

**SECOND AMENDMENT TO THE
DISCLOSURE OF STATEMENT OF**

OSPREY LANDING DEVELOPMENT CORP.

FOR OSPREY LANDING

Date of Second Amendment April 17, 2008

Date of Original Disclosure & First Amendment July 24, 2007

Developer: Osprey Landing Development Corp.

Name of Development: Osprey Landing

Address For Service: Leffler Law Office
862 - 3rd Avenue, Box 1873
Ferne, B.C. V0B 1M0

Business Address: 3 Signature Mews SW
Calgary, AB T3H 2V6

Real Estate Company
On Behalf of Developer: Re/Max Elk Valley Realty Ltd.
472 - 2nd Avenue, Box 1041
Ferne, B.C. V0B 1M0

This Disclosure Statement relates to a development property that is not yet completed. Please refer to section 7.2 for information on the purchase agreement. That information has been drawn to the attention of _____, who has confirmed that fact by initialing in the space provided here: _____.

DISCLAIMER

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.

NOTICE

The right of rescission information set out below, in relation to section 21 of the *Real Estate Development Marketing Act*, applies only to new purchasers who have not previously received a disclosure statement in respect of this development property. Purchasers who have previously received a disclosure statement in respect of this development property accrued a right to rescind at that time and, pursuant to section 21(1)(b) of the *Real Estate Development Marketing Act*, do not have a further right to rescind. This notice does not affect any rights a purchaser may have under the purchaser's purchase agreement or at common law.

RIGHT OF RESCISSION

Under section 21 of the *Real Estate Development Marketing Act*, the purchaser or lessee of a development unit may rescind (cancel) the contract of purchase and sale or contract to lease by serving written notice on the developer or the developer's brokerage, within 7 days after the later of the date the contract was entered into or the date the purchaser or lessee received a copy of this Disclosure Statement.

The rescission notice may be served by delivering or sending by registered mail, a signed copy of the notice to

- (a) the developer at the address shown in the disclosure statement received by the purchaser,**
- (b) the developer at the address shown in the purchaser's purchase agreement,**
- (c) the developer's brokerage, if any, at the address shown in the disclosure statement received by the purchaser, or**
- (d) the developer's brokerage, if any, at the address shown in the purchaser's purchase agreement.**

The developer must promptly place purchasers' deposits with a brokerage, lawyer or notary public who must place the deposits in a trust account in a savings institution in British Columbia. If a purchaser rescinds their purchase agreement in accordance with the Act and regulations, the developer or the developer's trustee must promptly return the deposit to the purchaser.

The Disclosure Statement dated July 24, 2007 is hereby amended as follows:

1. The following shall be added as clause 1.5:

“1.5 Developer's Experience:

1.5.1 This is the first development that the Developer has undertaken.

1.5.2 The Developer has not been, nor have any of the principals of the Developer been, within the ten years before the date of the Developer's Declaration attached to the Disclosure Statement, subject to any penalties or sanctions imposed by a court or regulatory authority relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to theft or fraud.

1.5.3 The Developer has not been, nor have any of the principals of the Developer been, within the five years before the date of the Developer's Declaration attached to the Disclosure Statement, declared bankrupt, nor have they made a voluntary assignment of bankruptcy, made a proposal under any legislation relating to bankruptcy or insolvency or been subject to or instituted any proceedings, arrangement, or compromise with creditors, nor have they had a receiver, receiver-manager or trustee appointed to hold any of their assets.

1.5.4 No director, officer or principal holder of the Developer, or any director or officer of the principal holder, within the five years before the date of the Developer's Declaration attached to the Disclosure Statement, has been a director, officer or principal holder of any other developer that, while that person was acting in that capacity, was:

- (a) subject to any penalties or sanctions imposed by a court or regulatory authority relating to the sale, lease, promotion, or management of real estate or securities, or to lending money secured by a mortgage of land, or to arranging, administering or dealing in mortgages of land, or to theft or fraud; or
- (b) declared bankrupt or made a voluntary assignment in bankruptcy, made a proposal under any legislation relating to bankruptcy or insolvency or been subject to or instituted any proceedings, arrangement or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold its assets;

1.5.5 There are no existing or potential conflicts of interest among the Developer, manager, any directors, officers and principal holders of the Developer and manager, any directors and officers of the principal holder, and any other person providing goods or services to the Developer, managers or holders of the development units in connection

with the Development which could reasonably be expected to affect the Purchaser's purchase decision.”

2. Clause 6.2 shall be deleted and replaced with the following:

“6.2 Construction Financing

The Developer has arranged for construction financing from East Kootenay Community Credit Union to install services and create the Lots. The Developer has arranged for such mortgage to be proportionately discharged on the sale of each Lot by way of payment of net sale proceeds to East Kootenay Community Credit Union.”

3. Clause 7.2 shall be deleted and replaced with the following:

“7.2 Purchase Agreement

The Developer will use the form of contract of purchase and sale attached as Exhibit 'E' with respect to the sale of each Lot, unless otherwise agreed between the Purchaser and the Developer. The Developer may at any time use another form or forms of contract of purchase and sale.

- (a) Termination of the Purchase Agreement:

- (i) The Purchase Agreement shall be terminated if the Completion Date has not occurred by September 30, 2008. In such event, the Deposit, and any interest thereon, shall be returned to the Purchaser.
- (ii) The Purchase Agreement shall be terminated in the event that the Purchaser does not give the Developer or the Developer's agent notice of the satisfaction or waiver of any of the Purchaser's Conditions (as set out in paragraph 9 of the Purchase Agreement) and, in such event, the Deposit, and any interest thereon, shall be returned to the Purchaser.
- (iii) The Purchase Agreement may be terminated by the Developer, upon written notice to the Purchaser, in the event that a Major Outside Event (as defined in paragraph 15 of the Purchase Agreement) shall occur rendering it impossible or not reasonably feasible or economical for the Vendor to perform its obligations under the Purchase Agreement. In such event, the Deposit, and any interest thereon, shall be returned to the Purchaser.
- (iv) The Purchase Agreement may be terminated by the Developer, in the Developer's sole and absolute discretion, if the Developer is not satisfied with the level of pre-sales in place by July 31, 2008. In such event, the Deposit, and any interest thereon, shall be returned to the Purchaser.

- (v) The Purchase Agreement may be terminated by the Purchaser, at his or her option, if an Amendment to the Disclosure Statement setting out the particulars of a satisfactory financing commitment is not received by the Purchaser within 12 months of the date on which this Disclosure Statement was filed. In such event, the Deposit, and any interest thereon, shall be returned to the Purchaser.
 - (b) Extension of the Purchase Agreement: The Purchase Agreement may be extended for a maximum of three months after the Completion Date first established in the event that title has not yet been issued for the Property in Land Title Office.
 - (c) Assignment of the Purchase Agreement: The Purchaser may not assign the Purchase Agreement without receiving the Developer's written consent and unless the Purchaser gives the Developer and the Developer's Solicitors not less than 10 days' written notice of a proposed assignment. An assignment will not release or discharge the Purchaser from any of the Purchaser's duties or obligations under this Contract, even if this Contract is subsequently amended or further assigned.
 - (d) Interest on the Deposit: Unless specifically requested by the Purchaser, the Deposit will not be placed in an interest bearing account and will, therefore, not have interest accruing to the benefit of the Purchaser. If so specifically requested, subject to subsection 2(c) of the Purchase Agreement, the interest earned on the Deposit will be for the benefit of the Purchaser."
4. Exhibit 'E' shall be deleted and shall be replaced with Exhibit 'A' hereto

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 misrepresentations, subject to 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 April 22, 2008.

All directors in their Personal Capacity:



Mark Taylor, Director

Osprey Landing Development Corp. by it's
authorized signatories:



Mark Taylor

**EXHIBIT 'A' TO SECOND AMENDMENT TO DISCLOSURE STATEMENT
DATED APRIL 17, 2008**

EXHIBIT 'E'

OSPREY LANDING

CONTRACT OF PURCHASE AND SALE

Date of Offer: _____

The Vendor: Osprey Landing Development Corp. (Inc No. A0055469) (the "Vendor")

1.1 The Purchaser(s):

Full Name: _____	Full Name: _____
Address: _____	Address: _____
_____	_____
Email: _____ Fax: _____	Email: _____ Fax: _____
_____ Tel (Home): _____ Work: _____	_____ Tel (Home): _____ Work: _____
Occupation: _____	Occupation: _____

This Purchaser (is/is not) resident in Canada for purposes of the *Income Tax Act*.

This Purchaser (is/is not) resident in Canada for purposes of the *Income Tax Act*.

1.2 Purchaser's Solicitor: (if known) _____

1.3 Offer: The Purchaser hereby offers to purchase from the Vendor the following:

The lot to be known as Strata Lot _____, District Lot 2374, Kootenay District, Strata Plan _____, and situated in the Osprey Landing Development Community, located on the west side of Lake Kooacanusa, approximately 1 km south of Warder, British Columbia, and more particularly described in the Disclosure Statement dated July 24, 2007.

Civic Address: _____

(the "Property").

1.4 The Purchase Price for the Property is \$ _____ (the "Purchase Price") payable in lawful money of Canada. The Purchase Price does not include any goods and services tax payable.

1.5 Subject to Section 2 of Schedule 'A' hereto, the Purchaser shall, within 24 hours after the acceptance of this offer by the Vendor, pay a deposit of \$ 10,000.00 (the "Deposit").

1.6 The terms and conditions set out in Schedule 'A' hereto form a part of this Contract of Purchase and Sale.

1.7 Completion Date: See Section 3 of Schedule 'A'.

1.8 Possession Date: See Section 4 of Schedule 'A'.

The Purchaser's offer herein is open for acceptance until _____ a.m./p.m. Mountain Time on the _____ day of _____, 200__, and upon acceptance by the Vendor by signing a copy of this Offer there shall be a binding contract of purchase and sale of the Property for the Purchase Price, on the terms and conditions herein contained.

DATED _____, 200__

WITNESS:

_____))
Name:

PURCHASER:

_____))
Address:

PURCHASER:

_____))
Occupation:
(As to All Signatures)

The Vendor hereby accepts the Purchaser's offer to purchase contained herein and agrees to sell the Property to the Purchaser in accordance with this Contract.

DATED _____, 200__

OSPREY LANDING DEVELOPMENT CORP.:

Per: _____
Authorized Signatory

Disclosure Statement Receipt

The Purchaser hereby acknowledges receipt of a copy of and a reasonable opportunity prior to the execution of this Agreement to read the Disclosure Statement dated _____, together with any amendments thereto (collectively, the "Disclosure Statement").

Purchaser's signature

Purchaser's signature

SCHEDULE 'A'
ADDITIONAL TERMS AND CONDITIONS

1. Purchase Price. The Purchaser will pay the Purchase Price to the Vendor as follows:
 - (a) the Deposit shall be paid by the Purchaser to the Vendor's Realtors, Re/Max Elk Valley Realty Ltd., in trust, within 24 hours after the Vendor's acceptance of the Purchaser's offer herein; and
 - (b) the balance of the Purchase Price, plus or minus adjustments pursuant to section 4 below, shall be paid by the Purchaser to the Vendor's Solicitors on the Completion Date (as defined in section 3 below) by way of cash, solicitor or notary's trust cheque, certified cheque or bank draft in accordance with the provisions of section 3 below.

2. Deposit.
 - (a) The Vendor will not be obligated to accept payment of any portion of the Deposit by credit card.
 - (b) Subject to subsection 2(c), interest earned on the Deposit, if any, (less a reasonable administration fee up to \$100.00 charged by the Vendor's Realtors) will be for the benefit of the Purchaser.
 - (c) The Deposit shall be dealt with by the Vendor's Realtors as follows:
 - (i) if the Purchaser completes the purchase of the Strata Lot on the terms and conditions herein contained, then the Deposit shall form part of and be applied to the Purchase Price and be paid by the Vendor's Solicitors on the Completion Date to the Vendor on the Completion Date (and interest earned on the Deposit, if any, will be paid to the Purchaser separately after the Completion Date);
 - (ii) if the Purchaser fails to complete the purchase of the Strata Lot on the terms and conditions herein contained or is otherwise in default of any of the Purchaser's obligations hereunder, then at the Vendor's election the Deposit and interest shall be absolutely forfeited to the Vendor forthwith as liquidated damages, the parties agreeing that such amount constitutes a genuine pre-estimate of damages;
 - (iii) if the Vendor fails to complete the sale of the Strata Lot on the terms and conditions herein contained, then the Deposit (or that portion of the Deposit previously paid by the Purchaser to the Vendor) shall be returned to the Purchaser as the Purchaser's sole remedy in respect of the Vendor's default and the Purchaser shall have no further claim against the Vendor.

