
MATCH LINE

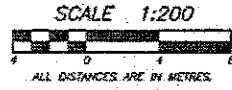


SEE SHEET 10  
MATCH LINE

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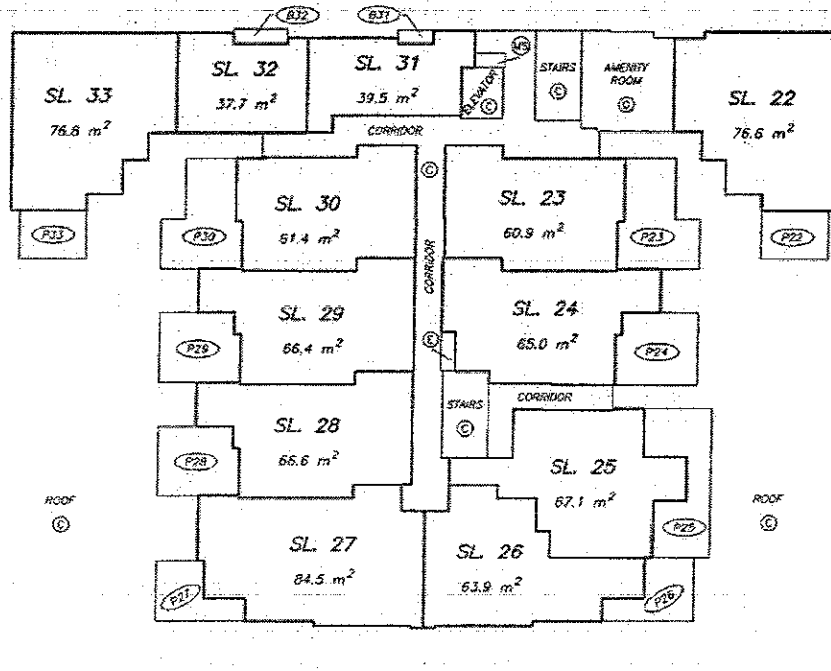
DATE : OCTOBER 14, 2005

**THIRD FLOOR PLAN  
BUILDING 2**



SEE SHEET 11  
MATCH LINE

MATCH LINE  
SEE SHEET 9



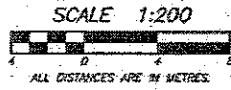
SEE SHEET 11  
MATCH LINE

MATCH LINE  
SEE SHEET 9

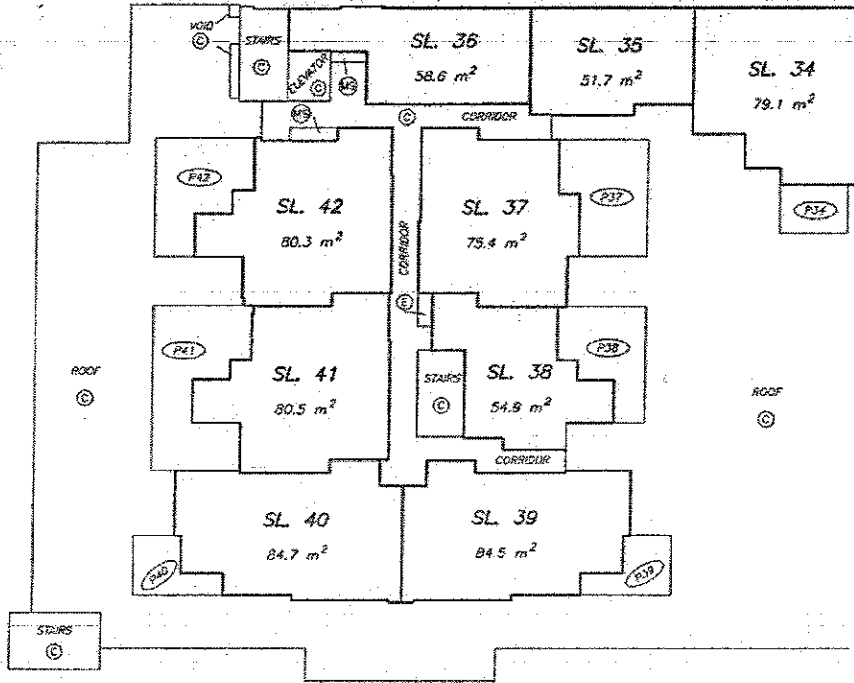
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FILE # 30541-12\_02\_F3

