

**FIRST AMENDMENT TO
DISCLOSURE STATEMENT
OF
CONDO ONE**

DATE OF ORIGINAL DISCLOSURE
STATEMENT: March 2, 2017

DATE OF THIS FIRST AMENDMENT: May 1, 2017

NAME OF DEVELOPER: McCALLUM DEVELOPMENTS INC.

ADDRESS FOR SERVICE: 201 - 300 Gorge Road West
Victoria, BC V9A 1M8

MAILING ADDRESS
OF DEVELOPER: 201 - 300 Gorge Road West
Victoria, BC V9A 1M8

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 delete paragraph 5.1 "Construction Dates" and replace it with the following:

5.1 Construction Dates

Construction on the development commenced in March of 2017. The Developer estimates that the construction of the residential strata development will be completed between October 1, 2018 and December 31, 2018.

The Developer intends to cause the Strata Corporation to enter into a contract or contracts with the owner of the commercial portion of the development governing cost sharing arrangements for insurance, fire suppression systems, common utilities, cleaning and maintenance, security. The Developer intends to cause the residential Strata Corporation to enter into waste collection, elevator maintenance, general maintenance, landscaping, enter phone lease and other contracts as referenced in the proposed residential strata budget.

2. Second Amendment

To delete Sheet 4 of 7 Sheets of Exhibit "B" (Draft Strata Plan), and replace it with Sheet 4 of 7 Sheets attached.

3. Third Amendment

To delete Sheet 4 of 7 Sheets of the Schedule to Exhibit "C" (Draft Rental Disclosure Statement), and replace it with Sheet 4 of 7 Sheets attached.

4. Fourth Amendment

To delete SCHEDULE "A" to Exhibit "G" (Form of Agreement for Purchase and Sale) in its entirety and replace it with the SCHEDULE "A" attached.

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 May 1, 2017.

DATE signed: May 1, 2017

McCALLUM DEVELOPMENTS INC.

Per: Authorized Signatory:



KEVIN DOUGLAS PARKER

All Directors in their Personal Capacity



KENT WILLIAM SHELDRAKE



CLIFFORD LESLIE CURTIS



STEWART RICKY GORDON



KEVIN DOUGLAS PARKER

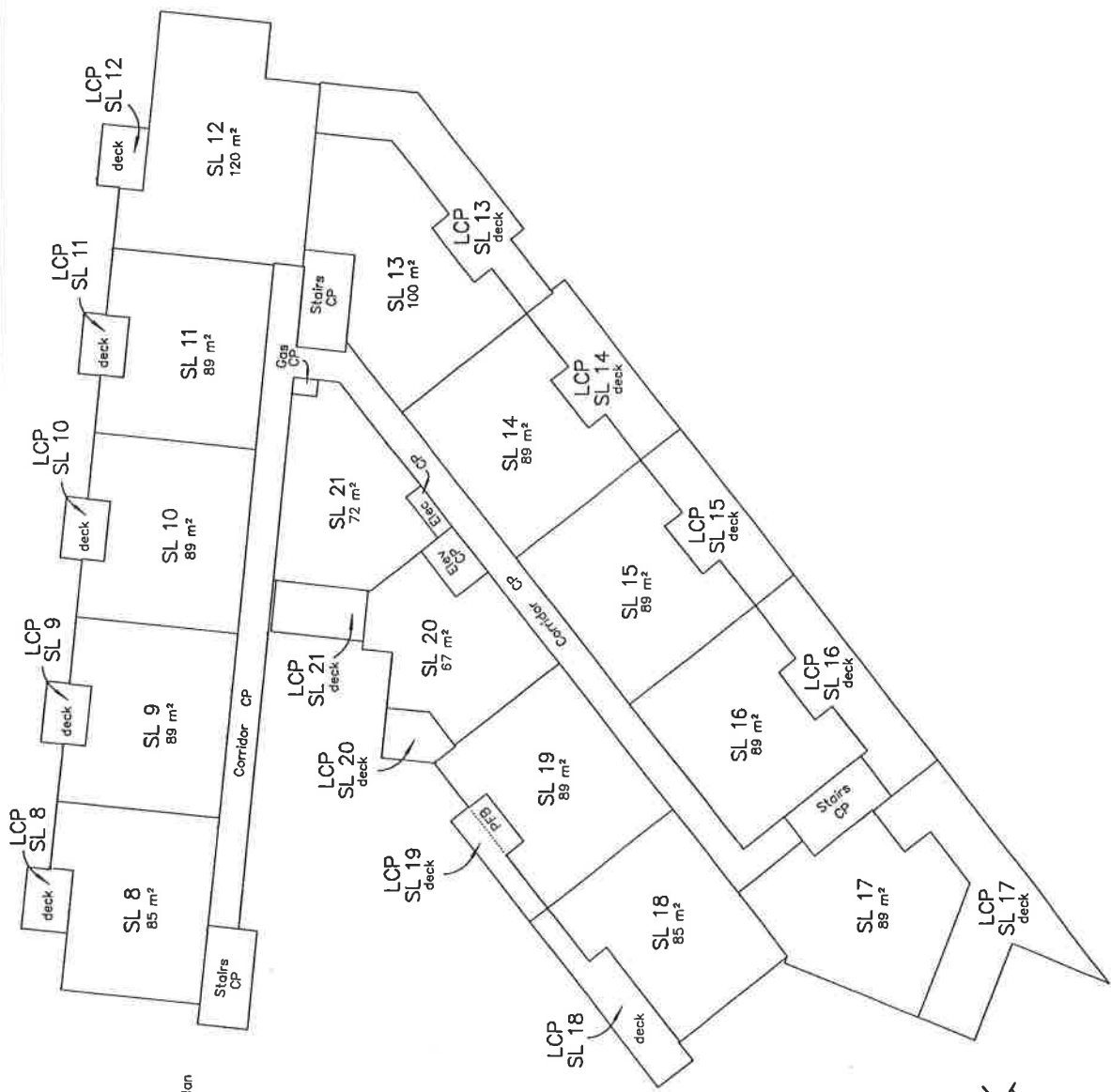
Preliminary Strata Plan



Second Floor - Strata Lots 8 to 21



Scale of this sheet is 1:250 at intended plot size of plan
See Sheet 1 for Legend



