

AMENDMENT TO DISCLOSURE STATEMENT

REAL ESTATE DEVELOPMENT MARKETING ACT
OF BRITISH COLUMBIA

Amendment to Disclosure Statement dated January 9, 2006

Amendment to an original Disclosure Statement (the "Original Disclosure Statement") dated January 9, 2006, and filed with the office of the Superintendent of Real Estate for British Columbia on January 19, 2006 with respect to an offering by Ryan Development Ltd. for the sale of certain strata units located at 8757 - 160th Street, Surrey, British Columbia.

DEVELOPER:

NAME: RYAN DEVELOPMENT LTD.

MAILING ADDRESS: #203 – 12736 - 80th Avenue
Surrey, B.C. V3W 5Y7

ADDRESS FOR SERVICE IN BRITISH COLUMBIA: #203 – 12736 - 80th Avenue
Surrey, B.C. V3W 5Y7

AGENT OF DEVELOPER WITHIN BRITISH COLUMBIA:

NAME: CENTURY 21 APEX INTERNATIONAL

MAILING ADDRESS: #105 - 12877 - 76th Avenue
Surrey, B.C. V3W 2V3

DATED: August 1, 2006

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.

AMENDMENT TO DISCLOSURE STATEMENT:

The Original Disclosure Statement is hereby amended as follows:

1. The Strata Plan BCS1678 for the “Development Property”, as defined in the Original Disclosure Statement, was originally filed at the New Westminster Land Title Office on January 18, 2006 under registration Number BA155846. By Statutory Declaration Re: Strata Plan BCS1678, the Strata Plan BCS1678 was amended and the amended Strata Plan BCS1678 was filed for Registration at the New Westminster Land Title Office on February 28, 2006 under No. BA004656;
2. On February 28, 2006 an amended Form V, Schedule of Unit Entitlement, was filed at the New Westminster Land Title Office under Number BA004657;
3. Exhibit “A” Strata Plan attached to the Original Disclosure Statement is replaced by Exhibit “A” amended Strata Plan BCS1678 attached to this Amendment For Disclosure Statement;
4. Exhibit “B” Form V, Schedule of Unit Entitlement attached to the Original Disclosure Statement is replaced by Exhibit “B” amended Form V Schedule of Unit Entitlement attached to this Disclosure Statement;
5. Exhibit “D” Estimated Operating Budget attached to the Original Disclosure Statement is replaced by Exhibit “D” amended Estimated Operating Budget attached to this Disclosure Statement;
6. All references in the Original Disclosure Statement to Exhibits “A”, “B” and “D” are replaced by reference to the Exhibits “A”, “B” and “D” as attached to this Amendment to Disclosure Statement.

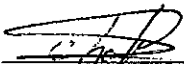
CAUTION

The Developer, directors of a corporate Developer, and any other person required by the Superintendent of Real Estate to sign this Amendment to Disclosure Statement are advised to read the provisions of and be fully aware of their obligations under Part 2 of the Real Estate Development Marketing Act of British Columbia.

DECLARATION

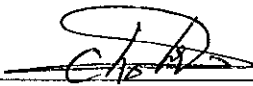
The foregoing declarations, together with the Original Disclosure Statement, constitute full, true and plain disclosure of all material facts relating to the Development referred to above, proposed to be sold, as required by the Real Estate Development Marketing Act of British Columbia, of the Province of British Columbia as of the 1st day of August 2006.

DEVELOPER

Per: 

Title: President

DIRECTORS OF THE DEVELOPER



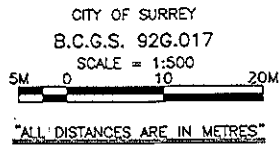
Authorized signatory
Owner/Developer

EXHIBIT "A"
Amended Strata Plan

STRATA PLAN OF LOT "A" SECTION 26
TOWNSHIP 2 N.W.D. PLAN BCP10400

STRATA PLAN BCS

Deposited and Registered in the Land Title
Office at NEW WESTMINSTER, B.C.
This _____ day of _____, 2005



INTEGRATED SURVEY AREA NO. 1

City of Surrey

Grid bearings derived from
OCM# 5272 and OCM# 5258
This plan shows ground level measured distances.
Prior to computation of U.T.M. coordinates
multiply by combined factor 0.99959405