DATE : OCTOBER 14, 2008

**THIRD FLOOR PLAN  
BUILDING 3**



MATCH LINE  
SEE SHEET 10



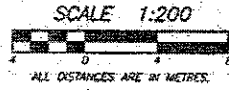
MATCH LINE  
SEE SHEET 11

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FILE # 30541-12\_B3\_F3

DATE : OCTOBER 14, 2005



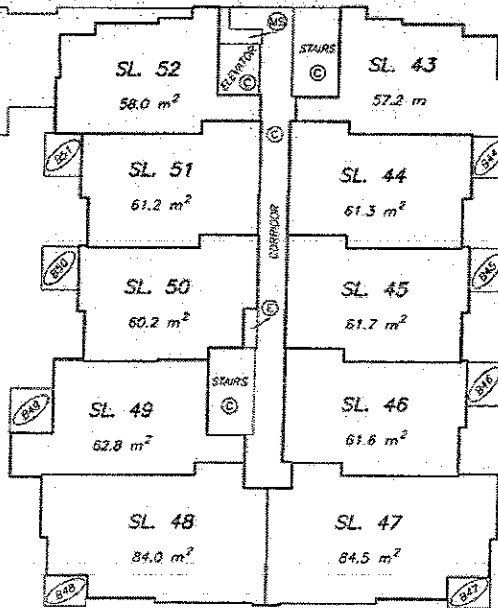
**FOURTH FLOOR PLAN**  
**BUILDING 1**



SEE SHEET 11  
MATCH LINE

SEE SHEET 17  
MATCH LINE

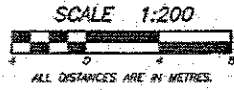
ROOF



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FILE # 30541-12\_B1\_F4

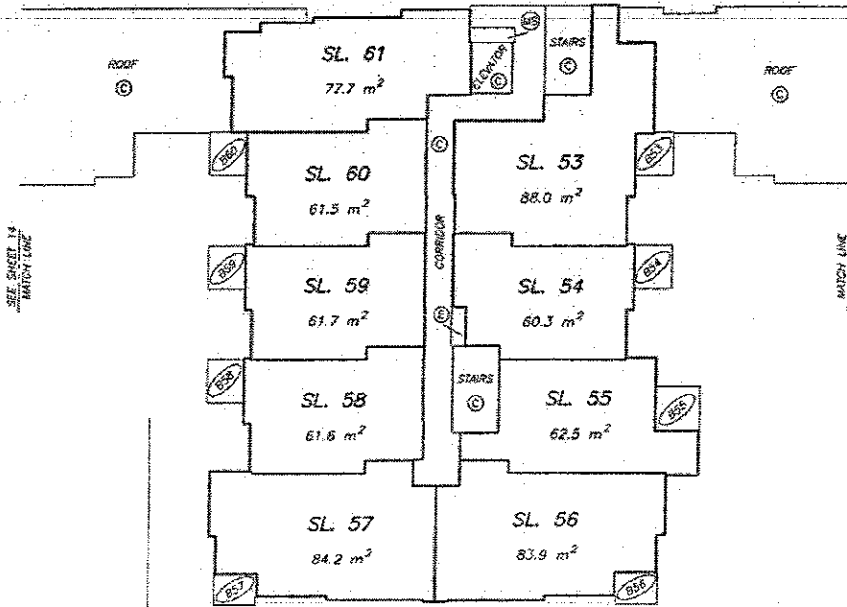
DATE - OCTOBER 14, 2008

**FOURTH FLOOR PLAN  
BUILDING 2**



SEE SHEET 14  
MATCH LINE

