

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT
STRATA TITLE PROPERTIES

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT:

The property disclosure statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

“The attached Property Disclosure Statement dated
July 18 yr. 2017 is incorporated into
and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE:

The property disclosure statement is designed, in part, to protect the seller by establishing that all relevant information concerning the property has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the Unit.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES:

The buyer must still make the buyer's own inquiries after receiving the property disclosure statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the Unit and the Development may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector to examine the Unit or the Development and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the disclosure statement or on an inspection report.

SIX IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on the property disclosure statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the property. Even if the property disclosure statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the property disclosure statement if it caused the buyer to agree to buy the Unit.
2. The buyer must still make the buyer's own inquiries concerning the Unit in addition to reviewing a property disclosure statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a property disclosure statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the property disclosure statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.
5. The buyer should personally inspect both the parking space(s) and storage locker(s) assigned to the Unit.
6. “Unit” is defined as the living space, including limited common property, being purchased. “Common Property” includes buildings or spaces accessible to all owners. “Lands” is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. “Development” is defined as the Lands, the Unit and all other strata lots and Common Property.

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: July 18, 2017

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 210 875 Gibsons Way Gibsons, BC V0N 1V0 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence Residence(s) Barn(s) Shed(s)
 Other Building(s) Please describe _____

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" means all spaces accessible to all owners. "Lands" is defined as the land on which all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

THE SELLER SHOULD INITIAL APPROPRIATE REPLIES.

| 1. LAND | NO | DO NOT KNOW | DOES NOT APPLY |
|---|----|-------------|----------------|
| A. Are you aware of any underground oil storage tank(s) on the Development? | | X | X |
| B. Are you aware of any written or oral? | | X | X |
| C. Are you aware of any current improvements? | | X | X |
| D. Are you aware of any pending actions that affect or the Unit from any person or entity? | | X | X |
| 2. SERVICES | | | |
| A. Are you aware of any problems with the services? | | X | X |
| B. Are you aware of any problems with the services? | | X | X |
| 3. BUILDING Respecting the Unit and Common Property | | | |
| A. Has a final building inspection been arranged and a city permit been obtained? | | X | X |
| B. Has the fireplace, fireplace insert or wood stove been approved i.) by local authorities? <input type="checkbox"/> ii.) received WETT certificate? | | X | X |
| C. (i) Has this Unit been previously inspected? (ii) Are you the "owner designated by the Strata Corporation?" | | X | X |
| D. Does the Unit have any service contracts for fire alarm systems, water purification systems, etc.? | | X | X |
| E. Are you aware of any alterations or modifications made without a request for approval? e.g., building, electrical, plumbing, etc.? | | X | X |
| F. Are you aware of any problems with any of the buildings in the Development? | | X | X |
| G. Are you aware of any problems with the heating and/or central air conditioning system? | | X | X |
| H. Are you aware of any damage due to wind, fire or water? | | X | X |
| I. Are you aware of any pest infestation or unrepaired damage by insects or rodents? | | X | X |
| J. Are you aware of any leakage or unrepaired damage? | | X | X |
| K. Are you aware of any problems with the electrical or gas system? | | X | X |
| L. Are you aware of any problems with the plumbing system? | | X | X |
| M. Are you aware of any pet restrictions? | | X | X |

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Gibsons, BC

V0N 1V0

| 3. BUILDING Respecting the Unit and Common Property. (continued) | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|---|-----|----|-------------------------------------|-------------------------------------|
| N. Are you aware of any rental restrictions? | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| O. Are you aware of any age restrictions? | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments. | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Q. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? _____ | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| R. Have you paid any special assessment(s) in the past 5 years? (i) For how much? _____ | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| S. Are you aware of any agreements that provide for future payment or possible payment of money to the strata corporation as the current owner of the Unit? | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| T. Are you aware of any strata corporation policy or bylaw amendment(s) which affect the uses of the Unit? | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| U. Are you aware of any strata corporation swimming pool and/or hot tub? | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| V. Are you aware of any additional improvements or upgrades made to the Unit that were not installed by the strata corporation? | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and maintenance of alterations to the Unit or Common Property? | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| X. Was this Unit constructed by an "owner-builder" as defined in the <i>Homeowner Protection Act</i> , with consent of the strata corporation or a building permit applied for, after July 1, 1999? (If not, please refer to the Seller's Offer and Disclosure Notice.) | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Y. Is this Unit or related Common Property covered by a warranty or insurance under the <i>Homeowner Protection Act</i> ? | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Z. Is there a current "EnerGuide for Houses" rating for this unit? i) If so, what is the rating number? _____ ii) When was the energy assessment report prepared? _____ | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| AA. Nature of Interest/Ownership: Freehold <input type="checkbox"/> Tenants in Common <input type="checkbox"/> Divided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative <input type="checkbox"/> | | | | |
| BB. Management Company _____ Name of Manager _____ Telephone _____ Address _____ | | | | |
| CC. If self managed, Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____ | | | | |
| DD. Are the following documents available? If not, where can they be obtained from: | | | | |
| Bylaws | | | | |
| Rules/Regulations | | | | |
| Year-to-date Financial Statements | | | | |
| Current Year's Operating Budget | | | | |
| All Minutes of Last Year's Council, Special and AGM Meetings | | | | |
| Engineer's Report and Envelope Assessment | | | | |
| Strata Plan | | | | |
| Depreciation Report | | | | |
| Reserve Fund Study | | | | |
| EE. What is the monthly strata fee? \$ _____ | | | | |

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| 3. BUILDING Respecting the Unit and Common Property. (continued) | | | | | | | | | |
|---|-----|----|-------------|----------------|-------------|-----|-------------|----------------|----------------|
| Does this monthly fee include: | YES | NO | DO NOT KNOW | DOES NOT APPLY | | YES | NO | DO NOT KNOW | DOES NOT APPLY |
| Management? | | | | | Recreation? | | | | |
| Heat? | | | | | Cable? | | | | |
| Hot Water? | | | | | Gardening? | | | | |
| Gas Fireplace? | | | | | Caretaker | | | | |
| Garbage? | | | | | Water? | | | | |
| Sewer? | | | | | Other? | | | | |
| GG. (i) Number of Unit parcels included and specific number of units included (ii) Are these: (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/> | | | | | | | | | |
| HH. (i) Storage Locker? Yes <input type="checkbox"/> No <input type="checkbox"/> (ii) Are these: (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/> | | | | | | | | | |
| 4. GENERAL | | | | | | NO | DO NOT KNOW | DOES NOT APPLY | |
| A. Are you aware if the Unit, or any other unit, has been used as a marijuana grow operation or to manufacture illegal drugs? | | | | | | | | | |
| B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1) or 5-13(1)(a)(ii) in respect of the Property or Unit? | | | | | | | | | |
| C. Are you aware if the property, of any part of the property, is designated or proposed for designation as a "heritage value" under the Heritage Act or "heritage value" under the Heritage Act or "heritage value" under municipal legislation? | | | | | | | | | |

For the purposes of Clause 4 of the Real Estate Council Rule 5-13(1) set out below.

5-13 Disclosure of latent defects

- (1) For the purpose of this clause, "latent defect" means a material latent defect that cannot be discovered by a reasonable inspection of the property, including any part of the property, including any part of the property:
 - (a) a defect in the real estate
 - (i) that is potentially dangerous to the occupants
 - (ii) that is a latent defect

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5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

owner has never lived in property

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

DocuSigned by:


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SELLER(S)

SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.
The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Development and, if desired, to have the Development inspected by a licensed inspection service of the buyer's choice.

The buyer acknowledges that all measurements are approximate. The buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the buyer is concerned about the size.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the strata Unit or the Development.

*PREC represents Personal Real Estate Corporation

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