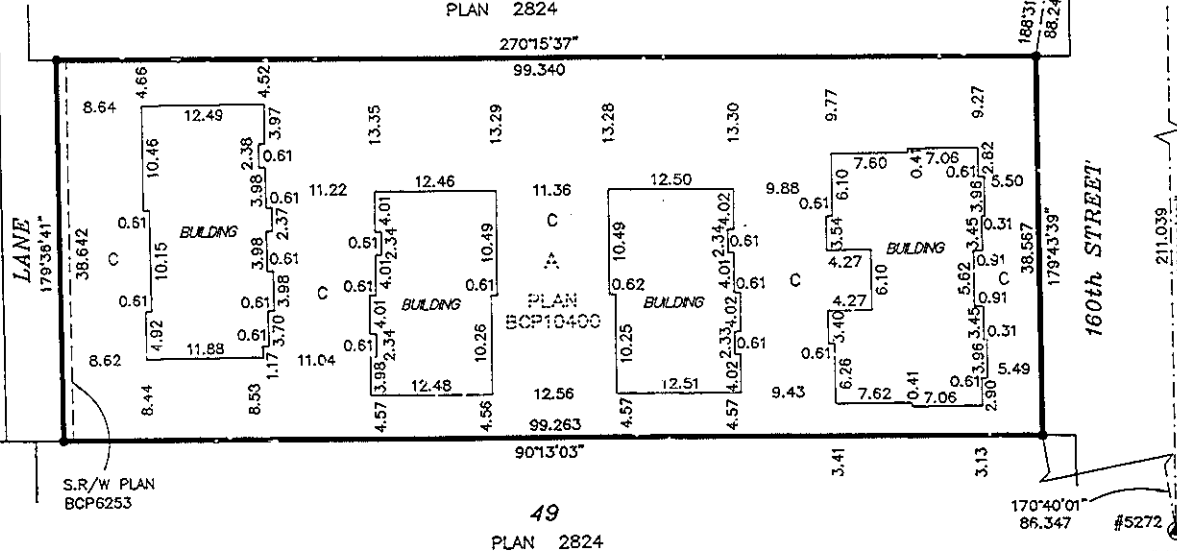
NAD83 CSRS (GVRD 2005)

CIVIC ADDRESS

#8747 160th STREET
SURREY, B. C.

SEC. 26 TP. 2

51
PLAN 2824



LEGEND

- SL DENOTES STRATA LOT
- PT. DENOTES PART
- m2 DENOTES SQUARE METRES
- PLA DENOTES PLANTER
- RD DENOTES ROOF DECK
- P DENOTES PATIO
- V DENOTES VENT
- S DENOTES STORAGE
- C DENOTES COMMON PROPERTY
- LCP DENOTES LIMITED COMMON PROPERTY
- APPURTENANT TO STRATA LOT NO. THAT FOLLOWS

- STANDARD IRON POST FOUND
- ⊙ CONTROL MONUMENT

I, D.J. DYCK, OF SURREY, B.C., A BRITISH COLUMBIA
LAND SURVEYOR HEREBY CERTIFY THAT THE BUILDING
ERECTED ON THE PARCEL DESCRIBED ABOVE IS WHOLLY
WITHIN THE EXTERNAL BOUNDARIES OF THAT PARCEL.

THIS PLAN LIES WITHIN THE
CITY OF SURREY

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

SOUTH FRASER LAND SURVEYING LTD.
#101-7485 130th STREET
SURREY, B.C.
604-599-1886
04132PS1

DATED
THIS 18th DAY OF NOVEMBER, 2005

I, D.J. Dyck, a British Columbia Land Surveyor, of Surrey,
in British Columbia, certify that I was present at and personally
superintended the survey represented by this plan and that the
survey and plan are correct. The field survey was completed on
the 18th day of NOVEMBER, 2005
The plan was completed and checked and the checklist filed under
40956 on the 21st day of NOVEMBER, 2005

40956 24

SIGNATURE OF B.C.L.S.

04132PS1

Registrar

OWNER(S)

MORTGAGEE(S)

RYAN DEVELOPMENT LTD.
INC. No. 647503

WESTMINSTER SAVINGS CREDIT UNION

Authorized Signatory

Authorized Signatory

(Print Name)

(Print Name)

Authorized Signatory

Authorized Signatory

(Print Name)

(Print Name)

Witness

Witness

(Print Name)

(Print Name)

Address of Witness

Address of Witness

Occupation of Witness

Occupation of Witness

FORM S

ENDORSEMENT OF NONOCCUPANCY
(Section 241, Regulations, section 14.5(3))

I, D.J. DYCK, A BRITISH COLUMBIA
LAND SURVEYOR, CERTIFY THAT
THE BUILDING SHOWN IN THIS STRATA
PLAN HAS NOT AS OF THIS
18th DAY OF NOVEMBER, 2005.
BEEN PREVIOUSLY OCCUPIED.

