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.

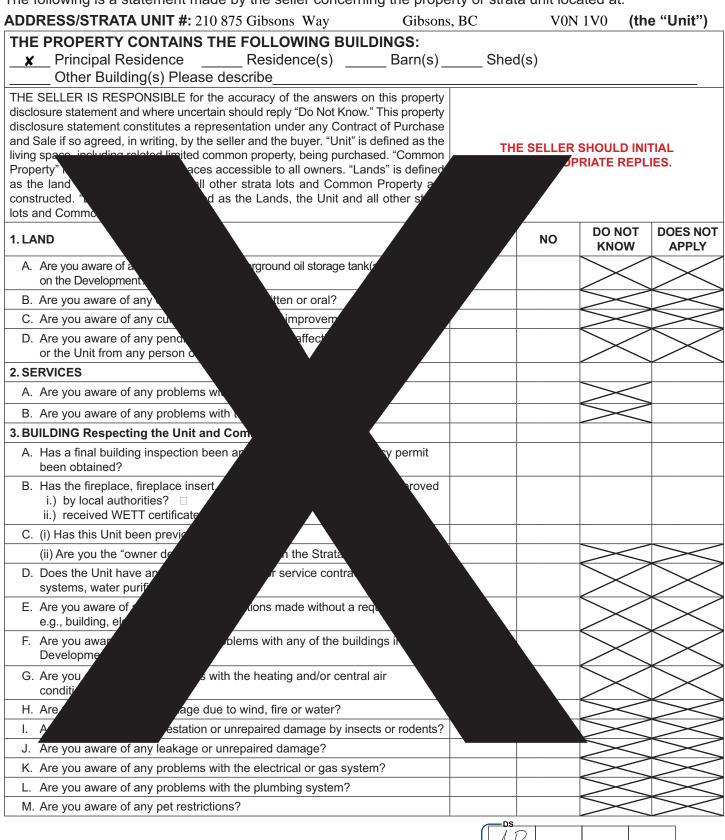
PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES

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Date of disclosure: July 18, 2017

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



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July 18	3, 2017
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ADDRESS/STRATA UNIT #: 210 875 Gibsons Way	Gibson	s, BC	V0N 1V0		
3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NO	
N. Are you aware of any rental restrictions?			\geq	\geq	
O. Are you aware of any age restrictions?			\sim	\geq	
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.			\searrow	\geq	
Q. Are you aware of any special assessment(s) voted on or proposed?(i) For how much?			\geq	\searrow	
R. Have you paid any special assessment(s) in the past 5 years?(i) For how much?			\geq	\searrow	
S. Are you aware of any agreements that provide for future payment or possible payment of molecular contract of the Unit?				\geq	
T. Are you aware of a construction policy or bylaw amendment(s) which are the uses of the Unit?				\geq	
U. Are you aware of any ming pool and/or hot tub?			\geq		
V. Are you aware of any advances are pogrades made to the Unit that were not installed by t			\triangleright	\triangleright	
W. Are there any agreements under the Unit assumes re- sponsibility for the installation and the alterations to the Unit or Common Property?				\searrow	
X. Was this Unit constructed by an "owner of the second					
Y. Is this Unit or related Common Property cov ance under the <i>Homeowner Protection Act</i> ?					
 Z. Is there a current "EnerGuide for Houses" rating for this unit? i) If so, what is the rating number?					
AA. Nature of Interest/Ownership: Freehold D T	divided 🗆	Bare Lan	d 🗆 Cooper	ative 🛛	
BB. Management Company Name of Manager Address		Teleph	one		
CC. If self managed, Strata Council President's Name Strata Council Secretary Treasur		one פ			
DD. Are the following documents av		nn be o	obtained from:		
Bylaws					
Rules/Regulations					
Year-to-date Financial 9					
Current Year's Oper					
All Minutes of Last Council, Special and AGM Minute					
Engineer's Research and a second provelope Assessment Strata Plan				\	
Depreciation Report					
Reserve Fund Study	_				
EE. What is the monthly strata fee? \$					

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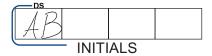
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DATE OF DISCLOSURE

	DRESS/STRATA UNIT #: 210 875 Gibsons Way					Gibsons, BC			V0N 1V0		
3. BUILDING Respecting the L	Jnit and G	Commoi	n Proper	ty. (con	tinued)						
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 p (ii) Are these: (a) Lim		2			l specific n Property?	, La	ong Term	Lease?	□ (e) Ot	her? □	
HH. (i) Storage Locker? Yes (ii) Are these: (a) Limited Co			ه) C	ommon f	Pre	□ (d) Lo	ong Term	Lease?	□ (e) Ot	her? □	
4. GENERAL						NO		NOT OW		S NOT PLY	
A. Are you aware if the Unit, or has been used as a marijuar manufacture illegal drugs?				▼				$\overline{\langle}$		$\overline{\langle}$	
 B. Are you aware of any mater Estate Council of British Co 5-13(1)(a)(ii) in respect of the 	lumbia Rι	le 5-13(\langle		\langle	
C. Are you aware if the proper is designated or proposed or of "heritage value" under under municipal legislation	for design the <i>He</i> r			Ċ							
For the purposes of Clause 4			uncil	Rule 5	-13	et out be	low.				
5-13 Disclosure of latent											
(1) For the purpose Material laten including a		erial	defectti	hatcanr	not be disce,		nable in	spectio	nofthep	property	
(a) a de		eal esta									
	entia tion	nlly dang	gerous t	o the oc	ccupants						



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DATE OF DISCLOSURE				_
ADDRESS/STRATA UNIT #: 210 875 Gibsons Way	Gibsons, BC		V0N	1V0

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:

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.

SELLER(S)

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.

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