

**GREEN ON QUEENSBURY**  
**707, 733 and 747 East 3<sup>rd</sup> Street, North Vancouver, British Columbia**

**FOURTH AMENDMENT TO DISCLOSURE STATEMENT**  
***Real Estate Development Marketing Act (British Columbia)***

Date of Disclosure Statement: September 7, 2017  
Date of First Amendment: December 14, 2017  
Date of Second Amendment: March 19, 2018  
Date of Third Amendment: December 19, 2018  
Date of this Fourth Amendment: August 9, 2019

**Developer:**

Name: **Qualex-Landmark Northern Limited Partnership**  
(Reg. No. LP674972)

-and-

**Qualex-Landmark Northern GP Ltd.**  
(Inc. No. BC1052398)

Address for service in British Columbia: 20<sup>th</sup> Floor – 250 Howe Street  
Vancouver, British Columbia, V6C 3R8

Business address: Suite 1910 - 400 Burrard Street  
Vancouver, British Columbia V6C 1M2

**Real Estate Brokerage:**

Name: Delta Realty Services Ltd.

Business address in British Columbia: 550 – 669 Howe Street  
Vancouver, British Columbia V6C 0B4

And: 88West Realty Ltd

Business address in British Columbia: 4 – 650 Clyde Avenue  
West Vancouver, BC V7T 1E2

The Developer reserves the right to use its own employees or the employees of a company related to the Developer to market the strata lots being offered for sale pursuant to the Disclosure Statement as amended by this Fourth Amendment to Disclosure Statement. Any employees of the Developer or a related entity who market the strata lots on behalf of the Developer may not be licensed under the *Real Estate Services Act* (British Columbia) and are not acting on behalf of the purchasers. The Developer reserves the right to employ further or replacement licensed real estate agents licensed under the *Real Estate Services Act* to market the strata lots in the Development.

**Disclaimer:**

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

## GREEN ON QUEENSBURY

### FOURTH AMENDMENT TO DISCLOSURE STATEMENT

The disclosure statement dated September 7, 2017, as amended by the first amendment to disclosure statement dated December 14, 2017, the second amendment to disclosure statement dated March 19, 2018 and the third amendment to disclosure statement dated December 19, 2018 (collectively, the “**Disclosure Statement**”), is hereby further amended as follows:

#### **1.0 AMENDMENTS TO SECTION 5.0**

1.1 Section 5.1 is deleted in its entirety and replaced with the following:

##### “5.1 Construction Dates

The construction of the Development commenced on October 2, 2017

Policy Statement 1 issued by the Superintendent of Real Estate under the Real Estate Development Marketing Act defines ‘completion of construction’ as ‘the first date that a development unit within the development property may be lawfully occupied, even if such occupancy has been authorized on a provisional or conditional basis. The estimated date range of completion of construction of the Development is between October 1, 2019 and December 31, 2019.

The estimated date range for completion of construction is an estimate only and the actual date for completion of construction may vary based on construction factors or market conditions and is subject to the provisions of the contracts of purchase and sale for the Strata Lots. For clarity, the actual date range for completion of construction may fall before, during or after the estimated dates for completion of construction set out in this Section 5.1.

The Developer reserves the right, at its sole option, to extend the date for completion of the Development by up to one year.

**Deemed Reliance:**

Section 22 of the *Real Estate Development Marketing Act* provides that every purchaser who is entitled to receive this Fourth Amendment to Disclosure Statement is deemed to have relied on any false or misleading statement of a material fact contained in this Fourth 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 Fourth 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 the 9<sup>th</sup> day of August 2019.

**Signatures:**

**Developer**

**Qualex-Landmark Northern Limited Partnership**  
by its General Partner,  
**Qualex-Landmark Northern GP Ltd.:**

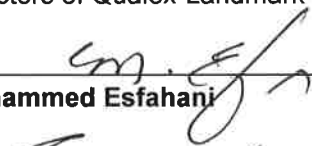
Per:   
\_\_\_\_\_  
Authorized Signatory

**Qualex-Landmark Northern GP Ltd.:**

Per:   
\_\_\_\_\_  
Authorized Signatory

**Directors**

Directors of Qualex-Landmark Northern GP Ltd.:

  
\_\_\_\_\_  
**Mohammed Esfahani**

  
\_\_\_\_\_  
**Cyrus Navabi**

