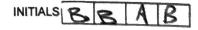
STRATA TITLE PROPERTIES			~	
Date of disclosure:	strata	unit loca	ted at:	Crea
Principal Residence Residence(s)			(the "Unit")
Other Building(s) Please describeBarn(s)St THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property disclosure statement and where uncertain should reply "Do 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" 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.	ned(s)	INITIAL	LER SHOUL THE PRIATE REPI	
1. LAND	YES	NO	DO NOT	DOES NOT
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		831	KNOW	APPLY
B. Are you aware of any existing tenancies, written or oral?		AB	7	
C. Are you aware of any current or pending local improvement locities to the		BBIAB		
D. Ale you aware of any pending litigation or claim affection the D		BBIAB		
Unit from any person or public body? 2. SERVICES		BB/ AB		
		BBIAB		
A. Are you aware of any problems with the water system?		BB/AB		
B. Are you aware of any problems with the sanitary sewer system?		BBIAB		
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?			BB1 AB	
 B. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) By local authorities? (ii) Received WETT certificate? 			BB/ AB	
C. (i) Has this Unit been previously occupied?	66/			
(ii) Are you the "owner developer" as defined in the Strata Property Act?		BB/ AB		
D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?		BB/		
E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.?		BB/ AB		
F. Are you aware of any structural problems with any of the buildings in the Development?		BB/		
G. Are you aware of any problems with the heating and/or central air conditioning system?		BBI		
H. Are you aware of any damage due to wind, fire or water?		SBI AB		A second
I. Are you aware of any infestation or unrepaired damage by insects or rodents?		BBIAB		
J. Are you aware of any leakage or unrepaired damage?		88/A8		
K. Are you aware of any problems with the electrical or gas system?		BBIAB	1 (2 1)	
L. Are you aware of any problems with the plumbing system?		88/28		a service of the serv
M. Are you aware of any pet restrictions?		BB/AB	- 167	in shering

PROPERTY DISCLOSURE STATEMENT



PAGE 1 of _____PAGES

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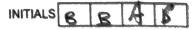
BC1003 REV. APR 2020

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 71-202 Laval street, coquition &C USE 6x6

BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Are you aware of any rental restrictions?	38/			
O. Are you aware of any age restrictions?	AB	88/		
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.		AB BB/ AB	· · · · · · · · · · · · · · · · · · ·	
 Q Are you aware of any special assessment(s) voted on or proposed? (i) How much? 		BB/ AB		
 R. Have you paid any special assessment(s) in the past 5 years? (i) How much? ROC 	BB/			
S. Are you aware of any agreements that provide for future payment or possible payment monies to you in your capacity as the current owner of the Unit?	of	BBI		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		BB/		
U. Are you aware of any problems with the swimming pool and/or hot tub?				PESIA
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?	1	BB/ AB		
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?	1		BB/ AB	
X. Was this Unit constructed by an "owner builder," as defined in the <i>Homeowner</i> <i>Protection Act,</i> within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		AB/ BB		
Y. Is this Unit or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		AB) BB		
Z. Is there a current "EnerGuide for Houses" rating number available for this this unit?			De 1	
If so, what is the rating number?	-		BB	
When was the energy assessment report prepared?	-		0.5	
AA. