

Good afternoon Tony,

I am working to gather documents that relate to the subdivision and business. Below is a quick summary of the letter I will deliver to you. I felt it was important to get the draft to you today, given your plans to list on the MLS.

RE: 0941623 B.C. LTD.: PID: 003-430-685, LOT 4, EXCEPT PART IN PLAN 10912 DISTRICT LOT 902 PLAN 3654 (the "**Lands**")

As you are aware, we act for Jennifer Oshvalda, the Executrix of the Estate of Susan Oshvalda and related entities regarding the development of the Lands. We write to provide details on the current status of the Lands.

The registered owner of the Lands is 0941623 B.C. LTD., a copy of the title is attached to this letter and marked as Schedule "A". Attached as Schedule "B" is a copy of the Central Securities Registrar of 0941623 B.C. LTD., which will be disclosed to potential purchasers upon receipt of a binding offer, with appropriate subject clauses. Ownership of the Lands is governed by the enclosed trust agreement (the "Trust Agreement") marked as Schedule "B" and will be disclosed to potential purchaser upon receipt of a binding offer, with appropriate subject clauses. Jennifer Oshvalda, in accordance with a grant of probate attached as Schedule "C" is entitled to sell her families portion of the shares of 0941623 B.C. LTD. By operation of law, Jennifer Oshvalda is a party to the Trust Agreement and in accordance with the provisions of that Trust Agreement, is authorized to sell her families portion of ownership of the Lands which herein will be referred to as the "Oshvalda Land". Enclosed as Schedule "D" is a map of the Lands, highlighting which portion is the Oshvalda Land.

The Oshvalda Land is the portion of the Lands being sold.

The below is simply a summary of the facts as we understand them from our client and should not be relied upon as legal advice and/or as a legal opinion.

Given the fact that the Lands are registered in the name of 0941623 B.C. LTD., a purchaser of the Oshvalda Land will be purchasing the shares of 0941623 B.C. LTD., (the "Oshvalda Shares"). Upon completion of the subdivision of the Lands, the Oshvalda Lands, will be transferred to the registered shareholder and/or a transferee of the shareholder's choice. The Oshvalda Land, post-subdivision, will have its own title and the shareholder will hold title to that individually titled parcel of land, known as the Oshvalda Land.

There is a business on the Oshvalda Land, operated as "Coastal Tire" and legally owned by Little VagaBond Enterprises Co. LTD. ("LVB"), a copy of the Central Securities Registrar is attached as Schedule "E" and will be disclosed to a potential purchaser upon receipt of a binding offer, with appropriate subject to clauses. Jennifer Oshvalda is legally entitled to sell the total issued and outstanding shares of LVB.

The Oshvalda Land is within the Agricultural Land Reserve ("ALR"), however, Coastal Tire has been grandfathered legal non-conforming status to operate on the Oshvalda Land. Therefore, as long as Coastal Tire continues to be up and running (purchaser is responsible to confirm this information and this letter does not serve as confirmation of the laws and/or requirements of the governing party), the legal non-conforming status permits the business to operate.

Attached as Schedule "F" are the most recent financial statements of Coastal Tire which will be disclosed to a potential purchaser, upon receipt of written confirmation that the purchaser agrees that the financial status of Coastal Tire will be kept confidential. The purchase of the Oshvalda Land will include the purchase of the total issued and outstanding shares of LVB and inventory will be assessed at the closing of the purchase/sale.

We understand from our client that in order to complete the subdivision of the Lands, the owners had to apply to, and meet certain requirements of, the Agricultural Land Commission (the "ALC") and the Sunshine Coast Regional District (the "SCRD"). The owners have successfully obtained written confirmation from the ALC that a portion of the Lands has been removed from the ALR. The final step of subdivision is to satisfy the local municipality, the SCR D and other local authorities. The owners met with the SCR D and confirmed the steps required to complete the subdivision process. A legal survey is currently being drafted and upon completion of the legal survey, and other requirements, the survey plan will be deposited into the Land Title Office and individual titles will be produced, which will include the Oshvalda Land obtaining an individual title.

We understand from our client that any potential offers will include a subject in the contract of purchase and sale which puts a condition on the purchase/sale that allows for the purchaser to meet with the SCR D planning manager, meet with the other shareholder of 0941623 B.C. LTD., and meet with the land surveyor, of Bennet Land Surveying, to discuss and review the subdivision plans. If the purchaser is not satisfied, after meeting with those parties, the purchaser may elect to terminate the conditional offer. A purchaser must make a written, conditional, offer in order to receive detailed disclosure regarding the Trust Agreement, subdivision plans and details regarding the status of subdivision approval.

Potential purchasers will also be given the opportunity to request legal documents from the Seller's lawyer and/or have their own lawyer request documentation.

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