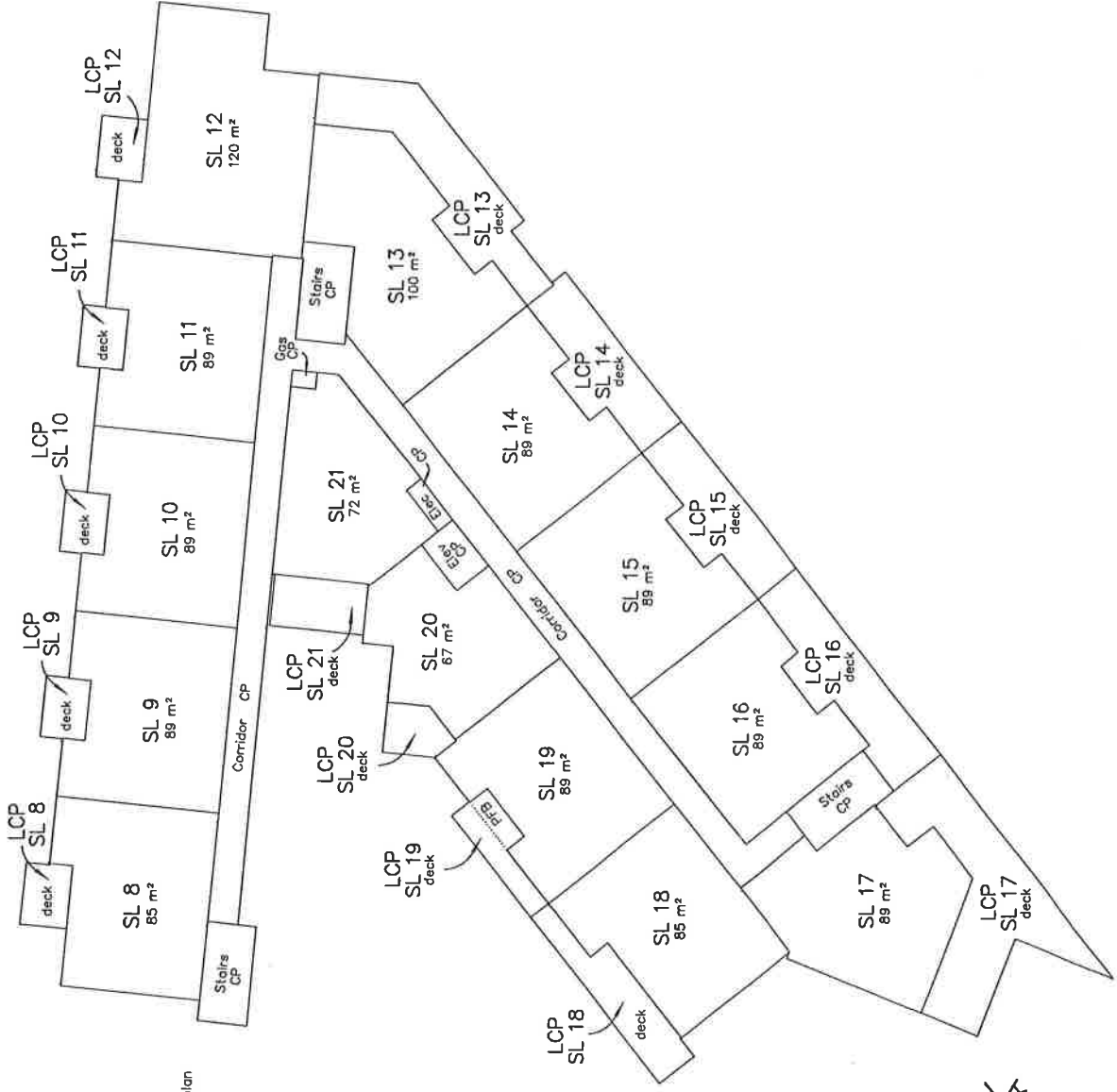
Preliminary Strata Plan



Second Floor - Strata Lots 8 to 21



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See Sheet 1 for Legend



Sheet 1 of 7 Sheets
 Preliminary Strata Plan
 Strata Plan EPS3282
 Strata Plan EPS3748
 Strata Plan EPS3884

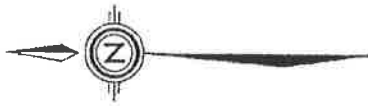
Plan to Accompany Disclosure Statement for a Strata Development of
 Air Space Parcel A, Sections 112 and 112-A,
 Esquimalt District, Air Space Plan
 (Formerly Part of Lot 6, Plan EPP57541)



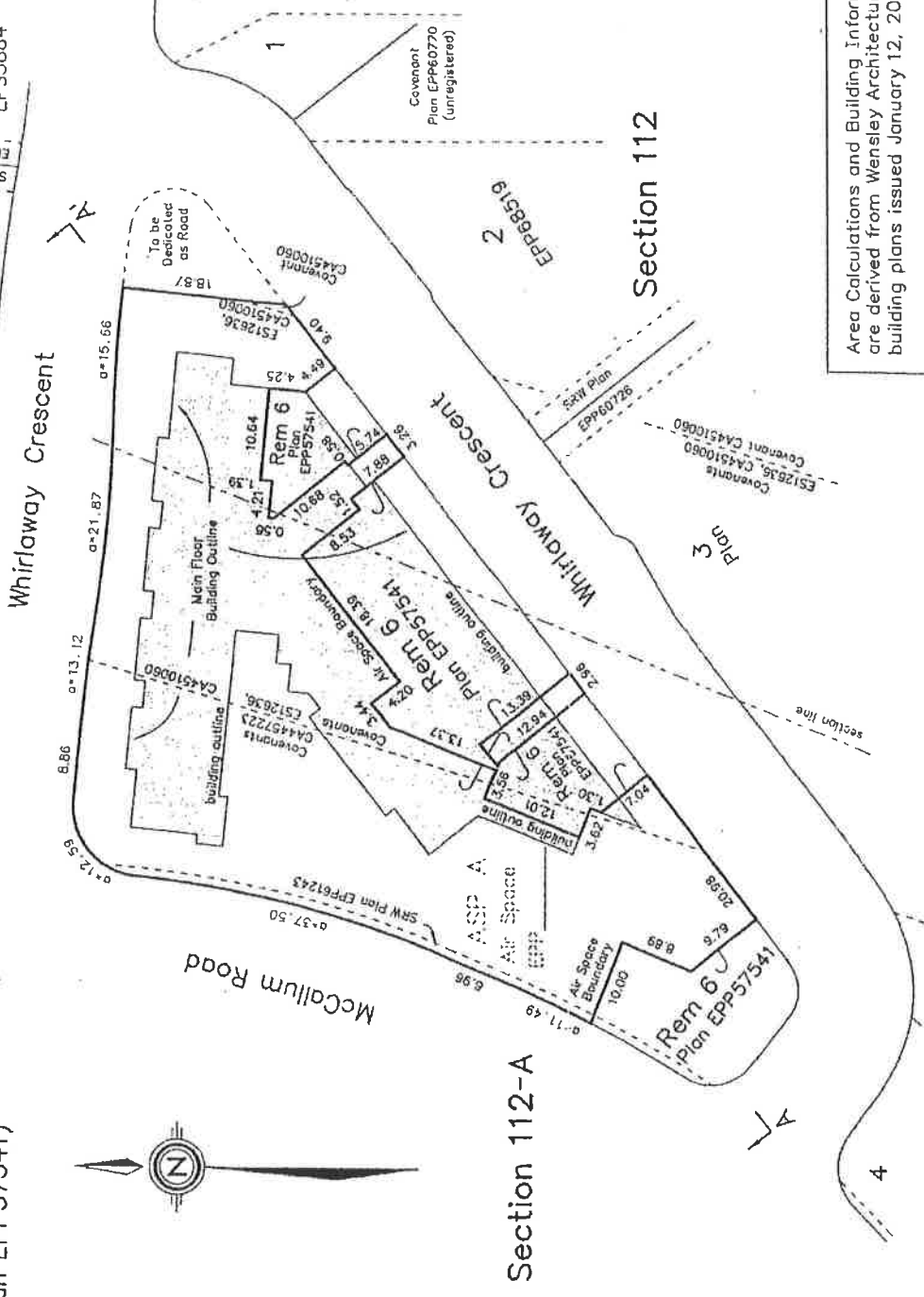
The intended plot size of this plan is 432 mm in width by 280 mm in height (B size) when plotted at a scale of 1:500

