

LOT OPTION AGREEMENT

SL105
the edge
purchase

Dated the 3rd day of May, 2016.

BETWEEN:

Calcan Investments Inc.
PO Box 29188 RPO Okanagan Mission
Kelowna BC V1W 4A7

("Trestle Ridge")

AND:

Woon Jae Lee
524 Mica Crt
Kelowna BC V1W 5J6
(the "Optionee")

1. In consideration of the sum of \$50,000.00 of lawful money of Canada now paid by the Optionee to Trestle Ridge (the "Option Fee") (the receipt of which is acknowledged by Trestle Ridge), Trestle Ridge grants to the Optionee the sole and exclusive option, to purchase, free and clear from all encumbrances, except the conditions and reservations in the original grant of the Lot from the Crown and the certificate of title thereto, all easements and right-of-ways or restrictive covenants which are now or may hereafter be registered against the Lot in favour of the City of Kelowna and/or Utility Companies including but not limited to power, gas, cable, telephone, sewer, water, site grading, landscaping and purposes related thereto as well as any building schemes (the "Permitted Encumbrances"), in accordance with the provisions hereof, for the price set out in Column Two of Schedule "A" (the "Purchase Price") the lot situate, at the subdivision known as Trestle Ridge, in the City of Kelowna, Province of British Columbia, and described in Column One of Schedule "A" (the "Lot").
2. This option is open for exercise, and is irrevocable up to, but not after the hour of 5:00 o'clock in the afternoon on May 31, 2016 (the "Expiry Date").
3. This Option may be exercised by the Optionee by giving Notice of Intent to Exercise the Option, in writing to Trestle Ridge, delivered to Trestle Ridge at its place of business noted above prior to the Expiry Date. The date for completion of the sale shall be no later than May 31, 2016, or 15 days after registration, whichever date is the later.
4. If the Optionee does not exercise the Option within the time and in the manner set out above, Trestle Ridge will be entitled to retain the Option Fee and the Optionee will have no further equity or interest in the Lot, and Trestle Ridge will be free to sell the Lot to any other person, free and clear of any claims by the Optionee.
5. If the Optionee exercises this Option within the time and in the manner set out above, then:
 - (a) the Notice of Intent to Exercise the Option will convert this Option into a binding Agreement for the sale and purchase of the Lot, which will be completed by Trestle Ridge executing and delivering to the Optionee a registrable Transfer of the Lot in the form determined and prepared by the Solicitors for the Optionee, and at the sole expense of the Optionee, and upon acceptance for registration of the Transfer in the Kamloops Land Title

Office, the balance of the Purchase Price, being the Purchase Price, subject to adjustments, less the Option Fee will be paid by certified cheque or solicitor's trust cheque to Trestle Ridge, on the Completion Date at which time the Optionee shall be entitled to possession of the Lot;

- (b) Trestle Ridge, at the expense of the Optionee, will convey to the Optionee the Lot, free and clear of all encumbrances, charges, liens, interests and tenancies except the Permitted Encumbrances;
 - (c) all adjustments including but not limited to property taxes and compliance deposits will be made as of the Completion Date.
6. If the Optionee exercises this Option, but fails to complete the purchase according to the terms and conditions of this Agreement all monies paid by the Optionee to Trestle Ridge as consideration for this Option, will be wholly forfeited to Trestle Ridge as liquidated damages.
7. In the event that the Optionee fails to exercise this Option by the Expiry Date and Trestle Ridge, at the request of the Optionee, in its sole discretion agrees to extend the Expiry Date then the Optionee agrees to pay Trestle Ridge interest at the rate of eighteen (18%) percent per annum from the Expiry Date to the Completion Date such interest to be paid on the Completion Date.
8. Should the Optionee complete the purchase of the Lot, then the Optionee and Trestle Ridge agree as follows:
- (a) The Optionee agrees at its expense to have replaced by a registered Land Surveyor all survey stakes removed or damaged by it or as a result of its building operations on the Lot and to assume and pay for all and every damage that may occur to service connections, turn-on valves, curbing, pavements, street signs, power or telephone facilities or other facilities or improvements constructed by or on behalf of Trestle Ridge on or adjacent to the Lot as a result of the Optionee's building or other operations, and the Optionee agrees at all time to fully indemnify and save harmless Trestle Ridge from all claim or responsibility which may arise by anything done or omitted to be done by the Optionee in its operations on or adjacent to the Lot. Should the Optionee not repair the damages as determined by Trestle Ridge, Trestle Ridge may cause the said damages to be replaced or repaired and the Optionee hereby agrees to pay the cost thereof to Trestle Ridge with Thirty (30) days of receipt of invoice for such costs. Interest on account of non-payment as stipulated will be calculated at the rate of eighteen (18%) percent per annum on the unpaid balance. Trestle Ridge agrees, on completion of building operations by the Optionee, to make a physical inspection to ensure that no damages remain outstanding respecting the Lot or Lots and the adjacent lots thereto.
 - (b) The Optionee agrees not to allow any excavation nor the storage of excavation dirt within two (2) meters in perpendicular width of any area of the Lot subject to electrical, gas or telephone utility right-of-ways.
 - (c) The Optionee agrees that the Lot shall be used by the Optionee only for the purpose of constructing thereon a dwelling unit which shall be in accordance with and comply with all applicable Zoning Bylaws, Building Bylaws and the building restrictions and other requirements of the City of Kelowna and Statutory Building Scheme and Trestle Ridge

