

DISCLOSURE STATEMENT AMENDMENT

Date of Disclosure Statement: September 23, 2015

Date of this Amendment: June 22, 2016

Name of Development: DALLAS TOWN CENTRE

Name of Developer: GOLDEN VALLEY ENTERPRISES LTD.

Developer's Address for Service in BC:
2060 Columbia Avenue
Port Coquitlam, BC, V3C 4W4

Developer's Business Address:
2050 Columbia Avenue
Port Coquitlam, BC, V3C 4W4

Name and Business Address of
any Real Estate Brokerage acting
on behalf of the Developer:
Mike Mitchell, David Lawrence and Lyn Gannon of
Royal LePage Westwin Realty
800 Seymour Street, Kamloops, BC, V2C 2H5

This 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, 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.

This Amendment to Disclosure Statement relates to a development property that is not yet completed. Please refer to Section 7.2 for information on the Purchase Agreement. That information has been drawn to the attention of _____, who has confirmed that fact by initialling in the space provided here:_____.

The Disclosure Statement dated September 23, 2015, is amended as follows:

1. The Exhibits/Schedules section on Page 5 of the Disclosure Statement is amended by adding the following:

“Schedule “I” - Copy of Building Permit”.

2. Section 6.1 is deleted in its entirety and replaced with the following:

“The City of Kamloops approved the Development through the issue of Development Permit No. DPM00500. A copy of the Development Permit is attached as Schedule “E”. Building Permit #BP046364 (printed February 15, 2016 and dated February 18, 2016) was issued for the Development by the City of Kamloops. A copy of the Building Permit is attached as Schedule “I” hereto.”

3. Schedule “I” attached hereto is added as a schedule to the Disclosure Statement.

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.

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 22, 2016.

GOLDEN VALLEY ENTERPRISES LTD.,
by its authorized signatory:

per:

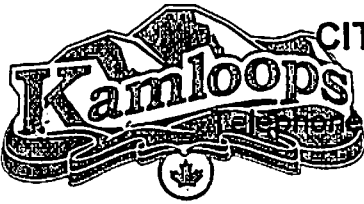

Director

Witness


RICHARD J.S. RAINEY
Barrister & Solicitor
#211 - 1015 Austin Avenue
Coquitlam, B.C. V3K 3N9
Telephone: 604-939-8321


SCOTT BIANCO

SCHEDULE " I "



CITY OF KAMLOOPS - BUILDING INSPECTION DIVISION

105 SEYMOUR STREET, KAMLOOPS BC V2C 2C6

828-3554 Fax: 828-7848 Inspection Request Line (24 Hours): 828-3300

Canada's Tournament Capital

FILE COPY

Permit #: **BP046364**

Permit Type: B-RESIDENTIAL - MULTI - MF-ADD
 Description: To construct 68 residential units over existing parkade - Phase 2.

Address: 5170 DALLAS DR
 Legal: PL KAP92642 LT 1 SEC 5 TWP 20 RGE 16 MER 6 KAMLOOPS

Zone:
 P.I.D. 028-753-411

Owner: GOLDEN VALLEY ENTERPRISES LTD
 Address: 2060 COLUMBIA AVE PORT COQUITLAM BC V3C 4W4

Phone: 6045526960

Contractor: GOLDEN VALLEY ENTERPRISES LTD
 Address: 2060 COLUMBIA AVE PORT COQUITLAM BC V3C 4W4

Phone: 6045526960

Description	Quantity	Amount	Description	Quantity	Amount
Appl Comm Alter	1.00	100.00	Building Fee	5,500,000.00	33,140.00
Fee Reduction	5,500,000.00	-500.00	L S Multifamily	1.00	0.00
Maint Multifam	1.00	5,000.00	D C C	1.00	279,276.00
				Total:	\$317,016.00

Building Information:

Code Edition: 2012
 Building Area: 1058.00 m2
 Facing Streets: 1
 Construction: COMB.