B.C.L.S.

DATED THIS 18th DAY
OF NOVEMBER, 2005

**BASEMENT FLOOR(GARAGE)
PART OF STRATA LOTS 5 TO 17 INCLUSIVE**

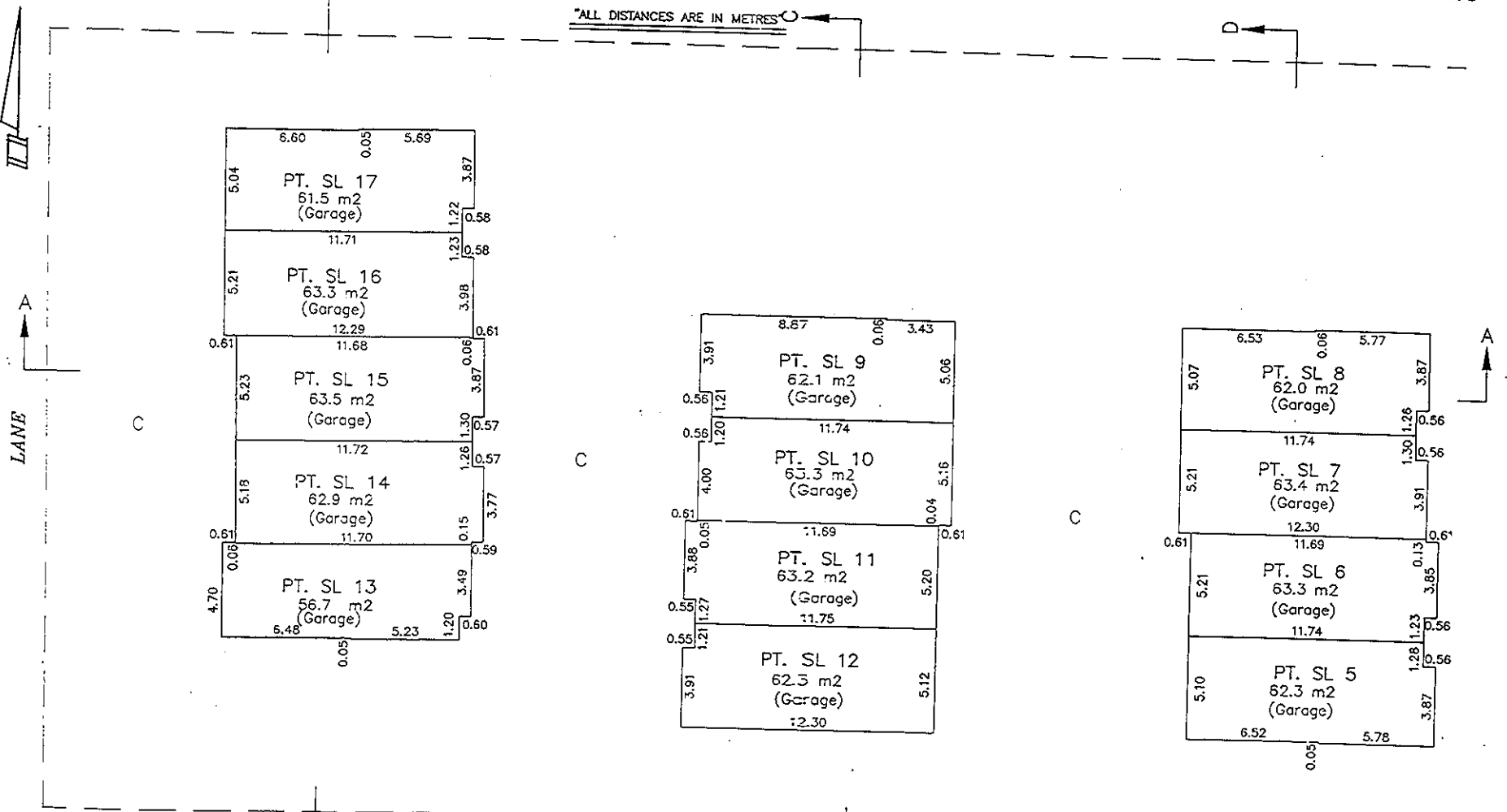
SCALE = 1:200



"ALL DISTANCES ARE IN METRES"

AMENDED SHEET 3 OF 9 SHEETS

STRATA PLAN BCS1678



DATED THIS 21st DAY
OF FEBRUARY 2006

[Signature]

