

DISCLOSURE STATEMENT AMENDMENT

Date of Disclosure Statement: _____

Date of any prior Amendments _____

Date of this Amendment: _____

Name of Development: _____

Name of Developer: _____

Developer's Address for Service in BC:

Developer's Business Address:

Name and Business Address of
any Real Estate Brokerage acting
on behalf of the Developer:

NOTE: If the developer intends to use its own employees to market the strata lots, disclose whether the employees are licensed under the Real Estate Services Act and whether they are acting on behalf of the purchaser.

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.

The Disclosure Statement dated _____, as amended by Amendments dated _____, is amended as follows:

NOTE: the following are examples of typical amendments:

1. Section 1.3 is deleted in its entirety and replaced with the following:

“The Developer’s registered and records office is 123 Doe Lane, Vancouver, BC.”
2. Section 3.5 is amended by adding the following sentences at the end of the first paragraph:

“The proposed strata bylaws restrict pets in that no more than one cat or one dog can be kept in a strata lot. See section 1 of Exhibit D (Revised Proposed Strata Bylaws) attached hereto. It is recommended that purchasers review those bylaws in their entirety.”
3. Section 4.3 is amended by adding the following paragraph:

“Easement AB12345, which provides for TELUS to access the common property land at the northeast corner of the Development in order to install and maintain underground telephone utility lines for adjacent lands.”
4. Exhibit D (Proposed Strata Bylaws) is deleted in its entirety and replaced with the Exhibit D (Revised Proposed Strata Bylaws) attached to this Amendment.

NOTE: please ensure that all replacements Exhibits are attached.

DEEMED RELIANCE:

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

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 _____.

ABC Corporation:

Per: _____
Authorized Signatory

Every Director of ABC Corporation in his or her personal capacity:

John Doe

Jane Doe

NOTE: If an Amendment amends any section of a Disclosure Statement certified in the existing Solicitor's Certificate, the Amendment must be accompanied by a further Solicitor's Certificate that certifies the contents of the revised section are correct. It is not necessary to attach the further Solicitor's Certificate to the Amendment. Alternatively, if an Amendment does not amend any section certified in the existing Solicitor's Certificate, it is not necessary to submit a further Solicitor's Certificate.