

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3112 140 Street

Surrey

V4P 2J1

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		JK	X	X
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		JK	X	X
L. Are you aware of any damage due to wind, fire or water?		JK	X	X
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 4 years)		JK	X	X
N. Are you aware of any problems with the electrical or gas system?		JK	X	X
O. Are you aware of any problems with the plumbing system?		JK	X	X
P. Are you aware of any problems with the swimming pool and/or hot tub?			X	JK
Q. Do the Premises contain unauthorized accommodation?	JK			
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?	JK	JK	X	X
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)	JK			
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?	JK	JK		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		JK		X
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		JK	X	X
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		JK	X	X
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		JK	X	X


For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

- (a) a defect that renders the real estate
 - (i) dangerous or potentially dangerous to the occupants
 - (ii) unfit for habitation


 INITIALS

May 25, 2016

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

THE SUITE IN BMT IS UNAUTHORISED, BUT D/W + DOOR IS APPROVED BY CITY PLANS.

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 property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

[Handwritten signature]

SELLER(S)

[Handwritten signature]

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 Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

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 Premises.

*PREC represents Personal Real Estate Corporation

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