3. Completion Date. The Purchaser will pay the balance of the Purchase Price by cash, certified cheque or solicitor's or notary's trust cheque on the date (the "Completion Date") identified by the Vendor or the Vendor's Solicitors, by written notice to the Purchaser or the Purchaser's solicitor or notary (the "Purchaser's Solicitors"), as a date on which title for the Property will have been issued by the appropriate Land Title Office (the "LTO"), provided that the Vendor or its solicitors will give not less than 10 days notice thereof. The notice of the Completion Date given to the Purchaser or the Purchaser's Solicitors may be based on the Vendor's estimate as to when title for the Property will be issued as long as all required strata plans (as contemplated herein) have been deposited in the LTO. If title for the Property is not issued on the Completion Date so established, then the Vendor may delay the Completion Date from time to time for up to a maximum of three months after the Completion Date first established as required by the Vendor until title is issued, by written notice of such delay from the Vendor or the Vendor's Solicitors to the Purchaser or the Purchaser's solicitor or notary, provided that the Vendor or the Vendor's Solicitors will give not less than three days' notice of such extended Completion Date. Despite the foregoing, if the Completion Date has not occurred by September 30, 2008 (the "Outside Date"), this Contract will be terminated and the Vendor will repay to the Purchaser the Deposit, together with all interest earned thereon, unless the parties agree in writing to extend provided that if the Completion Date

is extended as aforesaid and such extended Completion Date is after the Outside Date, the Outside Date will automatically be extended to the day following such extended Completion Date.

