

CSF 3044 PRATT STREET, ABBOTSFORD, B.C. SITE ACQUISITION
PROJECT No. 150519 BYLAW

WHEREAS Conseil Scolaire Francophone de la Colombie-Britannique (the “**CSF**”) is a francophone education authority continued under the *School Act* (British Columbia) and, under the authority of Sections 166.29(1) and 96(3) of that statute, may acquire and dispose of land or improvements it owns or administers, subject to the Orders of the British Columbia Minister of Education and Child Care (the “**Minister**”);

AND WHEREAS Section 166.21(4) of the *School Act* (British Columbia) requires a francophone education authority to exercise a power with respect to the acquisition or disposal of property only by bylaw;

AND WHEREAS:

- A. Valley Views Ventures Ltd. (the “**ValleyCo**”) and 1305197 B.C. Ltd. (the “**197Co**”, and together with ValleyCo, the “**Vendors**”) own certain lands and premises located at 3044 Pratt Street in the City of Abbotsford and legally described as:

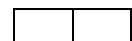
Parcel Identifier: 010-903-666,
Legal Description: Lot 2 Except: First: Parcel A (Explanatory Plan 16231)
Secondly: Part on Statutory Right of Way Plan 75994
Section 22 Township 16 New Westminster District Plan 3266

(the “**Property**”);

- B. The CSF has entered into a purchase and sale agreement dated for reference April 14, 2025 (the “**Purchase Agreement**”) with the Vendors pursuant to which the CSF will, subject to bylaw approval and funding approval from the Minister, purchase from the Vendors the Property for a purchase price of \$24,600,000.00 (the “**Purchase Price**”), subject to adjustments, and on the terms and conditions set out in the Purchase Agreement; and
- C. The CSF is satisfied that the Purchase Price represents the fair market value of the Property, and it would be in the best interests of the CSF to enter into the Purchase Agreement and, pursuant to the Purchase Agreement, complete the purchase of the Property.

NOW THEREFORE BE IT RESOLVED as a Bylaw of the CSF that the Purchase Agreement and the purchase of the Property be and are hereby authorized and approved, subject to funding approval from the Minister.

BE IT FURTHER RESOLVED as a Bylaw of the CSF that the Secrétaire Trésorier be and is hereby authorized, on behalf of the CSF, to execute and deliver the Purchase Agreement in such form and with such amendments thereto as the Secrétaire Trésorier may, in his or her discretion consider advisable, and upon receiving confirmation of funding from the Minister, the Secrétaire Trésorier be and is hereby authorized, on behalf of the CSF, to deliver all funds and execute and deliver all related and ancillary documents and all other documents required to complete the purchase of the Property by the CSF from the Vendors, on such terms and conditions as the Secrétaire Trésorier may, in his or her discretion, consider advisable as witnessed by the signature of the Secrétaire Trésorier.



This Bylaw may be cited as “Conseil Scolaire Francophone de la Colombie-Britannique 3044 Pratt Street, Abbotsford, B.C. Site Acquisition Project No. 150519 Bylaw”.

Read a first time on the 10th day of June, 2025.

Read a second time on the 10th day of June, 2025.

This Bylaw was read a third time on the 12th day of June, 2025 and finally passed and adopted on the 12th day of June, 2025.

Corporate Seal

Président

Secrétaire-trésorier

I HEREBY CERTIFY this to be a true original of the Conseil Scolaire Francophone de la Colombie-Britannique 3044 Pratt Street, Abbotsford, B.C. Site Acquisition Project No. 150519 Bylaw, adopted on the _____ day of _____, 2025.

Secrétaire-trésorier