B.C.L.S. 04132AMD

GROUND FLOOR
PART OF STRATA LOTS 1 TO 8 INCLUSIVE

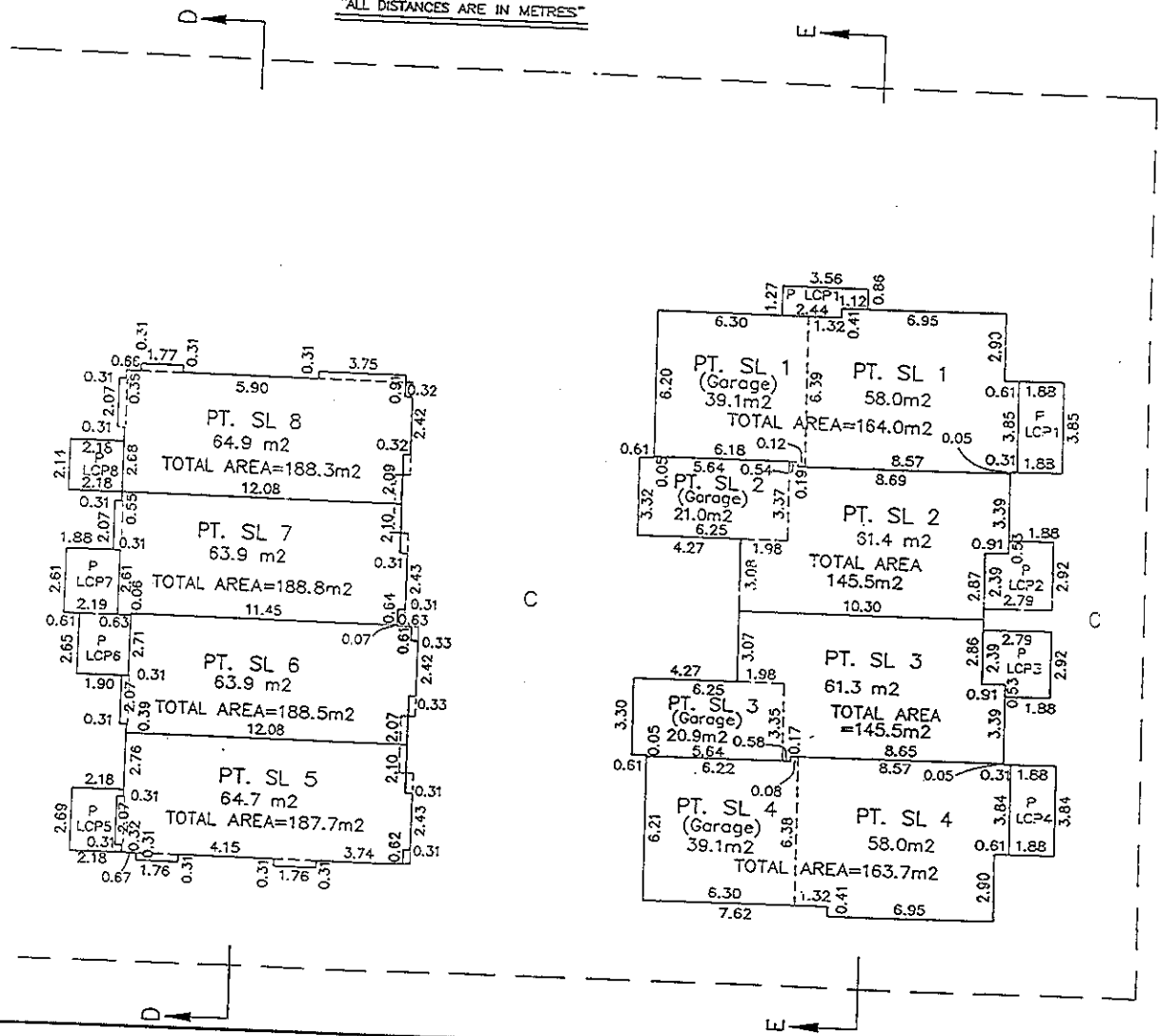
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"ALL DISTANCES ARE IN METRES"

AMENDED SHEET 4 OF 9 SHEETS

STRATA PLAN BCS1678



160th STREET

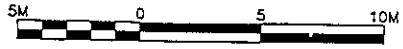
DATED THIS 21st DAY
OF FEBRUARY 2006

B.C.L.S.
04132AMD

GROUND FLOOR
PART OF STRATA LOTS 9 TO 17 INCLUSIVE

STRATA PLAN BCS

SCALE = 1:200



"ALL DISTANCES ARE IN METRES"