4. Possession and Adjustments. The Purchaser will assume all taxes, rates, assessments and other charges from and including the Completion Date and all adjustments will be made as of the Completion Date. If the amount of any such taxes, rates or assessments have been levied in respect of a parcel greater than the Property, the portion thereof which shall be allocated to the Property will be determined by prorating the total amount among all parcels for which the same have been levied on the basis of the relative areas of such parcels in each case. The Purchaser will have vacant possession of the Property on the day following the Completion Date after payment of the adjusted Purchase Price, free and clear of all encumbrances except encumbrances described in the Disclosure Statement (as defined in section 13 below), and encumbrances to be discharged pursuant to section 5 below.
5. Closing Procedure. The Purchaser's Solicitors will prepare and deliver the required Freehold Transfer (the "Transfer") and Statement of Adjustments to the Vendor's Solicitors at least five days prior to the Completion Date. The Vendor will not be required to execute or deliver any other agreements, certificates, statutory declarations or assurances whatsoever. The Vendor will execute and cause to be delivered to the Purchaser's Solicitors the Transfer and Statement of Adjustments on the condition that the Purchaser's Solicitors file the Transfer (executed by the Purchaser) for registration in LTO together with any security relating to any mortgage financing arranged by the Purchaser, and pay to the Vendor's Solicitors the balance of the adjusted Purchase Price on the Completion Date forthwith upon receipt of a satisfactory post-registration index search of title to the Property in accordance with this Contract or return such documents unregistered. The Purchaser acknowledges and agrees that the transfer of title will be subject to financial encumbrances granted by the Vendor provided that the Vendor's Solicitors undertake to clear title to the Property of such financial encumbrances within a reasonable time after receiving the balance of the adjusted Purchase Price payable to the Vendor on closing.
6. Lien Holdback. That portion, if any, of the balance of the Purchase Price required by law to be held back by the Purchaser in respect of builders' lien claims (the "Lien Holdback") shall be paid to the Vendor's Solicitors on the Completion Date. The Lien Holdback shall be held in trust for the Purchaser pursuant to the *Builders Lien Act* (British Columbia) (or successor statutes) solely in respect of lien claims registered in the LTO in connection with work done at the behest of the Vendor. The Vendor's Solicitors are authorized to invest the Lien Holdback in an interest bearing trust account, and to pay to the Vendor on the earlier of (a) the 56th day after the Completion Date, and (b) the 46th day after the issuance of a certificate of completion under the *Builders Lien Act* for the general construction contract for the Development, the Lien Holdback plus interest, if any, earned thereon, less the amount of any builders' lien claims filed against the Property of which the Purchaser or the Purchaser's Solicitor notifies the Vendor's Solicitors in writing by 1:00 p.m. on that day.
7. Costs/GST. The Purchaser will pay all taxes (including all GST), costs and expenses incurred in connection with the completion of the sale and purchase of the Property other than the costs of the Vendor incurred in clearing title to the Property of financial encumbrances. GST is not included in the Purchase Price. The Purchaser will remit to the Vendor on the Completion Date any GST payable in respect of the sale and purchase of the Property contemplated in this Agreement, the Vendor will remit the GST collected to Canada Customs and Revenue Agency ("CRA") and the Purchaser will be solely responsible to collect any applicable rebate of the GST. Notwithstanding the foregoing, if the Purchaser is a corporation or a partnership which is registered for GST purposes and, on or before the Completion Date, the Purchaser provides the Vendor with a certificate as to the GST registered status of the Purchaser containing the Purchaser's GST registration number, the Purchaser will not be required to pay the GST to the Vendor but will be entitled to self-assess the GST and account for the same directly to CRA.
8. Building Scheme. The Purchaser acknowledges that title to the Property will be subject to the Statutory Building Scheme (as defined in the Disclosure Statement) thereunder which establish certain restrictions on the construction of improvements on the Property and require the payment of a security deposit to the Vendor prior to the approval of construction plans. The Purchaser covenants and agrees to abide by the requirements of the Statutory Building Scheme and, in particular but without limitation, will pay all fees and Deposit required thereunder when due.

9. Purchaser's Conditions. The obligation of the Purchaser to complete the purchase of the Property is subject to the following condition(s) being satisfied or waived on or before the following date(s):

The above condition(s) is/are for the sole benefit of the Purchaser and may be waived unilaterally by the Purchaser at any time on or before the date(s) provided above. If the Purchaser does not give the Vendor or the Vendor's agent written notice of the satisfaction or waiver of any of such conditions on or before such date(s), this Contract will be automatically terminated and the Deposit and any interest earned thereon will be returned to the Purchaser.

10. Risk and Time. The Property will be at the Vendor's risk until 12:01 a.m. on the Completion Date and thereafter at the Purchaser's risk. Time will be of the essence of this Contract and will remain of the essence notwithstanding the extension of any of the dates herein.
11. No Assignment. The Purchaser may not directly or indirectly assign the Purchaser's interest in this Contract or direct the Vendor to transfer title to the Property to any third party without the written consent of the Vendor, in its absolute discretion, and unless the Purchaser gives the Vendor and the Vendor's Solicitors not less than 10 days' written notice of a proposed assignment. An assignment will not release or discharge the Purchaser from any of the Purchaser's duties or obligations under this Contract, even if this Contract is subsequently amended or further assigned.
12. Presale Requirement. If, by July 31, 2008, the Developer has not satisfied itself, in its sole and absolute discretion, as to the level of pre-sales of strata lots in the Development, the Vendor will have the right to cancel the Contract by giving 10 days notice to the Purchaser or the Purchaser's solicitor. In such event, this Contract will be null and void effective as of the 10th day after the date of receipt of the notice by the Purchaser or the Purchaser's solicitor and the Vendor will repay to the Purchaser the Deposit together with all interest accrued thereon.
13. Receipt of Disclosure Statement The Purchaser acknowledges that the Purchaser has received a copy of and has been given an opportunity to read the Disclosure Statement dated July 24, 2007 in respect of the Property and any amendments to date (the "Disclosure Statement") and that this Contract constitutes a receipt in respect thereof.
14. Amended Disclosure Statement. If an amendment to the Disclosure Statement that sets out particulars of a satisfactory financing commitment (as defined in Policy Statement 6, pursuant to the *Real Estate Development Marketing Act*) is not received by the purchaser within 12 months after the initial Disclosure Statement was filed, the purchaser may, at his or her option, cancel this Contract at any time after the end of the 12 month period until the required amendment is received by the purchaser by giving notice to the Vendor or the Vendor's solicitor. In such event, this Contract will be null and void effective as of the 10th day after the date of receipt of the notice by the Vendor or the Vendor's solicitor and the Vendor will repay to the Purchaser the Deposit together with all interest accrued thereon.

