

SECOND AMENDMENT TO DISCLOSURE STATEMENT

Date of Disclosure Statement: February 22, 2019

Date of any prior Amendments: May 2, 2019

Date of this Amendment: October 12, 2020

Name of Development: "TERRAZZO CONDOS"

Name of Developer: Bianco Developments Ltd.

Developer's Address for Service in BC: 2060 Coquitlam Avenue
Port Coquitlam, B.C. V3S 4W4

Developer's Business Address: 2060 Coquitlam Avenue
Port Coquitlam, B.C. V3S 4W4

Name and Business Address of
any Real Estate Brokerage acting
on behalf of the Developer: Gopal Sahota
EXP Realty (Branch)
701 West Georgia Street, Suite 1500
Vancouver, B.C. V7Y 1G5

NOTE: If the developer intends to use its own employees to market the strata lots, disclose whether the employees are licensed under the Real Estate Services Act and whether they are acting on behalf of the purchaser.

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.

The Disclosure Statement dated February 22, 2019 and amended on May 2, 2019 and further amended as follows:

1. To delete subparagraph 5.1 and replace it with the following:

5.1 Construction Dates:

Estimated Date for
Commencement of Construction

Estimated date for
Completion of Construction

Already commenced

March 31, 2021 to June 30, 2021

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 a 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 October 12, 2020.

BIANCO DEVELOPMENTS LTD.
by its authorized signatory:


Name: Scott Bianco

Directors of the Developer
in his/her personal capacity:



Scott Bianco

Signatures of the Beneficial Owners:

SPB INVESTMENTS LTD.
by its authorized signatory:


Name: Scott Bianco

Director in their personal capacity:


Scott Bianco

GAGNON INVESTMENTS LTD.
by its authorized signatory:


Name: Caroline Gagnon

Director in their personal capacity:


Caroline Gagnon

BKB INVESTMENTS LTD.
by its authorized signatory:


Name: Byron Kennedy Bianco

Director in their personal capacity:


Byron Kennedy Bianco

ERIN BIANCO INVESTMENT LTD.
by its authorized signatory:


Name: Byron Kennedy Bianco


Director in their personal capacity:


Byron Kennedy Bianco

SDP INVESTMENTS LTD.
by its authorized signatory:


Name: Sharon Power


Director in their personal capacity:


Sharon Power

HOPE BIANCO INVESTMENTS LTD.
by its authorized signatory:


Name: Hope Bianco

Director in their personal capacity:


Hope Bianco


Signatures of the Beneficial Owners:

RYAN BIANCO INVESTMENTS LTD.
by its authorized signatory:



Name: Ryan Bianco

Director in their personal capacity:



Ryan Bianco

NOTE: If an Amendment amends any section of a Disclosure Statement certified in the existing Solicitor's Certificate, the Amendment must be accompanied by a further Solicitor's Certificate that certifies the contents of the revised section are correct. It is not necessary to attach the further Solicitor's Certificate to the Amendment. Alternatively, if an Amendment does not amend any section certified in the existing Solicitor's Certificate, it is not necessary to submit a further Solicitor's Certificate.