Legend:

- All distances are in metres and decimals thereof unless otherwise indicated.
- All building corners are either 45° or 90° unless otherwise indicated.
- All strata lots and LCP areas are defined as to height by the centre of the floor above or its extensions; or where there is no floor above, by the average height of the strata lot within the same building, unless otherwise indicated.
- Pt Denotes Part
- CP Denotes Common Property
- LCP Denotes Limited Common Property appurtenant to adjacent SL if not noted otherwise
- m² Denotes Square metres
- SL Denotes Strata Lot
- P.A. Denotes Part Area
- T.A. Denotes Total Area
- ⊙ Denotes Parking Stall
- Vest Denotes Vestibule
- Comm Denotes Communications Room
- Elev Denotes Elevator
- Gas Denotes Gas Closet/Gas Meters
- Elec Denotes Electrical/Mechanical Room
- Jen Denotes Janitorial Room
- Bike Denotes Bike Storage
- PFB Denotes Perimeter of Floor Below
- ASP Denotes Air Space Parcel



SCHEDULE "A"



See Sheet 2 for Civic Addresses

January 2017

McIlvaney Riley Land Surveying Inc.
 #113 - 2244 Sooke Road
 Victoria, B.C. V8B 1X1
 (250) 474-3538

File: 5814StrataDisclosure

Area Calculations and Building Information are derived from Wensley Architecture Ltd. building plans issued January 12, 2017