MATCH LINE  
SEE SHEET 12



SEE SHEET 14  
MATCH LINE

MATCH LINE  
SEE SHEET 12

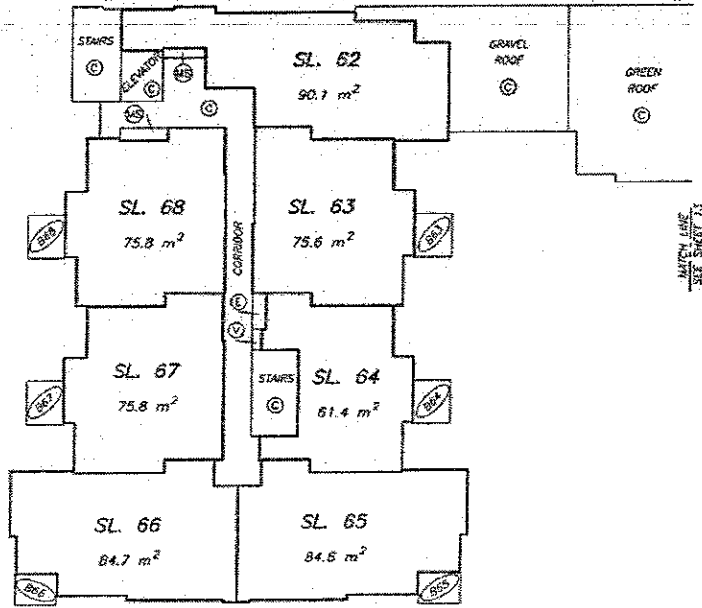
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DATE : OCTOBER 14, 2005

# FOURTH FLOOR PLAN BUILDING 3



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ALL DISTANCES ARE IN METRES.



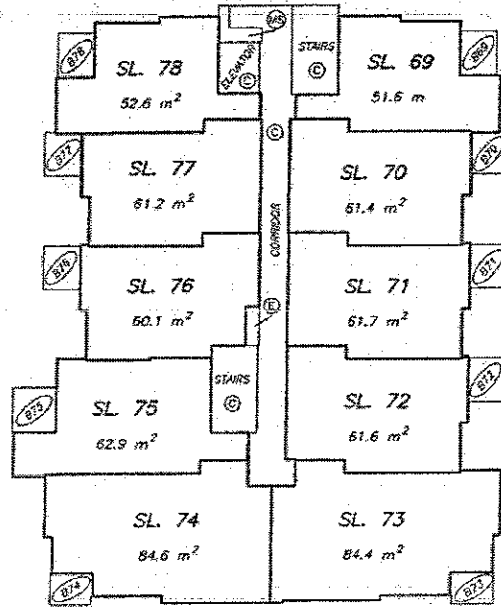
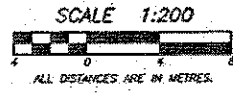
WATCH LINE  
SEE SHEET 13

WATCH LINE  
SEE SHEET 13

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DATE : OCTOBER 14, 2009

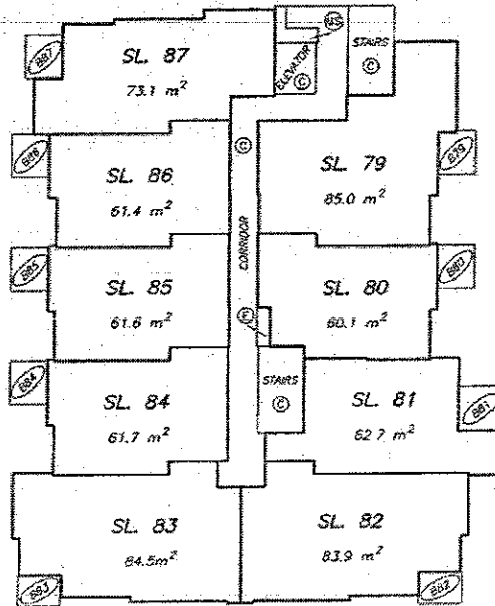
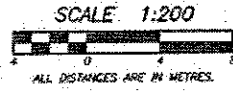
**FIFTH FLOOR PLAN  
BUILDING 1**