A

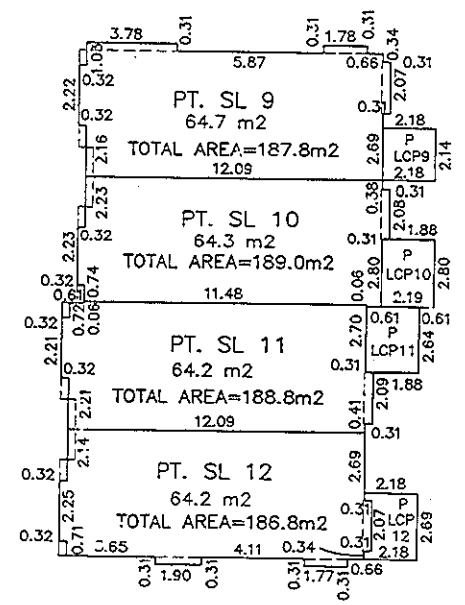
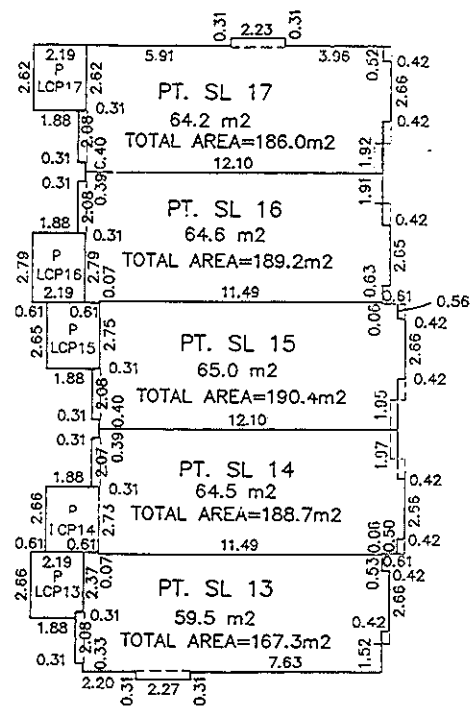
LANE

C

C

C

A



DATED THIS 18th DAY
OF NOVEMBER 2005

SECOND FLOOR
PART OF STRATA LOTS 1 TO 8 INCLUSIVE

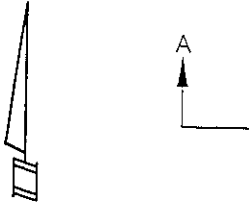
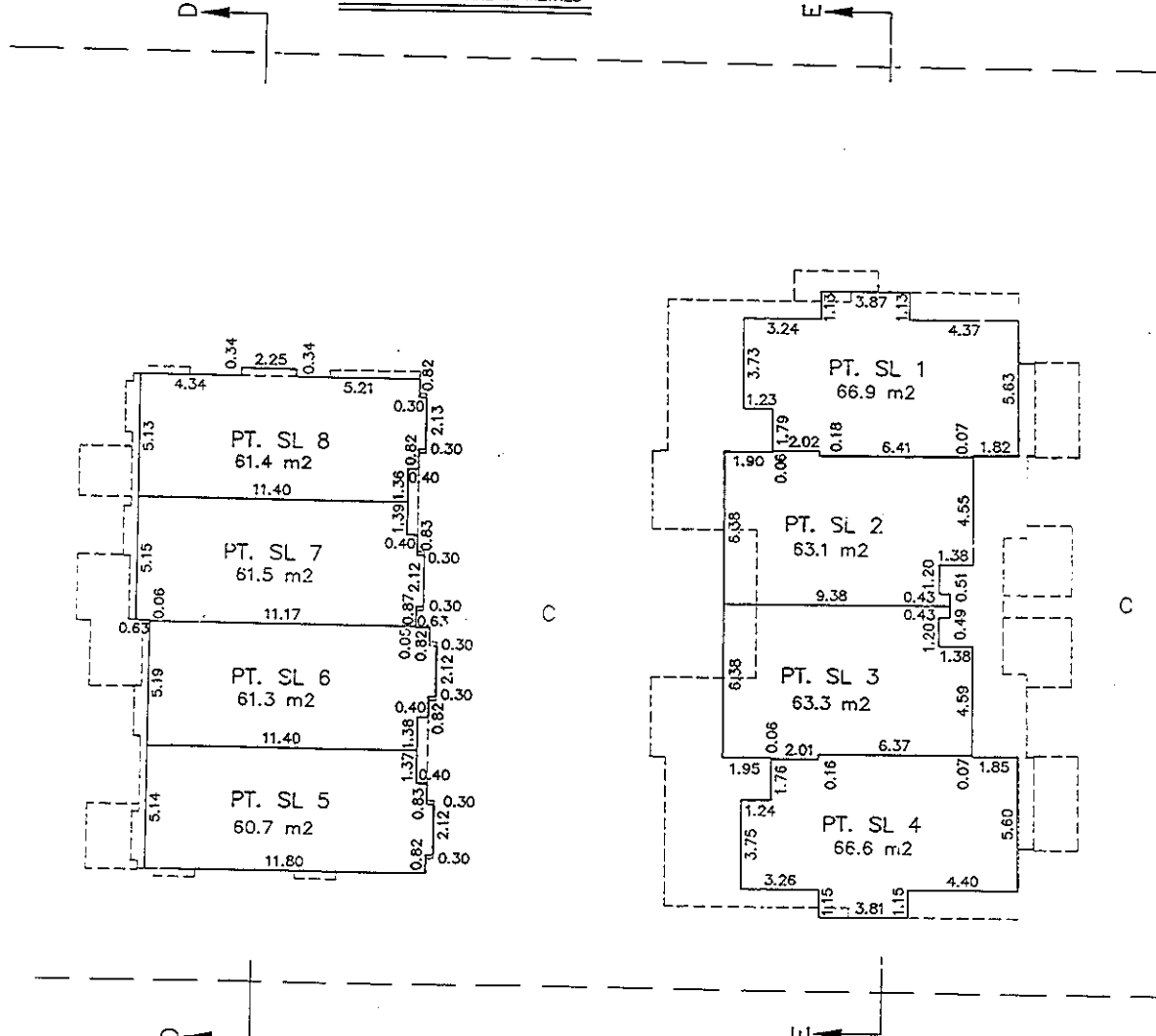
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SHEET 6 OF 9 SHEETS

