

PARK ESTATES (Phases 2 and 3)

DISCLOSURE STATEMENT AMENDMENT DATED MARCH 12, 2019

Amending the Phase Disclosure Statement Dated September 11, 2017 as amended by the Disclosure Statement Amendments dated September 27, 2017 and June 15, 2018

(For dates of prior disclosure statements, see Phase Disclosure Statement Dated September 11, 2017)

Developer: **PARHAR HOLDINGS GIBBINS ROAD LTD.**

Developer's address: 320 Festubert Street, Duncan, BC V9L 3S9

Address for service: Dwyer Tax Lawyers
900 - 1175 Douglas Street
Victoria, BC V8W 2E1

Real Estate Agents: **Re/Max of Duncan**
472 Trans Canada Highway
Duncan, BC V9L 3R6 Ph: 250-748-7200 Fax: 250-748-2711
Contact: **Reena Parhar**, P.R.E.C.
Ph. 778-887-0393 e-mail: reena@parhargroup.com
Contact: **Doug Irving**
Ph. 250-748-7200 e-mail: dougirving@remax.net

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.

Purchasers are directed to read this Amendment together with the Disclosure Statement dated September 11, 2017, the Amendment dated September 27, 2017, and the Amendment dated June 15, 2018.

The Disclosure Statement dated September 11, 2017, as amended by the amendments dated September 27, 2017 and June 15, 2018 is FURTHER AMENDED AS FOLLOWS:

1. Section 6.1 (b) is amended by deleting it in its entirety and replacing it with the following:
 - (b) **Building Permits for Houses.** The Developer received building permits from the Municipality of North Cowichan for houses constructed, or to be constructed, in Phases 2 and 3 as follows:

PHASE 2:

Strata Lot #	Building Permit #	Building Permit Issue Date	Construction Completed Date or Estimate
21	Lot sale	n/a	n/a
22	007491	Nov. 1, 2016	Completed June 20, 2017
23	007714	April 11, 2017	Completed Sep. 27, 2017
24	Lot sale	n/a	n/a
25	007715	April 19, 2017	Completed Dec. 13, 2017

PHASE 3:

Strata Lot #	Building Permit #	Building Permit Issue Date	Construction Completed Date or Estimate
26	Lot sale	n/a	n/a
27	007857	August 10, 2017	Completed March 26, 2018
28	Lot sale	n/a	n/a
29	007966	Dec. 11, 2017	Completed June 7, 2018
30	007975	Dec. 11, 2017	Completed May 16, 2018
31	008018	Feb. 7, 2018	Completed December 4, 2018.
32	008019	Jan. 24, 2018	Completed January 7, 2019.
33	008020	Feb. 8, 2018	Estimated July 30, 2019.
34	008024	Feb. 6, 2018	Estimated July 30, 2019.
35	008031	Jan. 9, 2018	Estimated June 30, 2019.
36	008036	Feb. 16, 2018	To be determined with Purchaser when contract entered.
37	008030	Feb. 23, 2018	To be determined with Purchaser when contract entered.
38	007974	Dec. 4, 2017	Completed April 26, 2018
39	008065	Feb. 2, 2018	To be determined with Purchaser when contract entered.

PHASE 3 (continued):

Strata Lot #	Building Permit #	Building Permit Issue Date	Construction Completed Date or Estimate
40	008067	Feb. 2, 2018	To be determined with Purchaser when contract entered.
41	007971	Jan. 10, 2018	Completed October 26, 2018
42	008017	Mar. 19, 2018	To be determined with Purchaser when contract entered.
43	008013	Jan. 16, 2018	To be determined with Purchaser when contract entered.

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 the 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 the 12th day of March, 2019.

PARHAR HOLDINGS GIBBINS ROAD LTD., by its authorized signatories:



Balbir Parhar, Director

ALL DIRECTORS IN THEIR PERSONAL CAPACITY:



Balbir Parhar

Solicitor's Certificate

In the matter of the Disclosure Statement of
PARHAR HOLDINGS GIBBINS ROAD LTD.

Amendment dated **March 12, 2019**

For development property described as:

Strata Plan EPS979 (Phases 1, 2, and 3) being a Phased Bare Land Strata Plan of Lot A, Sections 17, 18 and 19, Range 4, Quamichan District, Plan VIP89273.

I, Richard Bernd Friedrich, Solicitor, a member of the Law Society of British Columbia,
CERTIFY AS FOLLOWS:

1. I have read over the above described Disclosure Statement Amendment dated March 12, 2019, and have made any required investigations in public offices, and reviewed same with the Developer therein named.
2. The facts contained in Paragraph 4.1 (Legal Description) and 4.2 (Ownership) of the Disclosure Statement dated September 11, 2017 remain correct. The facts contained in 4.3 (Existing Encumbrances) of the Disclosure Statement dated September 11, 2017 as Amended by the Amendment dated June 15, 2018, remain correct.

DATED at Duncan, in the Province of British Columbia, this 15th day of March, 2019.



RICHARD BERND FRIEDRICH
Richard B. Friedrich, Law Corporation
156 A Government Street,
Duncan, BC V9L 1A2