DRAWING # 30541-12\_B1\_F5  
FILE # 30541-12\_B1\_F5

DATE : OCTOBER 14, 2005

# FIFTH FLOOR PLAN BUILDING 2



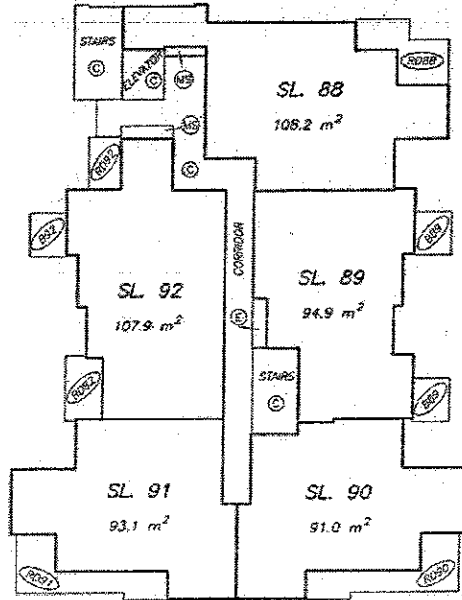
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DATE : OCTOBER 14, 2005

**FIFTH FLOOR PLAN  
BUILDING 3**



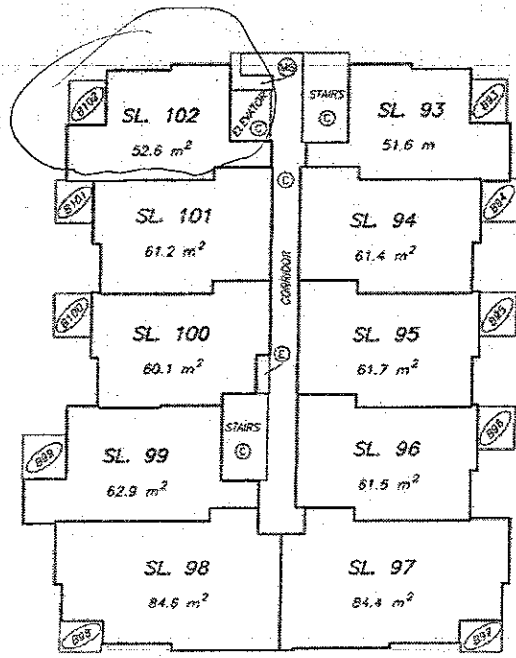
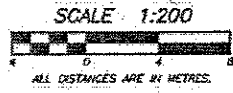
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ALL DISTANCES ARE IN METRES



DRAWING # 30541-F5\_B3\_P5  
FILE # 30541-12\_B3\_P5

DATE : OCTOBER 14, 2005

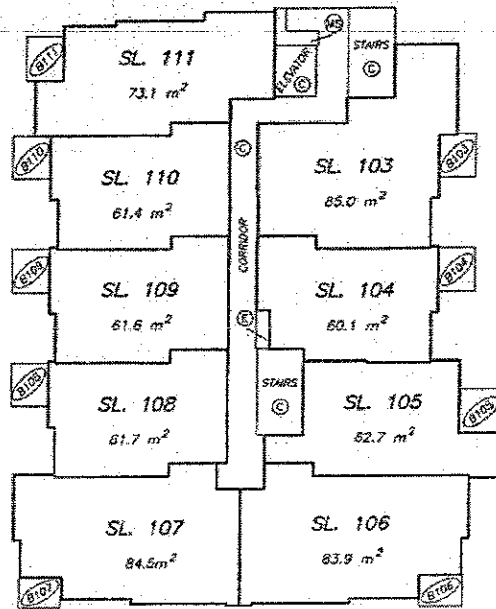
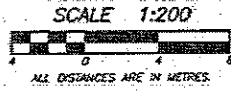
**SIXTH FLOOR PLAN  
BUILDING 1**