Occupancy: C
 Building Height: 6 storey(s)
 Sprinklered: YES

Homeowner Protection Information:

Builder Registration Number: 33059

Dwelling Unit Registration Number: NHWB93287

Special Conditions:

- * Separate permit required for the installation of sprinklers. Submission of Letters of Assurance and sealed design drawings will be required at permit application.
- * All construction shall conform to the current BC Building Code and Building By-law.
- * The subject property is in a CORROSIVE SOILS environment. Special measures must be taken to protect concrete and metallic structures.
- * Requirements of covenants must be followed.
- * Any damage or obstruction to City drainage facilities, roads, lanes or other City property which has been caused by the operation for which this permit is issued shall be repaired at the expense of the owner.
- * The City of Kamloops is relying on Letters of Assurance where submitted in accordance with the current BC Building Code.
- * By accepting this permit and proceeding with the intended construction, you are accepting full responsibility and all liability associated with requesting all required inspections.
- * The construction site shall be maintained free of loose or blowing debris and shall be subject to a continuous and effective program of dust control.
- * All plumbing work shall conform to the current edition of the BC Building and Plumbing Codes.
- * Plumbing work requires a separate permit and inspections.
- * Prior to commencement of building construction ensure the location and elevation of water and sanitary sewer connections on property line are known.
- * City Staff are not authorized to do inspections, if in their opinion the inspection area is in violation of WCB Occupational Health and Safety Regulations.



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105 SEYMOUR STREET, KAMLOOPS BC V2C 2C6

: 828-3554 Fax: 828-7848 Inspection Request Line (24 Hours): 828-3300

Canada's Tournament Capital

Permit #: **BP046364**

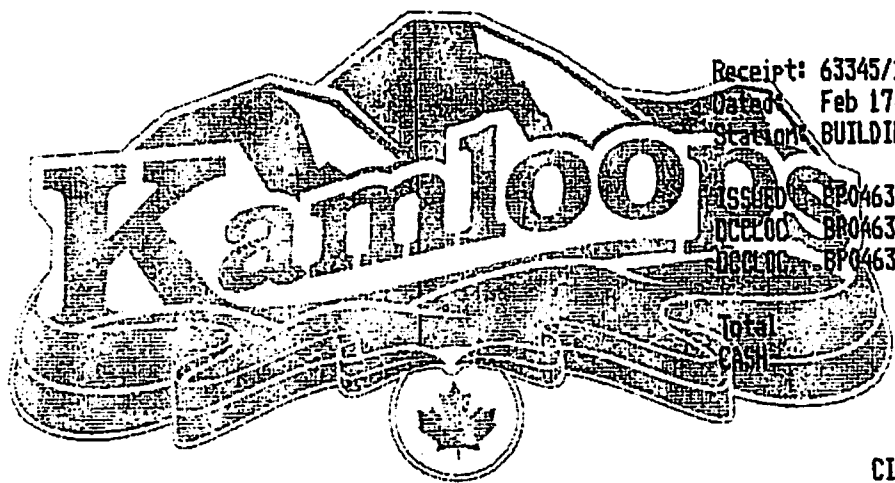
Processed By: **LEE LUNDGREN**

Date Printed: Feb 15, 2016

All work to which this permit relates shall be carried out in compliance with all By-laws of the City of Kamloops and all Regulations relating to the work, and neither the issue of this permit nor any representation made, nor any act done by the City, its officers or servants shall be deemed to waive any provision of any such By-law or Regulation. This permit shall be void if the work has not been started within six (6) months from the date of issuing the permit and if the work is not completed within two (2) years or if special instructions or conditions as listed above are not complied with. It is the duty of the owner to give at least 24 hours notice to the Building Inspector and obtain his inspection and approval of the work carried out under this permit at various stages of construction as required by the Building By-law.

Date: Feb 18/16 Signature of Owner or Agent: [Signature]

CITY OF KAMLOOPS
7 Victoria St W
Buildings



Receipt: 63345/10 Feb 17, 2016
Dated: Feb 17, 2016 3:51:44 PM
Station: BUILDING/BUILDING

ISSUED	BP046364	0.00
DCEL00	BP046364	93,092.00
DECI00	BP046364	93,092.00
Total		0.00
CASH		0.00

CITY OF KAMLOOPS
7 Victoria St W
Buildings

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Receipt: 63372/1 Feb 18, 2016
Dated: Feb 18, 2016 9:14:11 AM
Station: BUILDING/BUILDING

CPHPT	BP046364	32,640.00
DEPCSH	BP046364	5,000.00
DCCPHT	BP046364	93,092.00

Total		130,732.00
CHEQUE	GOLDEN VALLEY ENTE	-130,732.00