Parkade Level - Common Property and LCP Parking



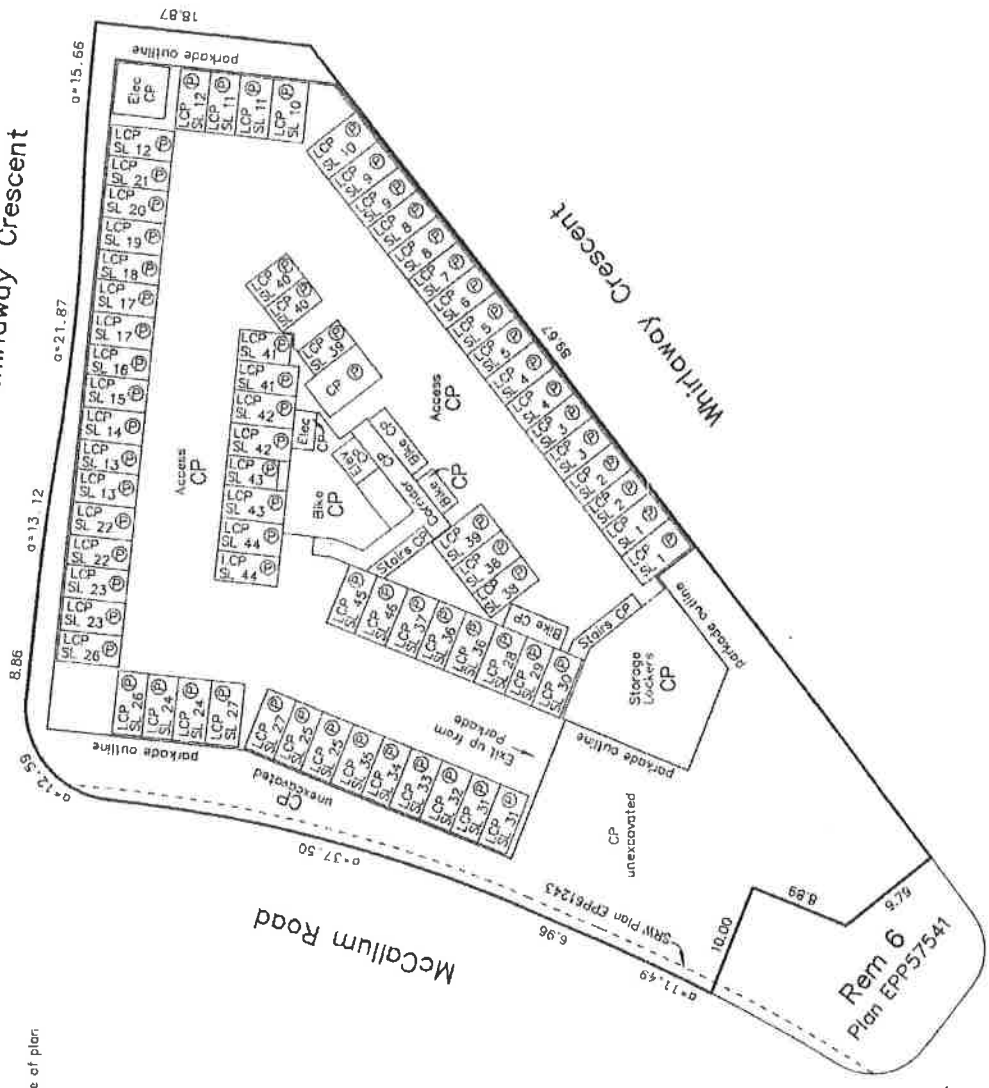
Scale of this sheet is 1:400 at intended plot size of plan
 See Sheet 1 for Legend

Civic Addresses:

- SL 1 - #120 - 950 Whirlaway Crescent
- SL 2 - #118 - 950 Whirlaway Crescent
- SL 3 - #116 - 950 Whirlaway Crescent
- SL 4 - #114 - 950 Whirlaway Crescent
- SL 5 - #112 - 950 Whirlaway Crescent
- SL 6 - #110 - 950 Whirlaway Crescent
- SL 7 - #108 - 950 Whirlaway Crescent
- SL 8 - #106 - 950 Whirlaway Crescent
- SL 9 - #104 - 950 Whirlaway Crescent
- SL 10 - #102 - 950 Whirlaway Crescent
- SL 11 - #100 - 950 Whirlaway Crescent
- SL 12 - #98 - 950 Whirlaway Crescent
- SL 13 - #96 - 950 Whirlaway Crescent
- SL 14 - #208 - 950 Whirlaway Crescent
- SL 15 - #206 - 950 Whirlaway Crescent
- SL 16 - #204 - 950 Whirlaway Crescent
- SL 17 - #202 - 950 Whirlaway Crescent
- SL 18 - #200 - 950 Whirlaway Crescent
- SL 19 - #203 - 950 Whirlaway Crescent
- SL 20 - #205 - 950 Whirlaway Crescent
- SL 21 - #215 - 950 Whirlaway Crescent
- SL 22 - #320 - 950 Whirlaway Crescent
- SL 23 - #318 - 950 Whirlaway Crescent
- SL 24 - #316 - 950 Whirlaway Crescent
- SL 25 - #314 - 950 Whirlaway Crescent
- SL 26 - #312 - 950 Whirlaway Crescent
- SL 27 - #310 - 950 Whirlaway Crescent
- SL 28 - #308 - 950 Whirlaway Crescent
- SL 29 - #306 - 950 Whirlaway Crescent
- SL 30 - #304 - 950 Whirlaway Crescent
- SL 31 - #302 - 950 Whirlaway Crescent
- SL 32 - #301 - 950 Whirlaway Crescent
- SL 33 - #303 - 950 Whirlaway Crescent
- SL 34 - #305 - 950 Whirlaway Crescent
- SL 35 - #315 - 950 Whirlaway Crescent
- SL 36 - #414 - 950 Whirlaway Crescent
- SL 37 - #412 - 950 Whirlaway Crescent
- SL 38 - #410 - 950 Whirlaway Crescent
- SL 39 - #408 - 950 Whirlaway Crescent
- SL 40 - #406 - 950 Whirlaway Crescent
- SL 41 - #404 - 950 Whirlaway Crescent
- SL 42 - #402 - 950 Whirlaway Crescent
- SL 43 - #401 - 950 Whirlaway Crescent
- SL 44 - #403 - 950 Whirlaway Crescent
- SL 45 - #405 - 950 Whirlaway Crescent
- SL 46 - #415 - 950 Whirlaway Crescent

