

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

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DATE OF ORIGINAL DISCLOSURE STATEMENT: March 2, 2017

DATE OF FIRST AMENDMENT: May 1, 2017

DATE OF THIS AMENDMENT: December 18, 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

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**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

(a) To delete page 3 - Right of Rescission, Policy Statement No. 5 - When Building Permit not Issued.

(b) To delete the 2nd paragraph of paragraph 2.1 and replace it with the following:

The development will be developed as an airspace parcel and a remainder. The airspace parcel will be the residential component of the development. The remainder of the property shown as "Rem 6" on Exhibit "A" and "B" will consist of the commercial component. The City of Langford has approved the development and granted preliminary approval for the air-space subdivision. A Building Permit was issued on July 5, 2017. A plan of the development and air space parcels is attached as Exhibit "A".

(c) To delete the 2nd paragraph of paragraph 6.1 and replace it with the following:

A Building Permit was issued on July 5, 2017, and is consistent with the proposed plans of the Development.

(d) To amend Exhibit "G" (Offer to Purchase and Agreement for Sale) by deleting Schedule "E" of Exhibit "G".

**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*.

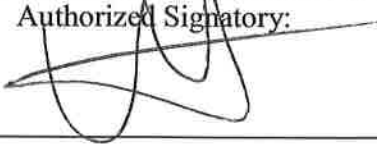
DECLARATION

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: December 18, 2017

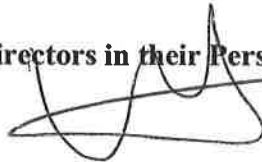
McCALLUM DEVELOPMENTS INC.

Per: Authorized Signatory:



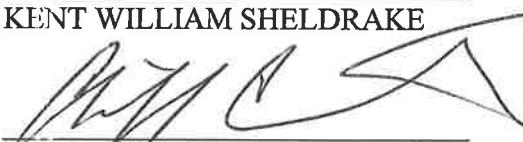
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~~All Directors in their Personal Capacity~~



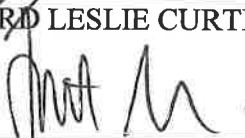
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KENT WILLIAM SHELDRAKE



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CLIFFORD LESLIE CURTIS



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STEWART RICKY GORDON



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KEVIN DOUGLAS PARKER