STRATA PLAN BCS



"ALL DISTANCES ARE IN METRES"



160th STREET

DATED THIS 18th DAY
OF NOVEMBER 2005

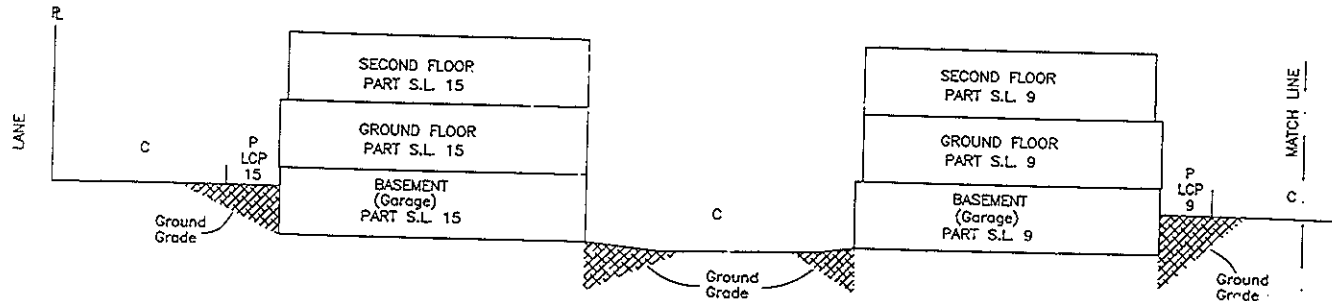
B.C.L.S.
04132S2

SECTIONS

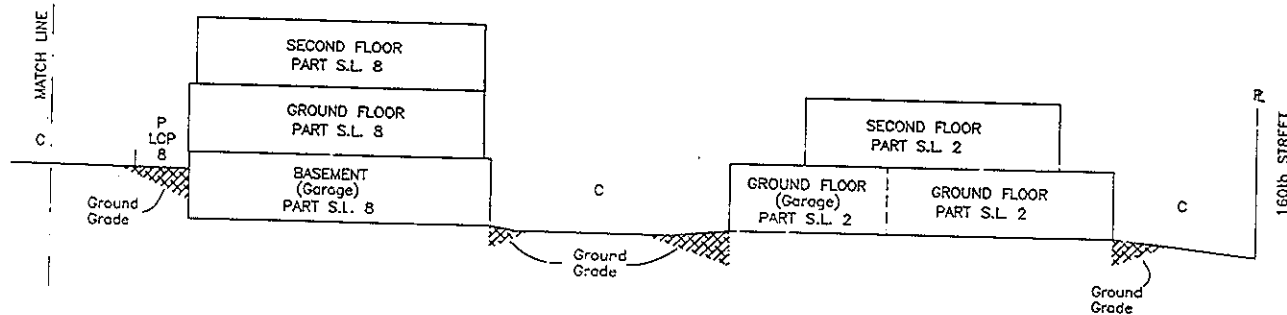
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