Development Guidelines, and without limiting the obligation of the Optionee with regard to the foregoing provisions the Optionee agrees:

- (i) That the Optionee will be responsible for acquainting itself with and complying with the above City of Kelowna Bylaws and requirements, and Trestle Ridge Development Guidelines (including but not limited to the building, site grading and landscaping requirements set out therein)
 - (ii) That the Optionee will ensure that all necessary grade elevations, construction and finished lot grading conform to the applicable Bylaws of the City of Kelowna and the Site Grade Restrictive Covenant in favour of the City of Kelowna. The Optionee shall be responsible for proper compliance and any damages or costs resulting from non compliance.
 - (iii) The Optionee agrees that prior to submitting for a building permit to the City of Kelowna it will have had its architectural building Plans approved by Trestle Ridge as described in Trestle Ridge Development Guidelines.
 - (iv) The Optionee agrees that all grading, sodding, landscaping and timed irrigation of the Lot and the frontage between the Lot and the street and rear lane, if any, shall be the responsibility of the Optionee and shall be installed by the Optionee in accordance with Trestle Ridge Development Guidelines.
- (d) Upon completion of construction of the house on the Lot and all required landscaping and Lot grading, the Optionee shall request a final inspection from Trestle Ridge. A Reviewing Agent appointed by Trestle Ridge shall inspect the project and issue a site inspection report to Trestle Ridge setting out whether all work is in compliance with the approved design drawings and Edge Development Guidelines. Trestle Ridge shall then issue to the Optionee a list of deficiencies to be completed. The Optionee will immediately rectify all deficiencies and request a second site inspection by the Reviewing Agent. If the Optionee shall fail to observe, perform or keep any of the provisions of Trestle Ridge Development Guidelines to be observed, performed or kept by the Optionee, Trestle Ridge may, at its sole discretion and without prejudice to any other remedy, rectify the default of the Optionee, at the Optionee's expense. Without limiting the generality of the foregoing Trestle Ridge may:
- (i) Enter onto the Lot and do or cause to be done through its servants, contractors and others, all such things as may be required to fulfill the obligations of the Optionee.
 - (ii) Make payments required to be made for and on behalf of the Optionee. Payments made to rectify deficiencies by the Optionee that have been paid by Trestle Ridge shall be paid upon written demand of payment by Trestle Ridge. The Optionee further agrees to pay Trestle Ridge interest at the rate of eighteen (18%) percent interest per annum on any such payments made by Trestle Ridge from the date of payment by Trestle Ridge to the date of payment by the Optionee.
 - (iii) If approval is granted, the Reviewing Agent will immediately forward the approved inspection report to Trestle Ridge.

