

**FIRST AMENDMENT
TO DISCLOSURE STATEMENT OF**



1441 Johnston Road, White Rock, British Columbia
15165 Thrift Avenue, White Rock, British Columbia

DEVELOPER: BOSA PROPERTIES (WHITE ROCK) INC.;
BOSA PROPERTIES (WHITE ROCK-C) INC.; and
BOSA PROPERTIES (WHITE ROCK-D) INC.

**ADDRESS FOR SERVICE IN
BRITISH COLUMBIA:** 1101 – 838 West Hastings Street
Vancouver, B.C. V6C 0A6

**BUSINESS ADDRESS OF
DEVELOPER:** 1201 – 838 West Hastings Street
Vancouver, B.C. V6C 0A6

REAL ESTATE BROKERAGE: The current real estate brokerage for the Developer is:
Bosa Properties Realty Inc.
1100 – 838 West Hastings Street
Vancouver, B.C. V6C 0A6

The Developer, in its sole discretion, retains the right from time to time during the marketing of the Development (as defined herein), to market the Development itself or to retain such other real estate brokerage, brokerages, agent or agents as the Developer deems advisable in order to assist the Developer in marketing the Development. If the Developer chooses to market the Development using its own employees, such employees may or may not be licensed under the *Real Estate Services Act* and will not be acting on behalf of purchasers.

DATE OF DISCLOSURE STATEMENT: May 24, 2017

DATE OF THIS FIRST AMENDMENT: June 28, 2017

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.

Prepared by
DIRK C.A. DE VUYST & ASSOCIATES
LAW CORPORATION
1101 – 838 West Hastings Street
Vancouver, B.C. V6C 0A6

The Disclosure Statement is hereby amended as follows:

1. Section 7.1 of the Disclosure Statement is amended by adding the following paragraph as the last paragraph thereof:

"On June 28, 2017, the Developer entered into a deposit protection insurance contract (the "**Deposit Protection Contract**") with Aviva Insurance Company of Canada ("**AVIVA**") under Policy #231406-17 and the Developer hereby provides notice to purchasers of such deposit protection insurance contract accordingly. The pertinent details of such the Deposit Protection Contract are as follows:

Name and Business Address of Insurer:	Aviva Insurance Company of Canada #1100 – 1125 Howe Street Vancouver, BC V6Z 2Y6
Name of Developer who entered into Deposit Protection Contract:	Bosa Properties (White Rock) Inc.; Bosa Properties (White Rock-C) Inc.; and Bosa Properties (White Rock-D) Inc.
Date on which insurance takes effect:	On or about June 30, 2017
Name of the Trustee:	Spagnuolo & Company Real Estate Lawyers 906 Roderick Avenue Coquitlam, B.C. V3K 1R1
Description of subject matter and terms of insurance:	Under the terms of the Deposit Protection Contract, and provided certain requirements under the <i>Real Estate Development Marketing Act</i> (British Columbia) have been met, the deposit paid by each purchaser can be released by the deposit trustee to the Developer and can be used for purposes related to the Development, including the construction and marketing of the Development, and each purchaser of a Strata Lot is insured by this insurance contract against the loss of deposit so released on instructions from AVIVA if the purchaser becomes entitled to its return.
Aggregate and per claims limited of insurance:	The aggregate limit of the insurance coverage pursuant to the Deposit Protection Contract is the amount of Fifty-Five Million Dollars (\$55,000,000) for deposits in respect of the Development. The per claim limit of the insurance coverage relating to an individual purchaser deposit pursuant to the Protection Contract is the amount of the deposit paid by such purchaser and released by the deposit trustee on instructions from AVIVA."

For clarity, marketing of the Development continues to be pursuant to Policy Statements 5 and 6 of the *Real Estate Development Marketing Act* (British Columbia), as further discussed on pages of 3 and 4 of this Disclosure Statement; and

2. The draft Restrictive Covenant attached as **Exhibit "P"** to the Disclosure Statement is amended by deleting Subsection 2(w) therein in its entirety and replacing such subsection with "Intentionally Deleted".

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 *Real Estate Development Marketing 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 June 28, 2017.

SIGNED this 28th day of June, 2017.

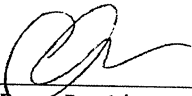
BOSA PROPERTIES (WHITE ROCK) INC.

Per: 
Colin Bosa, President and Authorized Signatory


Colin Bosa, Director


Dale Bosa, Director


BOSA PROPERTIES (WHITE ROCK-C) INC.

Per: 
Colin Bosa, President and Authorized Signatory


Colin Bosa, Director


Dale Bosa, Director

BOSA PROPERTIES (WHITE ROCK-D) INC.

Per: 
Colin Bosa, President and Authorized Signatory


Colin Bosa, Director


Dale Bosa, Director

SOLICITOR'S CERTIFICATE

IN THE MATTER OF the *Real Estate Development Marketing Act* and
the Disclosure Statement of:

BOSA PROPERTIES (WHITE ROCK) INC.;

BOSA PROPERTIES (WHITE ROCK-C) INC.;

And

BOSA PROPERTIES (WHITE ROCK-D) INC.

for property situate at 1441 Johnston Road and 15165 Thrift Avenue,
White Rock, British Columbia and legally described as:

Parcel Identifier 027-688-615

Lot 1 Section 10 Township 1 New Westminster District Plan BCP38589,

and the project to be constructed thereon to be known as "**Miramar Village**":

I, CHRIS FERRONATO, Barrister & Solicitor, a member of the Law Society of British Columbia, having read over the above described Disclosure Statement dated May 24, 2017, as amended by this First Amendment to Disclosure Statement dated June 28, 2017, made any required investigations in public offices and reviewed same with the Developer therein named, hereby certify that the facts contained in Sections 4.1, 4.2 and 4.3 of the Disclosure Statement are correct.

DATED at Vancouver, British Columbia this this 28th day of June, 2017.



Chris Ferronato
Barrister & Solicitor