

FOURTH AMENDMENT TO DISCLOSURE STATEMENT
of
LUND TOWNHOMES
(the “Development”)

DATE OF DISCLOSURE STATEMENT: February 16, 2022

DATE OF FIRST AMENDMENT TO DISCLOSURE STATEMENT: July 12, 2022

DATE OF SECOND AMENDMENT TO DISCLOSURE STATEMENT: September 22, 2022

DATE OF THIRD AMENDMENT TO DISCLOSURE STATEMENT: January 24, 2023

DATE OF FOURTH AMENDMENT TO DISCLOSURE STATEMENT: July 24, 2023

NAME OF DEVELOPER: ASH MOUNTAIN CONSTRUCTION LTD.

MAILING ADDRESS: 1626 Garnet Road
Victoria, BC V8P 3C8

DEVELOPER’S REAL ESTATE BROKERAGE:

The Developer intends to market the strata lots offered for sale under this Disclosure Statement using licensee/realtor Julian Parsons, a licensed real estate brokerage at Royal LePage, located at 2854 Peatt Road, Victoria, BC V9B 0W3.

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.

The Disclosure Statement dated February 16, 2022, amended by the First Amendment to Disclosure Statement dated July 12, 2022, amended by the Second Amendment to Disclosure Statement dated September 22, 2022 and amended by the Third Amendment to Disclosure Statement dated January 24, 2023 is hereby amended as follows:

1. Delete “DEVELOPER’S REAL ESTATE BROKERAGE” in PRELIMINARY NOTES TO PURCHASER in its entirety and replace it by inserting the following:

The Developer intends to market the strata lots offered for sale under this Disclosure Statement using licensees/realtors Julian Parsons and Todd Mahovlich, licensed realtors at Royal LePage Coast Capital Realty, located at 2854 Peatt Road, Victoria, BC V9B 0W3.

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 July 24, 2023.

DATE Signed: July 24, 2023.

ASH MOUNTAIN CONSTRUCTION LTD.
by its authorized signatory:

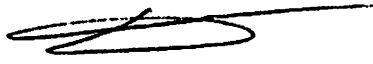


Gordon Michael Baier

All Directors in Their Personal Capacity:



Gordon Michael Baier



Daniel Hoshal Thomas