- (e) The Optionee agrees that all movement of fill to or from the Lot will be at the entire cost of the Optionee.
 - (f) The Optionee agrees to ensure that signage on any Lot by a contractor, builder or other persons engaged by or on behalf of the Optionee complies with Trestle Ridge Development Guidelines. Direction signs by the Optionee or his agents are not permitted within Trestle Ridge Subdivision on the roads leading to Trestle Ridge Subdivision.
 - (g) The Optionee shall not commence excavation on the Lot until after the Completion Date.
9. The Purchase Price for the Lot includes the following prepaid services in the subdivision of which the Lot form a part, that is:
- (a) Sanitary sewer system;
 - (b) Underground land drainage system within the street system;
 - (c) Water line;
 - (d) Sewer and water connections from the sewer and water line to the Lot line;
 - (e) Curbs as designated by the City of Kelowna;
 - (f) Sidewalks to the boundary of the Strata lot subdivision as may be determined by the City of Kelowna;
 - (g) Residential type street pavement;
 - (h) Street lightning to the boundary of the Strata lot subdivision;
 - (i) Underground power, telephone and cable;
 - (j) Common Area gate and perimeter fencing (see Trestle Ridge for details);
 - (k) Common Area landscaping and improvements as per Landscape Plan (see Trestle Ridge for details).
10. If the Optionee is a company or individual carrying on business as a builder or contractor, the Optionee must be a member in good standing of the New Home Warranty Program.
11. The City of Kelowna has approved a specific land use zone for Trestle Ridge (RH5 Zone). The Optionee acknowledges that it will not oppose any future zoning by Trestle Ridge for Trestle Ridge project.
12. Time shall in every respect be the essence of this entire agreement.
13. This Agreement cannot be assigned by the Optionee without the written consent of Trestle Ridge which consent shall not be unreasonably withheld.
14. This Agreement may be executed in any number of counterparts, each of which when delivered shall be deemed to be an original and all of which together shall constitute one and the same document. A copy

of this Agreement delivered by facsimile or other telecopier machine and bearing a copy of the signature of a party to this Agreement shall for all purposes be treated and accepted as an original copy thereof.

15. Any notice required or permitted to be given under this Agreement will be in writing and may be given by delivering, sending by fax or sending by prepaid registered mail posted in Canada, the notice to the following address or fax number:

(a) If to Trestle Ridge

At PO Box 29188 Okanagan Mission RPO, Kelowna, BC V1W 4A7
Attention: Lloyd Nestman Fax No. (250) 764-4693

(b) If to Optionee

At **Woon Jae Lee** 524 Mica Crt. Kelowna BC V1W 5J6

Ph No. 250-300-0594 email: ujlee2002@yahoo.co.kr

or to such other address or fax number as any party may specify by notice in writing to another party.

Any notice delivered or sent by fax on a business day will be deemed conclusively to have been effectively given on the day the notice was delivered.

Any notice sent by prepaid registered mail will be deemed conclusively to have been effectively given on the third business day after posting; but if at the time of posting or between the time of posting and the third business day thereafter there is a strike, lockout, or other labour disturbance affecting postal service, then the notice will not be effectively given until actually delivered.

16. This is the entire agreement between the parties and there are no representations, warranties, guarantees, promises or agreements other than those contained herein, all of which contained herein shall survive the completion of the sale. The parties recognize that other agreements may be entered into in order to modify or amplify the provisions of this Agreement but until such agreements are in fact executed in writing this shall be the entire Agreement between the parties.

17. All schedules and addendums attached to this Agreement and any conditions set out below are hereby considered to form a part of this agreement.

Schedule "A"	Lot description and Price
Schedule "B"	The Edge at Trestle Ridge Development Guidelines
Schedule "C"	Agreement in concept

RECEIPT OF DISCLOSURE STATEMENT

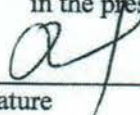
The Optionee acknowledges that [he/she/it] has been provided with a copy of the Disclosure Statement for the Development dated April, 2015, and has had an opportunity to read them, and that this Contract constitutes a receipt therefore, and acknowledgement of the initiation of a 7 day rescission period ending the 3rd day of May, 2016.

IN WITNESS WHEREOF the parties have executed this Agreement by their proper officers duly authorized in that behalf as of the date and year on the first page.

