

**FIRST AMENDMENT TO DISCLOSURE STATEMENT**

**DATED THE 30 DAY OF October, 2007**

**ORIGINAL DISCLOSURE MADE THE 24TH DAY OF JULY, 2007**

1. NAME AND ADDRESS:

1.1 DEVELOPMENT: ROCKCLIFFE AT WESTSYDE

1.2 DEVELOPER: COLUMBIA PACIFIC AGRO INC.  
(Inc. 622902)  
c/o 700 – 275 Lansdowne Street  
Kamloops, BC V2C 6H6

1.3 ADDRESS FOR SERVICE:

(a) c/o Mair Jensen Blair LLP  
700 – 275 Lansdowne Street  
Kamloops, BC V2C 6H6

**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.**

1. The following paragraph on page 10 shall be deleted:

4.3(c)

and replaced with the following:

c. Statutory Rights of Way

Statutory Right of Way KT85132 and KT85133 registered in favour of TM Mobile Inc. These Statutory Right of Way allows Telus Mobility to construct and maintain a roadway through the lands, as well as a tower, antennas, mounts, structures, a shelter and cables and related works. All revenues associated with these Statutory Rights of Ways shall be the property of the Developer.

Statutory Right of Way KW116700 registered in favour of the City of Kamloops. This allows the City to install and maintain all forms of drainage utilities, including storm sewer lines, earth berms, drainage ditches and retention ponds.

Statutory Right of Way KW132283 registered in favour of Telus Communications Inc. This allows Telus to install, operate and maintain one or more cables for telecommunications, power, grounding, underground ducts and related works.

Statutory Right of Way LA753 registered in favour of Rogers Wireless Inc. This allows Rogers to install, operate and maintain one or more cables, towers and antennas for telecommunications, power, grounding, underground ducts and related works. All revenues associated with the Statutory Right of Way shall be the property of the Developer.

Statutory Right of Way: to be registered in favour of the City of Kamloops.

Statutory Right of Way: to be registered in favour of Terasen Gas.

Statutory Right of Way: to be registered in favour of British Columbia Hydro and Power Authority.

Statutory Right of Way: to be registered in favour of Shaw Cable.

The above noted Statutory Right of Way agreements relate to existing and future utility installations on Lot 6, Plan KAP76198, KDYD. Said agreements grant certain rights to the respective utilities in exchange for their providing certain services to the property. The primary purpose of the Statutory Right of Way agreements is to allow the respective utilities the right to enter upon the lands for the purpose of installing and maintaining their facilities on Lot 6, Plan KAP76198.

Copies of all registered charges and encumbrances may be obtained from the Kamloops/Nelson Land Title Office or the Developer. It is recommended that prospective purchasers independently review and consider these documents.

2. Paragraph 4.4 shall be deleted and replaced with the following:

4.4 Statutory Right of Ways in favour of Telus Communications and Rogers Wireless Inc. Any and all revenues from such future Statutory Right of Ways shall be the property of the Developer.

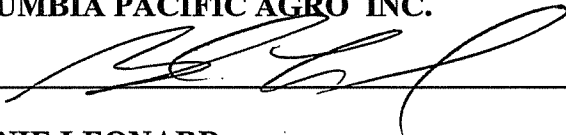
**DEEMED RELIANCE:**

**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 declarations constitute full, true and plain disclosure of all facts relative to the Development referred to above, proposed to be sold or leased, as required by the Real Estate Development Marketing Act of the Province of British Columbia as of the 30 day of October, 2007.

**COLUMBIA PACIFIC AGRO INC.**

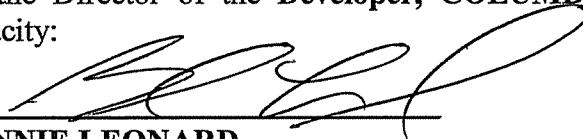


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**BONNIE LEONARD**

President of **COLUMBIA PACIFIC AGRO INC.**

By the Director of the Developer, **COLUMBIA PACIFIC AGRO INC.** in her personal capacity:



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**BONNIE LEONARD**



**SOLICITOR'S CERTIFICATE**

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IN THE MATTER OF the Real Estate Development Marketing Act and the First Amendment to Disclosure Statement of COLUMBIA PACIFIC AGRO INC.

For property described as:

Lot 6, Section 7,  
Township 21, Range 17  
Kamloops Division Yale District,  
Plan KAP76198

I, MURRAY C. WEERES, Solicitor, a member of the Law Society of British Columbia, having read over the above described First Amendment to the Disclosure Statement dated the 24th day of July, 2007, and having made any required investigations in public offices, and having reviewed same with the Developer therein named, HEREBY CERTIFY that the facts contained in Paragraphs 4.1, 4.2 and 4.3 of the Disclosure Statement as amended are correct.

DATED at the City of Kamloops, in the Province of British Columbia, this 30 day of October, 2007.

  
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MURRAY C. WEERES