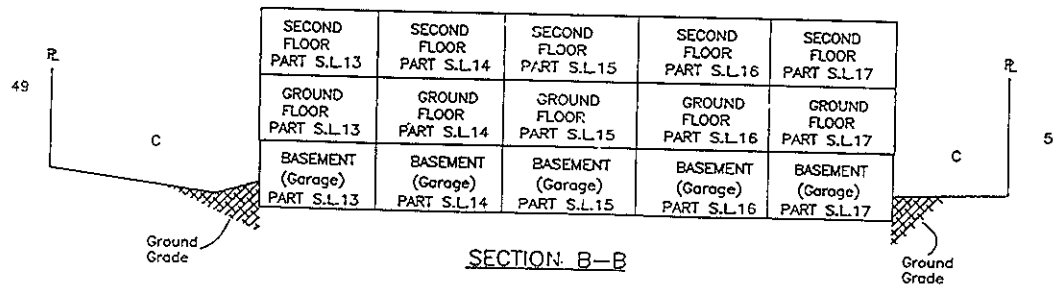
"ALL DISTANCES ARE IN METRES"



PART SECTION A-A



PART SECTION A-A



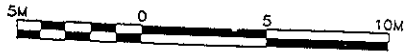
SECTION B-B

DATED THIS 21st DAY
OF FEBRUARY 2006

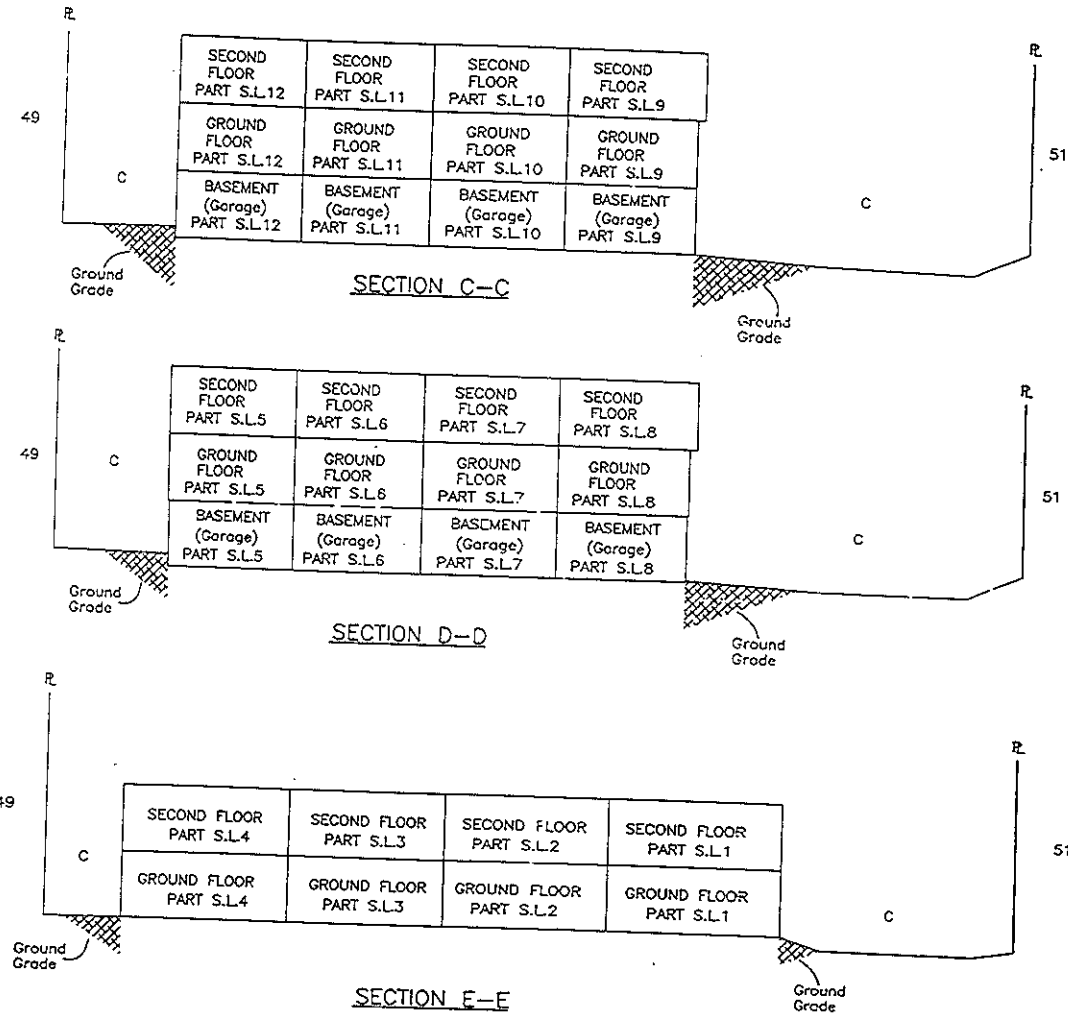
[Signature]

