



FOURTH AMENDMENT TO DISCLOSURE STATEMENT

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.
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:

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 to market the Development itself and/or retain such other real estate 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 for purchasers.

DATE OF DISCLOSURE STATEMENT:

May 24, 2017

DATE OF FIRST AMENDMENT
TO DISCLOSURE STATEMENT:

June 28, 2017

DATE OF SECOND AMENDMENT
TO DISCLOSURE STATEMENT:

February 28, 2018

DATE OF THIRD AMENDMENT
TO DISCLOSURE STATEMENT:

January 28, 2019

DATE OF THIS FOURTH AMENDMENT
TO DISCLOSURE STATEMENT:

June 17, 2019

The Disclosure Statement relates to a development property that is not yet completed. Please refer to Section 7.2 for information on purchase agreement. That information has been drawn to the attention of:

_____ [print name of
Purchaser(s)] who has/have confirmed the fact by initialing the space provided here _____.

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.

The Disclosure Statement dated May 24, 2017, as amended by the First Amendment to Disclosure Statement dated June 28, 2017, the Second Amendment to Disclosure Statement dated February 28, 2018, and the Third Amendment to Disclosure Statement dated January 28, 2019 (collectively, the “**Disclosure Statement**”), is hereby amended as follows:

1. The first two paragraphs of Section 5.1 are deleted in their entirety and replaced with the following:

“The Developer commenced excavation of the Lands to construct the Development on or about March 5, 2018.

The current estimated date range for completion of construction of the Development is between October 1, 2020 and December 31, 2020.”.

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 the 19 day of June, 2019.

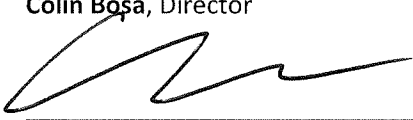
SIGNED this 19th day of June, 2019.

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* (British Columbia) 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 24th, 2017, as amended by a First Amendment to Disclosure Statement dated June 28th, 2017, as amended by a Second Amendment to Disclosure Statement dated February 28th, 2018, as amended by a Third Amendment to Disclosure Statement dated January 28th, 2019, and as amended by this Fourth Amendment to Disclosure Statement dated June 17th, 2019, 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 17th day of June, 2019.

A handwritten signature in black ink, appearing to read 'Chris Ferronato', is written over a horizontal line.

Chris Ferronato
Barrister & Solicitor