TRESTLE RIDGE

Per: 
Authorized Signatory

SIGNED, SEALED & DELIVERED
in the presence of:


Signature

DARYL GRAF
Print Name

4858 QUARRY CRT
Address

CONSULTANT
Occupation


Woon Jae Lee

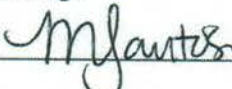
SCHEDULE "A"

Column One Legal Description	Column Two *Purchase Price	Column Three Option Fee	Column Four Balance Due on Completion
Lot# 105 – 5450 The Edge Place PID 029-627-869 EPS2740	\$545,000	\$50,000	\$495,000 - \$25000 Landscape Credit Total is \$470,000

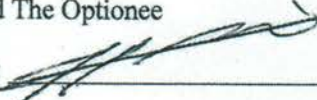
1. *Goods and Services Tax (GST) is payable on the Purchase Price.
2. Trestle Ridge's GST registration number is 13416 0365 RT0001.
3. The Optionee is aware of the no build covenant stating that permanent structures in the Trestle Ridge must be set back a minimum of 2.5 m from the crest of the structural fill slope at the rear of the lot.
- 4.
5. The Optionee agrees to begin construction of the home on the Lot within twenty four (24) months of the Completion Date as required by Trestle Ridge Development Guidelines.
6. The Optionee agrees to pay a deposit for compliance of the Development Guidelines in the amount of \$20,000. This deposit is to be provided to the Developer upon closing of the lot.
7. The Optionee agrees to submit a professionally prepared landscape plan for the entire lot. Landscaping of the lot must be complete within 8 months of completion of the home.
8. Trestle Ridge will be installing a security gate to the entrance of the Strata Development. This gate will operate on a specific electronic system. The Optionee will be required to purchase and install a specific brand and type of door lift operator and required to use a specific remote. (Please see Trestle Ridge office for details of requirements)
9. Purchasers will be responsible for obtaining and installing a separate water meter to the home constructed on their Strata Lot, from a Developer approved supplier and installer.
10. The Monthly Strata Fee for this lot will be set at \$219 for the first year as per budget included in disclosure statement.
11. The Optionee may construct a residence as outlined in the "agreement of concept" as outlined in Schedule "C" attached, subject to any RH1 zoning bylaw restrictions.

Agreed to by:

Trestle Ridge

Per: 

And The Optionee

Per: 

Per: _____

SCHEDULE "B"

(Development Guidelines)



ACKNOWLEDGMENT

Offering of Pre-Sale Units

The Disclosure Statement provided to the undersigned relates to a development property that is not yet completed. Please refer to Section 7.2 of the Disclosure Statement for specific information related to the Lot Option Agreement (the "purchase agreement").

Receipt of Disclosure Statement

The undersigned acknowledges receipt of the Disclosure Statement dated March 31, 2016 and confirms having been afforded a reasonable opportunity to review the Disclosure Statement prior to entering into a purchase agreement.

Electronic Delivery

If the undersigned provides the Developer with a facsimile number or an email address, the undersigned consents to the delivery of the Disclosure Statement and any amendments thereto, by electronic means. The date of delivery by electronic means will be deemed to be the day that the transmission was successfully sent to the undersigned's facsimile number or email address, as the case may be. If there is more than one buyer listed on the purchase agreement, delivery will be deemed to have been given to all of the buyers upon delivery to facsimile number or email address provided.

Facsimile: _____

Email: uylee2002@yahoo.co.kr

The above information has been drawn to the attention of the undersigned who confirms that fact by signing below

Dated: May 20, 2016.

WOONJAE, LEE
(Print Name)

(Print Name)

MR WOON JAE LEE
MRS MUN YOUNG MA
524 MICA CRT
KELOWNA BC V1W 5J6

266
DATE 20/6-25-03
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Cakan Investments Inc.

\$ 50,000 ^{XX}

fifty thousand

100 DOLLARS

 Security features
included.
Details on back.

BMO  Bank of Montreal
2705 GORDON ROAD
REGINA, SASKATCHEWAN S4S 6H8

MEMO

[Signature]

MP

⑈ 266⑈ ⑆ 26758⑈001⑈

3148⑈689⑈