

**SECOND AMENDMENT TO
DISCLOSURE STATEMENT
OF
704315 B.C. Ltd.
For the
*“Sentinel Ridge” Development***

DATE OF DISCLOSURE STATEMENT: September 27, 2006

DATE OF FIRST AMENDMENT TO DISCLOSURE STATEMENT: December 12, 2007

NAME OF DEVELOPER: 704315 B.C. LTD.

ADDRESS FOR SERVICE: 1626 Garnet Road
Victoria, BC
V8P 3A8

MAILING ADDRESS OF DEVELOPER: 1626 Garnet Road
Victoria, BC
V8P 3A8

This Amendment to the 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 Amendment to the Disclosure Statement, or whether the Amendment to 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.

1. First Amendment

To add the following paragraph to Exhibit “B” (Building Scheme) of the Disclosure Statement:

8. Fencing

- (a) No fences shall be constructed in front yards of Lots.
- (b) No fences on side yards shall extend further towards the front of the Lot than the front of the house.
- (c) No fences shall be constructed other than:
 - (i) cedar split-rail fences;
 - (ii) cedar board and / or lattice panel fences; or
 - (iii) hedges that serve as fences along property lines.
- (d) No fences shall be higher than 6’ (1.83 meters) or such lower height as is determined in the bylaws of the CVRD.
- (e) No wire fencing (including page wire, barbed wire, chain link, chicken wire) shall be constructed or installed on a Lot.

2. Second Amendment

To delete the word “strata” from paragraph 4.4 (g) of the Disclosure Statement.

DEEMED RELIANCE

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Amendment to Disclosure Statement is deemed to have relied on any false or misleading statement of material fact contained in this 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 Amendment to 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 March *23*, 2007.



DATE Signed: March *23*, 2007

704315 B.C. Ltd.

Per Authorized Signatories:

All Directors in their Personal Capacity


WILLIAM ERNEST BEADLE


WILLIAM ERNEST BEADLE

HERBERT SMITH