SECTIONS

SCALE = 1:200



"ALL DISTANCES ARE IN METRES"



DATED THIS 21st DAY
OF FEBRUARY 2006

[Signature]
B.C.L.S.

EXHIBIT "B"
Amended FORM V – Schedule of Unit Entitlement

Strata Property Act
FORM V
SCHEDULE OF UNIT ENTITLEMENT
(Sections 245 (a), 246, 264)

Re: Strata Plan BCS1678....., being a strata plan of

P.I.D.: Strata Lot 1 Legal Description
 026-556-031 *Strata Lots 1 to 17 Section 26 Township 2 N.W.D. Strata Plan BCS1678*


STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS

The unit entitlement for each residential strata lot is one of the following , as set out in the following table:

(a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia Land Surveyor as set out in section 246 (3) (a) (i) of the *Strata Property Act*.

Certificate of British Columbia Land Surveyor

I,D.J. Dyck,
 a British Columbia Land Surveyor, certify that the following
 table reflects the habitable area of each residential strata lot.
 Date:FEBRUARY 21, 2006

.....
 Signature 

OR

_ (b) a whole number that is the same for all of the residential strata lots as set out in section 246 (3) (a) (ii) of the *Strata Property Act*.

OR

_ (c) a number that is approved by the Superintendent of Real Estate in accordance with section 246 (3) (a) (iii) of the *Strata Property Act*.

.....
 Signature of Superintendent of Real Estate

Strata Lot No.	Sheet No.	Habitable Area in m2	Unit Entitlement	%* of Total Unit Entitlement **
1	4 & 6	124.9	125	5.90%
2	4 & 6	124.5	125	5.90%
3	4 & 6	124.6	125	5.90%
4	4& 6	124.6	125	5.90%
5	3,4&6	125.4	125	5.90%
6	3,4&6	125.2	125	5.90%
7	3,4&6	125.4	125	5.90%
8	3,4&6	126.3	126	5.95%
9	3,5&7	125.7	126	5.95%
10	3,5&7	125.7	126	5.95%
11	3,5&7	125.6	126	5.95%

12	3,5&7	124.5	125	5.90%
13	3,5&7	110.6	111	5.24%
14	3,5&7	125.8	126	5.95%
15	3,5&7	126.9	127	5.99%
16	3,5&7	125.9	126	5.95%
17	3,5&7	124.5	125	5.90%
Total number of lots: 17		Total unit entitlement: 2119		

* expression of percentage is for informational purposes only and has no legal effect
 ** not required for a phase of a phased strata plan

Date: 28 Feb 06 [month day, year].

[Signature]
 Signature of Owner Developer

EXHIBIT "D"
Amended Estimated Operating Budget

ESTIMATED OPERATING BUDGET

Revenue	
Strata Fees	\$37,069.62
Expenses	
Landscaping	\$1,000.00
HVAC	\$3,000.00
Hydro	\$10,000.00
Insurance	\$5,500.00
Garbage	\$6,000.00
Utilities	\$4,000.00
Miscellaneous	\$1,995.00
Sub Total	\$ 31,495.00
GST	\$2,204.65
Total Expenses	\$33,699.65
Contingency Reserve Allocation (10% of Total Expenses)	\$3,369.97

Total Operating Expenses	\$37,069.62
Based on the above figures the average strata fees per month per strata lot will be as per "monthly Strata Fee" column	

Strata Lot#	Unit Entitlement	Monthly Strata Fee
		\$
1	125	182.23
2	125	182.23
3	125	182.23
4	125	182.23
5	125	182.23
6	125	182.23
7	125	182.23
8	126	183.69
9	126	183.69
10	126	183.69
11	126	183.69
12	125	182.23
13	111	161.82
14	126	183.69
15	127	185.14
16	126	183.69
17	125	182.23
	2119	3,089.17