

SECOND AMENDMENT TO DISCLOSURE STATEMENT

of

0981172 B.C. LTD.

for

"THE BOARDWALK"

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

Date of Original Disclosure Statement:	September 19 th , 2022
Date of First Amendment to Disclosure Statement:	April 18 th , 2023
Date of Second Amendment to Disclosure Statement:	November 28 th , 2023

Owner & Developer Name:	0981172 B.C. LTD.
Address for service:	c/o 804 Orono Avenue, Victoria, BC V9B 2T8
Address for mailing/business:	804 Orono Avenue, Victoria, BC V9B 2T8
Real Estate Agent:	Gary Brown Re/Max Camosun, 4440 Chatterton Way, Victoria, BC, V8X 5J2

DISCLAIMER

THIS SECOND 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 DISCLOSURE STATEMENT AND FIRST 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 DEVELOPERS TO DISCLOSE PLAINLY ALL MATERIAL FACTS, WITHOUT MISREPRESENTATION.

SECOND AMENDMENT TO THE DISCLOSURE STATEMENT

of

0981172 B.C. LTD.

for

"THE BOARDWALK"

A. Amendments:

The Disclosure Statement is hereby amended as follows:

1. To delete section 6. Pets of the Disclosure Statement in its entirety and replace it with the following:

6. Pets

- (a) Owners, tenants, occupants and visitors shall not keep pets of any kind in or about a strata lot or the common property other than:

- (1) a reasonable number of fish or other small aquarium animals in an aquarium of less than 100 litres, excluding snakes;
- (2) up to two (2) small caged mammal such as hamsters or guinea pigs;
- (3) one (1) domestic house cat, and one (1) dog or two (2) domestic house cats or two (2) dogs.

- (b) An owner, tenant, occupant or visitor must:

- (1) not allow their pet(s) to be on the common property with the exception of the designated dog run area, and transiting to or from a strata lot.

5. In all other respects the information contained in the Disclosure Statement dated September 19th, 2022 and First Amendment to Disclosure Statement dated April 18th, 2023 remain the same.

B. SIGNATURES

B.1 Deemed Reliance

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this First Amendment to Disclosure Statement is deemed to have relied on any false or misleading statements of a material fact contained in this First Amendment to 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 First Amendment to Disclosure Statement are liable to compensate the purchaser for any misrepresentation, subject to any defences available under Section 22 of the Act.

B.2 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 November 28, 2023.

DATED: November 28, 2023.

0981172 B.C. LTD. (the Developer)

per:



GARY BROWN

All Directors in their personal capacity:



GARY EDWARD BROWN



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