DRAWING # 30541-12\_01-F8  
FILE # 30541-12\_01-F8

DATE : OCTOBER 14, 2005

**SIXTH FLOOR PLAN  
BUILDING 2**



DRAWING # 30541-17\_B2\_F6  
FILE # 30541-17\_B2\_16

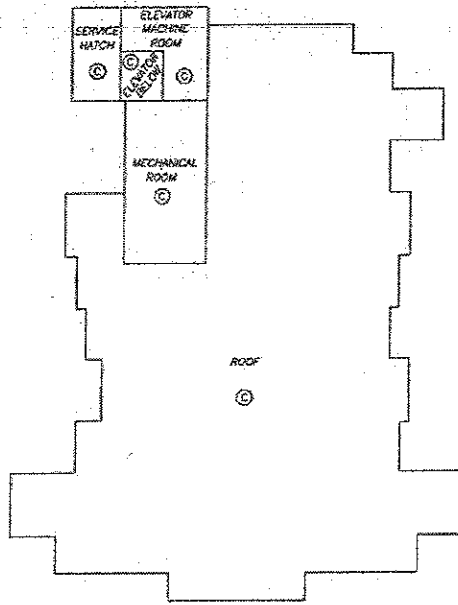
DATE : OCTOBER 14, 2005



**SIXTH FLOOR PLAN**  
**BUILDING 3**



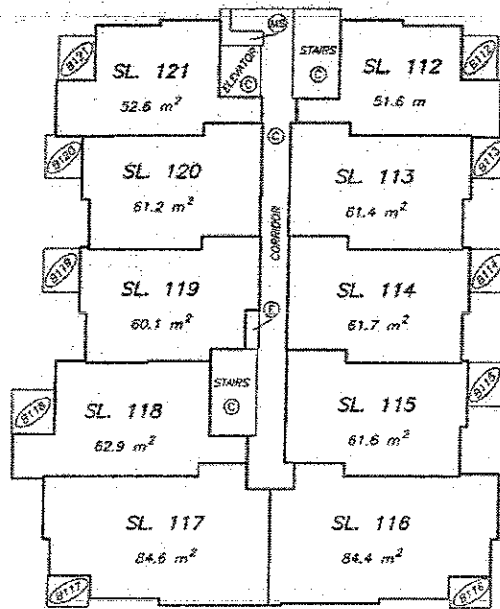
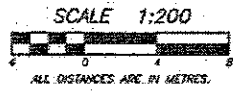
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ALL DISTANCES ARE IN METRES.



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DATE : OCTOBER 14, 2005

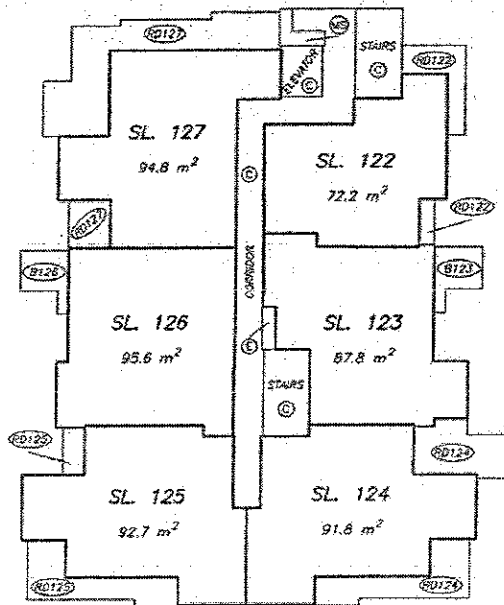
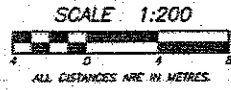
**SEVENTH FLOOR PLAN  
BUILDING 1**



