

1335 Howe

SEVENTH AMENDMENT TO DISCLOSURE STATEMENT ***REAL ESTATE DEVELOPMENT MARKETING ACT OF BRITISH COLUMBIA***

(Amending the Disclosure Statement dated February 2, 2017, as amended by a First Amendment to Disclosure Statement dated October 31, 2017, a Second Amendment to Disclosure Statement dated May 16, 2018, a Third Amendment to Disclosure Statement dated August 31, 2018, a Fourth Amendment to Disclosure Statement dated September 12, 2018, a Fifth Amendment to Disclosure Statement dated December 19, 2018 and a Sixth Amendment to Disclosure Statement dated June 3, 2019.)

This Seventh Amendment to Disclosure Statement is dated June 11, 2020.

DEVELOPER

Name: Onni Howe Street Development Limited Partnership
Onni Howe Street (Nominee) Corp.

Business Address: Suite 200 – 1010 Seymour Street, Vancouver, BC V6B 3M6

Address for Service: Suite 200 – 1010 Seymour Street, Vancouver, BC V6B 3M6

AGENT OF DEVELOPER

Name: Onni Realty Inc.

Business Address: Suite 200 – 1010 Seymour Street, Vancouver, BC V6B 3M6

The Developer reserves the right to use its own employees to market the strata lots being offered for sale pursuant to this Disclosure Statement. Any employees of the Developer who market the offered strata lots on behalf of the Developer may not be licensed under the *Real Estate Services Act* (British Columbia) and are not acting on behalf of the purchasers.

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* (BRITISH COLUMBIA). IT IS THE RESPONSIBILITY OF THE DEVELOPER TO DISCLOSE PLAINLY ALL MATERIAL FACTS, WITHOUT MISREPRESENTATION.

This Seventh Amendment to Disclosure Statement amends the Disclosure Statement dated February 2, 2017, as amended by a First Amendment to Disclosure Statement dated October 31, 2017, a Second Amendment to Disclosure Statement dated May 16, 2018, a Third Amendment to Disclosure Statement dated August 31, 2018, a Fourth Amendment to Disclosure Statement dated September 12, 2018, a Fifth Amendment to Disclosure Statement dated December 19, 2018 and a Sixth Amendment to Disclosure Statement dated June 3, 2019 (collectively, the "**Disclosure Statement**") with respect to an offering by Onni Howe Street Development Limited Partnership and Onni Howe Street (Nominee) Corp., (together, the "**Developer**") for the sale of certain strata lots in a development known as "*1335 Howe*" to be constructed on certain lands located at 1335 Howe Street, Vancouver, British Columbia. All capitalized terms used herein shall have the meanings given to them in the Disclosure Statement, unless expressly defined herein.

The Disclosure Statement is hereby amended as follows:

1. Section 4.3(b) is amended as follows:
 - a. subsection 4.3(b)(iii) is deleted in its entirety and replaced with the words "Intentionally deleted.";
 - b. subsection 4.3(b)(iv) is amended by:
 - i. deleting the words "and Priority Agreement CA5579439" from the title in their entirety; and
 - ii. deleting the last sentence in its entirety;
 - c. subsection 4.3(b)(v) is amended by:
 - i. deleting the words "and Priority Agreement CA5579441" from the title in their entirety;
 - ii. deleting the words "and Priority Agreement CA5579441" from the second sentence in their entirety; and
 - iii. deleting the last sentence in its entirety;
 - d. subsection 4.3(b)(vi) is amended by:
 - i. deleting the title in its entirety and replacing it with the words "Statutory Right of Way CA5579443, Covenant CA5579445, Covenant CA5579447 and Equitable Charge CA5579449"; and
 - ii. by deleting the last paragraph in its entirety;
 - e. subsection 4.3(b)(viii) is amended by:
 - i. deleting the title in its entirety and replacing it with the words "Covenant CA5579457, Covenant CA5579459 and Statutory Right of Way CA5579461"; and

- ii. by deleting the last paragraph in its entirety;
- f. subsection 4.3(b)(ix) is amended by:
 - i. deleting the title in its entirety and replacing it with the words "Statutory Right of Way CA5579463, Covenant CA5579465 and Covenant CA5579467";
 - ii. deleting the words "and Priority Agreement CA5779464" from the end of the first paragraph in their entirety;
 - iii. deleting the words "and Priority Agreement CA5779466" from the end of the second paragraph in their entirety;
 - iv. deleting the words "and Priority Agreement CA5779468" from the end of the third paragraph in their entirety; and
 - v. by deleting the last paragraph in its entirety;
- g. subsection 4.3(b)(xiii) is amended by:
 - i. deleting the words "and Priority Agreement CA5914304" from the title in their entirety; and
 - ii. by deleting the last paragraph in its entirety; and
- h. subsection 4.3(b)(xvi) is amended by:
 - i. deleting the title in its entirety and replacing it with the words "Statutory Right of Way CA7118847 and Covenant CA7118849"; and
 - ii. by deleting the last paragraph in its entirety.
- 2. Section 5.1 is amended by deleting the words "April 1, 2021 to June 30, 2021" in their entirety and replacing them with the words "November 1, 2021 to January 31, 2022".

DEEMED RELIANCE

Section 22 of the *Real Estate Development Marketing Act* (British Columbia) 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 *Real Estate Development Marketing Act* (British Columbia).

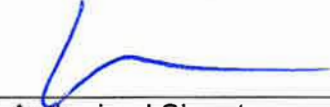
DECLARATION

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* (British Columbia), as of June 11, 2020.

PARTNERSHIP

**ONNI HOWE STREET DEVELOPMENT
LIMITED PARTNERSHIP**, by its general partner,
ONNI DEVELOPMENT (HOWE STREET) CORP.

By:


Authorized Signatory

SOLE DIRECTOR OF ONNI DEVELOPMENT (HOWE STREET) CORP.



ROSSANO DE COTIIS

REGISTERED OWNER

ONNI HOWE STREET (NOMINEE) CORP.

By:



Authorized Signatory

SOLE DIRECTOR OF ONNI HOWE STREET (NOMINEE) CORP.



ROSSANO DE COTIIS