18.87

Whirlaway Crescent

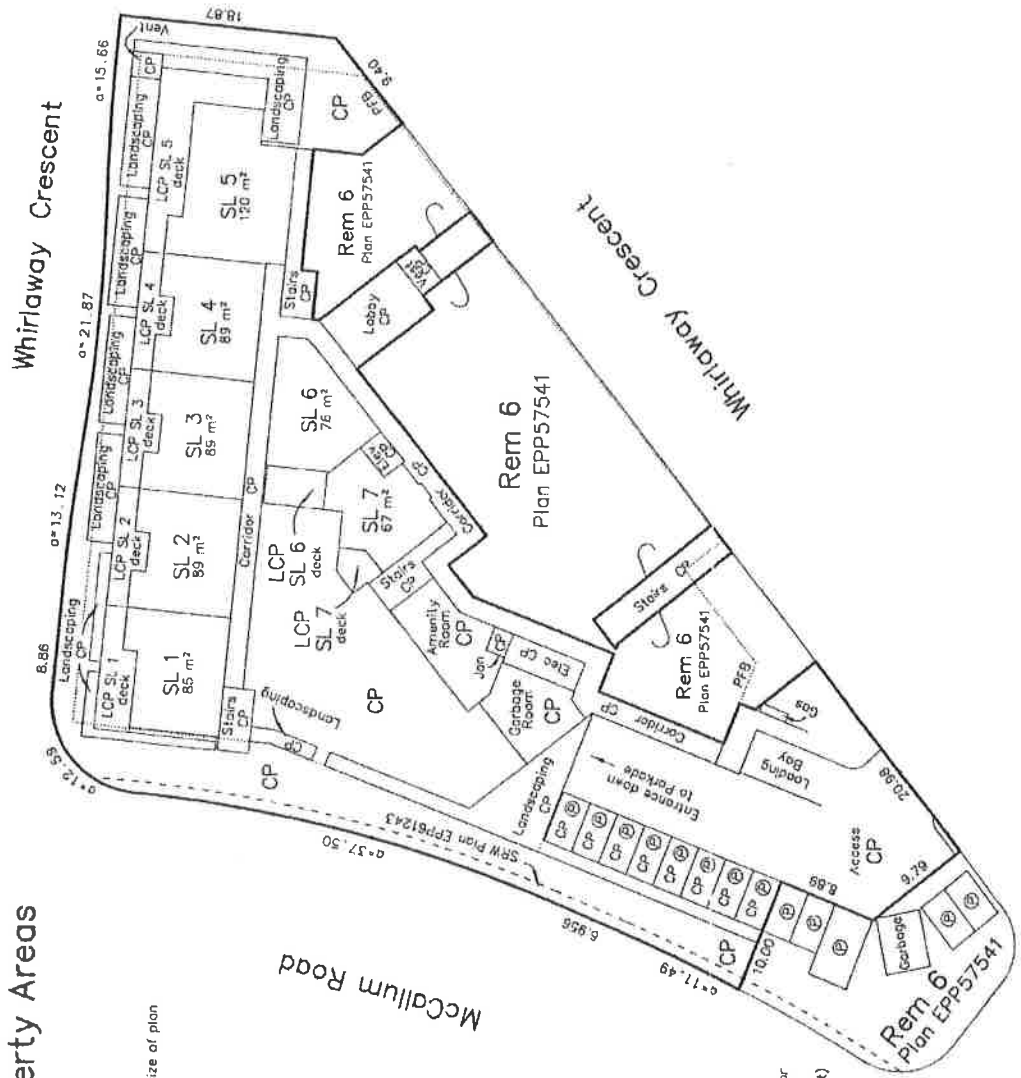


Rem 9
 Plan EPP-5754

Main Floor - Strata Lots 1 to 7
 and Common Property Areas



Scale of this sheet is 1:400 of intended plot size of plan
 See Sheet 1 for Legend