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DATE : OCTOBER 14, 2005

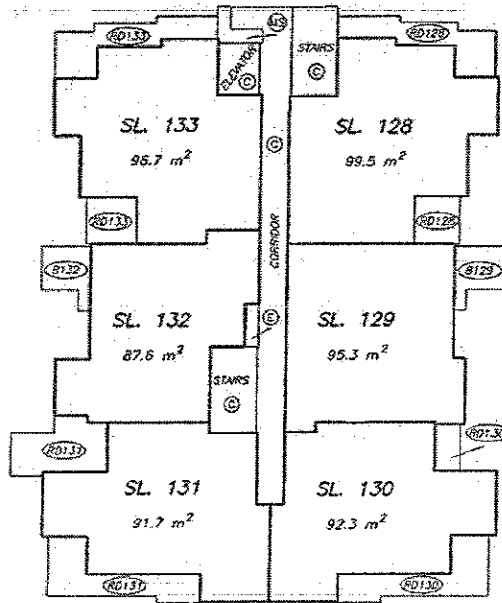
**SEVENTH FLOOR PLAN  
BUILDING 2**



DRAWING # 30541-12\_05\_FF  
FILE # 30541-12\_02\_FF

DATE : OCTOBER 14, 2005

**EIGHTH FLOOR PLAN  
BUILDING 1**



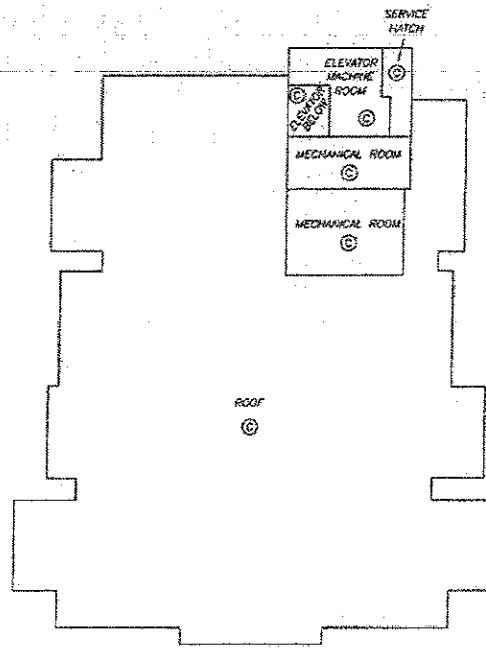
DRAWING # 30541-12\_B1\_F8  
FILE # 30541-12\_B1\_F8

DATE : OCTOBER 14, 2005

**MECHANICAL PLAN  
BUILDING 2**



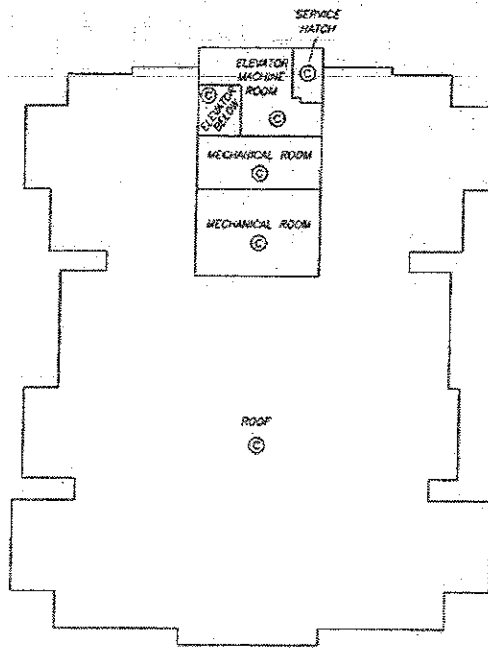
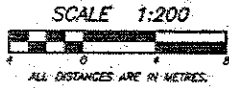
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ALL DISTANCES ARE IN METRES.



