

**VALLEY'S EDGE PARK**  
EDGEWATER, BRITISH COLUMBIA

**AMENDED DISCLOSURE STATEMENT**

June 14, 2006

Prepared by:  
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203 – 1005 Broad Street  
Victoria, British Columbia  
V8W 2A1

DEVELOPER: VALLEY'S EDGE PARK LTD.

Address for service in BC:  
1018B 7<sup>th</sup> Avenue  
PO Box 2400  
Invermere, BC V0X 1K0

Business address:  
339 Parkview Crescent S.E.  
Calgary, Alberta  
T2J 4N8

The Developer intends to market the bare land strata interests offered for sale under this Disclosure Statement. The employees of the Developer are not licensed under the *Real Estate Services Act* and are not 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.**

**1 POLICY STATEMENT 6 – WHEN CONSTRUCTION FINANCING IS CONDITIONAL**

The Developer now has unconditional financing to construct phase 1 of the Development. Accordingly the right of rescission provided at page 3 of the Disclosure Statement dated April 7, 2006, shall be deleted.

**2 STATUTORY BUILDING SCHEME**

Purchasers are advised the Developer has revised section 5.8 of the Statutory Building Scheme to provide that the construction of hot tubs shall be subject to the prior authorization of the Administrator. Section 5.8 of the Statutory Building Scheme now reads as follows:

No recreational facilities such as swing sets, hot tubs or barbeque pits shall be constructed without the prior Authorization of the Administrator. Swimming pools are not permitted on any Strata Lot other than Strata Lot 202.

**3 CONSTRUCTION FINANCING**

The paragraph at section 6.2 of the Disclosure Statement dated April 7, 2006, shall be deleted and replaced with the following:

The Developer will complete construction of services and utility services. The Developer has arranged unconditional financing with CareVest Capital Corp. for the completion of services. The Developer has made arrangements with its lender to provide partial discharges of the mortgage financing from title to each Strata Lot upon the conveyance of such Strata Lot to a purchaser.

4 SIGNATURES


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.

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 June 14, 2006.

SIGNED THIS 14th DAY OF JUNE, 2006.

VALLEY'S EDGE RESORT LTD.

Per:

  
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Authorized Signatory

  
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Glen Ortt  
Director