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The above condition(s) is/are for the sole benefit of the Purchaser and may be waived unilaterally by the Purchaser at any time on or before the date(s) provided above. If the Purchaser does not give the Vendor or the Vendor's agent written notice of the satisfaction or waiver of any of such conditions on or before such date(s), this Contract will be automatically terminated and the Deposit and any interest earned thereon will be returned to the Purchaser.

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14. Amended Disclosure Statement. If an amendment to the Disclosure Statement that sets out particulars of a satisfactory financing commitment (as defined in Policy Statement 6, pursuant to the *Real Estate Development Marketing Act*) is not received by the purchaser within 12 months after the initial Disclosure Statement was filed, the purchaser may, at his or her option, cancel this Contract at any time after the end of the 12 month period until the required amendment is received by the purchaser by giving notice to the Vendor or the Vendor's solicitor. In such event, this Contract will be null and void effective as of the 10th day after the date of receipt of the notice by the Vendor or the Vendor's solicitor and the Vendor will repay to the Purchaser the Deposit together with all interest accrued thereon.

15. Major Outside Event. The parties agree that if (a) any act of God, accident or other event beyond the reasonable control of the Vendor, (b) any condition discovered within the Development or in the vicinity of the Development, including, without limitation, any soil or environmental condition, or (c) any action or step taken by any applicable governmental or regulatory authority, renders it impossible or not reasonably feasible or economical for the Vendor to perform its obligations under this Contract, the Vendor may terminate this Contract upon written notice to the Purchaser, upon which the Vendor will return to the Purchaser the Deposit and any interest earned thereon.
16. Privacy Consent. The Purchaser consents to the collection, use and disclosure of personal information contained in this Contract and otherwise collected by or on behalf of the Vendor and its agents, affiliates and service providers (collectively, the "Information") for the following purposes:
- (a) to complete the transaction contemplated in this Contract;
 - (b) to invest the Deposit as provided herein including providing personal information to the financial institution as required for reporting interest earned on the Deposit in accordance with applicable laws;
 - (c) to facilitate the completion of the Development, including securing financing for the construction of the Development;
 - (d) to facilitate the management of the Development, including transferring management of the Development to a property manager; and
 - (e) to market, sell, provide and inform the Purchaser of the products and services of the Vendor and its affiliates, including without limitation, information about future projects.

The Purchaser consents to the collection, use and disclosure of the Information by or to agents, contractors and service providers of the Vendor and its affiliates in connection with the above purposes.

17. No Interest in Land. This offer and the agreement which results from its acceptance creates contractual rights only and not any interest in land.
18. Notices. Any notice to be given under this Contract shall be in writing addressed to the respective parties or their respective solicitors and sent by postage prepaid mail (airmail, if to or from outside of Canada) or delivered by hand or transmitted by telecopy to the addresses as set out above, or such other address as any party may notify all other parties in accordance with this provision, and shall be deemed to have been received if delivered or transmitted, when delivered or transmitted and if mailed, on the second business day after such mailing.
19. Miscellaneous. This Contract is the entire agreement between the parties and there are no other terms, conditions, representations, warranties or collateral agreements, express or implied, whether made by the Vendor, any agent, employee or representative of the Vendor or any other person. All of the terms, conditions, representations, and warranties contained in this Contract will survive closing and the transfer of the Property to the Purchaser. This Contract will be governed by the laws of British Columbia, If the Purchaser is comprised of more than one person, the covenants and obligations of all parties comprising the Purchaser are joint and several.