DRAWING # 30541-12\_02\_FB  
FILE # 30541-12\_02\_78

DATE - OCTOBER 14, 2005

**MECHANICAL PLAN  
BUILDING 1**



DRAWING # 30541-12\_B1\_F9  
FILE # 30541-12\_B1\_F9

DATE : OCTOBER 14, 2005

## EXHIBIT B

TABLE OF PRELIMINARY AREAS*"THE VINE" at 2228 West Broadway, VANCOUVER*

Strata Lot No.	Sheet No.	Area in square Feet	Area in squareMetres	Estimated Unit Entitlement
1	7	412	38.3	38
2	8	414	38.5	39
3	8	526	48.9	49
4	8	526	48.9	49
5	8	625	58.1	58
6	8	543	50.4	50
7	8	487	45.2	45
8	8	527	49.0	49
9	8	527	49.0	49
10	8	428	39.8	40
11	9	614	57.0	57
12	9	715	66.4	66
13	9	717	66.6	67
14	9	715	66.4	66
15	9	910	84.5	85
16	9	688	63.9	64
17	9	721	67.0	67
18	9	699	64.9	65
19	9	658	61.1	61
20	9	574	53.3	53
21	9	825	76.6	77
22	10	825	76.6	77
23	10	656	60.9	61
24	10	700	65.0	65
25	10	722	67.1	67
26	10	688	63.9	64
27	10	910	84.5	85
28	10	717	66.6	67
29	10	715	66.4	66
30	10	661	61.4	61
31	10	425	39.5	40
32	10	406	37.7	38
33	10	827	76.8	77
34	11	851	79.1	79
35	11	556	51.7	52
36	11	631	58.6	59

Strata Lot No.	Sheet No.	Area in square Feet	Area in squareMetres	Estimated Unit Entitlement
37	11	812	75.4	75
38	11	591	54.9	55
39	11	910	84.5	85
40	11	912	84.7	85
41	11	866	80.5	81
42	11	864	80.3	80
43	12	616	57.2	57
44	12	660	61.3	61
45	12	664	61.7	62
46	12	663	61.6	62
47	12	910	84.5	85
48	12	904	84.0	84
49	12	676	62.8	63
50	12	648	60.2	60
51	12	659	61.2	61
52	12	624	58.0	58
53	13	947	88.0	88
54	13	649	60.3	60
55	13	673	62.5	63
56	13	903	83.9	84
57	13	906	84.2	84
58	13	663	61.6	62
59	13	664	61.7	62
60	13	662	61.5	62
61	13	836	77.7	78
62	14	970	90.1	90
63	14	814	75.6	76
64	14	661	61.4	61
65	14	911	84.6	85
66	14	912	84.7	85
67	14	816	75.8	76
68	14	816	75.8	76
69	15	555	51.6	52
70	15	661	61.4	61
71	15	664	61.7	62
72	15	663	61.6	62
73	15	908	84.4	84
74	15	911	84.6	85
75	15	677	62.9	63
76	15	647	60.1	60
77	15	659	61.2	61
78	15	566	52.6	53
79	16	915	85.0	85
80	16	647	60.1	60
81	16	675	62.7	63



Strata Lot No.	Sheet No.	Area in square Feet	Area in squareMetres	Estimated Unit Entitlement
82	16	903	83.9	84
83	16	910	84.5	85
84	16	664	61.7	62
85	16	663	61.6	62
86	16	661	61.4	61
87	16	787	73.1	73
88	17	1165	108.2	108
89	17	1021	94.9	95
90	17	980	91.0	91
91	17	1002	93.1	93
92	17	1161	107.9	108
93	18	555	51.6	52
94	18	661	61.4	61
95	18	664	61.7	62
96	18	663	61.6	62
97	18	916	85.1	85
98	18	911	84.6	85
99	18	677	62.9	63
100	18	647	60.1	60
101	18	659	61.2	61
102	18	566	52.6	53
103	19	915	85.0	85
104	19	647	60.1	60
105	19	675	62.7	63
106	19	903	83.9	84
107	19	910	84.5	85
108	19	664	61.7	62
109	19	663	61.6	62
110	19	661	61.4	61
111	19	787	73.1	73
112	21	555	51.6	52
113	21	661	61.4	61
114	21	664	61.7	62
115	21	663	61.6	62
116	21	908	84.4	84
117	21	911	84.6	85
118	21	677	62.9	63
119	21	647	60.1	60
120	21	659	61.2	61
121	21	566	52.6	53
122	22	777	72.2	72
123	22	945	87.8	88
124	22	988	91.8	92
125	22	998	92.7	93
126	22	1029	95.6	96

Strata Lot No.	Sheet No.	Area in square Feet	Area in squareMetres	Estimated Unit Entitlement
127	22	1020	94.8	95
128	23	1071	99.5	100
129	23	1026	95.3	95
130	23	994	92.3	92
131	23	987	91.7	92
132	23	943	87.6	88
133	23	1041	96.7	97
<b>TOTALS</b>		<b>99457</b>	<b>9239.9</b>	