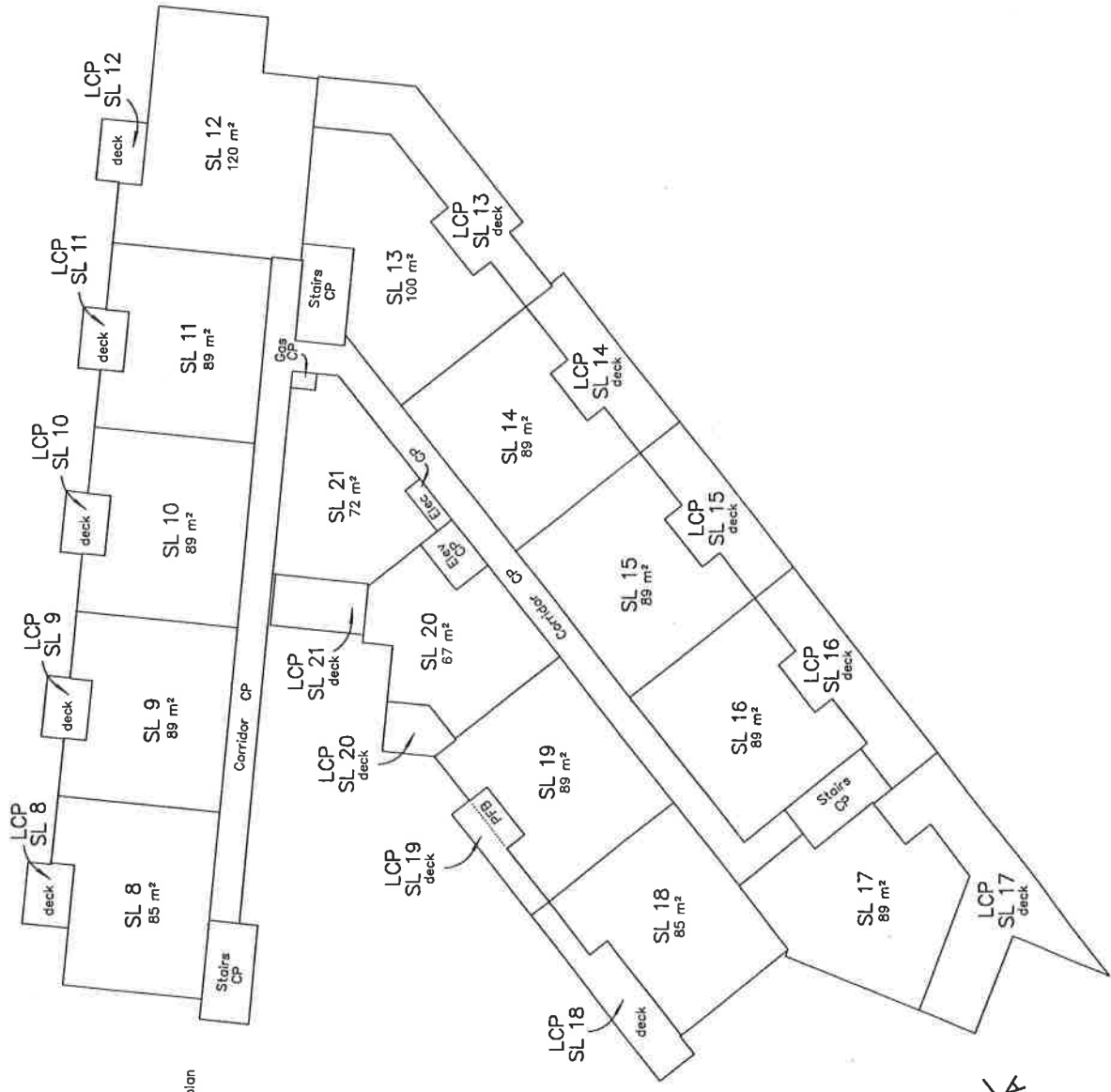


Easement over Rem 6 for
 use of parking stalls
 (see disclosure document)

Second Floor - Strata Lots 8 to 21



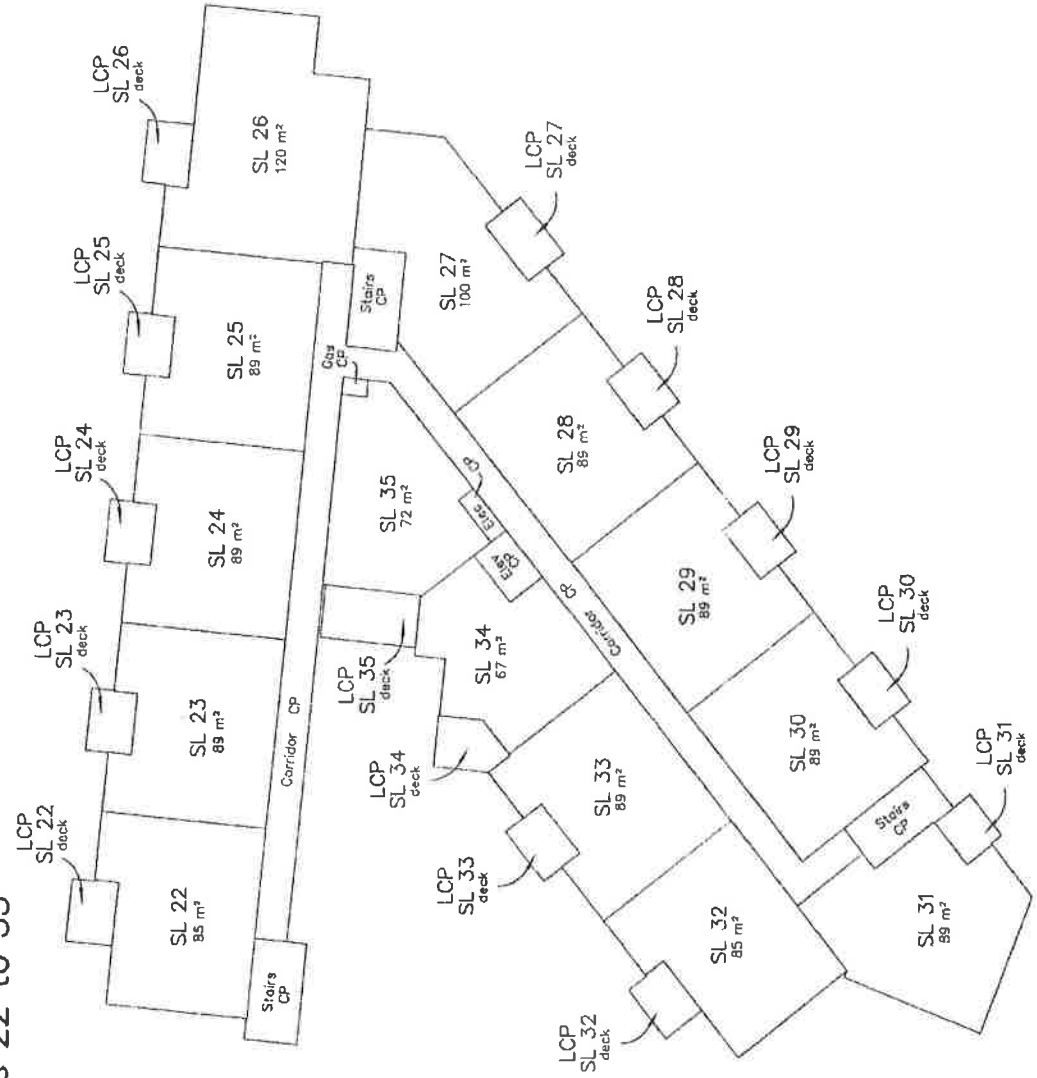
Scale of this sheet is 1:250 at intended plot size of plan
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Third Floor - Strata Lots 22 to 35



Scale of this sheet is 1:250 of intended plot size of plan
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Fourth Floor - Strata Lots 36 to 46

Sheet 6 of 7 Sheets
 Preliminary Strata Plan



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