EXHIBIT E

ESTIMATED MONTHLY ASSESSMENTS FOR FIRST YEAR

<u>Strata Lot</u>	<u>Estimated Unit Entitlement</u>	<u>Estimated Monthly Assessments for First Year</u>
1	38	\$106.33
2	39	109.13
3	49	137.11
4	49	137.11
5	58	162.29
6	50	139.90
7	45	125.91
8	49	137.11
9	49	137.11
10	40	111.92
11	57	159.49
12	66	184.67
13	67	187.47
14	66	184.67
15	85	237.84
16	64	179.08
17	67	187.47
18	65	181.88
19	61	170.68
20	53	148.30
21	77	215.45
22	77	215.45
23	61	170.68
24	65	181.88
25	67	187.47
26	64	179.08

<u>Strata Lot</u>	<u>Estimated Unit Entitlement</u>	<u>Estimated Monthly Assessments for First Year</u>
27	85	237.84
28	67	187.47
29	66	184.67
30	61	170.68
31	40	111.92
32	38	106.33
33	77	215.45
34	79	221.05
35	52	145.50
36	59	165.09
37	75	209.86
38	55	153.90
39	85	237.84
40	85	237.84
41	81	226.65
42	80	223.85
43	57	159.49
44	61	170.68
45	62	173.48
46	62	173.48
47	85	237.84
48	84	235.04
49	63	176.28
50	60	167.89
51	61	170.68
52	58	162.29
53	88	246.23
54	60	167.89
55	63	176.28

<u>Strata Lot</u>	<u>Estimated Unit Entitlement</u>	<u>Estimated Monthly Assessments for First Year</u>
56	84	235.04
57	84	235.04
58	62	173.48
59	62	173.48
60	62	173.48
61	78	218.25
62	90	251.83
63	76	212.66
64	61	170.68
65	85	237.84
66	85	237.84
67	76	212.66
68	76	212.66
69	52	145.50
70	61	170.68
71	62	173.48
72	62	173.48
73	84	235.04
74	85	237.84
75	63	176.28
76	60	167.89
77	61	170.68
78	53	148.30
79	85	237.84
80	60	167.89
81	63	176.28
82	84	235.04
83	85	237.84
84	62	173.48

<u>Strata Lot</u>	<u>Estimated Unit Entitlement</u>	<u>Estimated Monthly Assessments for First Year</u>
85	62	173.48
86	61	170.68
87	73	204.26
88	108	302.19
89	95	265.82
90	91	254.63
91	93	260.22
92	108	302.19
93	52	145.50
94	61	170.68
95	62	173.48
96	62	173.48
97	85	237.84
98	85	237.84
99	63	176.28
100	60	167.89
101	61	170.68
102	53	148.30
103	85	237.84
104	60	167.89
105	63	176.28
106	84	235.04
107	85	237.84
108	62	173.48
109	62	173.48
110	61	170.68
111	73	204.26
112	52	145.50
113	61	170.68

<u>Strata Lot</u>	<u>Estimated Unit Entitlement</u>	<u>Estimated Monthly Assessments for First Year</u>
114	62	173.48
115	62	173.48
116	84	235.04
117	84	235.04
118	63	176.28
119	60	167.89
120	61	170.68
121	53	148.30
122	72	201.46
123	88	246.23
124	92	257.42
125	93	260.22
126	96	268.62
127	95	265.82
128	100	279.81
129	95	265.82
130	92	257.42
131	92	257.42
132	88	246.23
133	<u>97</u>	<u>271.42</u>
TOTALS	<u>9,252</u>	<u>25,887.94</u>
Yearly Strata Fees:		<u>\$310,655.28</u>

Estimated monthly maintenance fees have been calculated based on the estimated unit entitlement of the Strata Lots and the estimated budget for first year operating expenses as shown on Exhibit D divided by 12.

Eg. for Strata Lot 1

$$38/9,252 \times \$310,656/12 = \$106.33$$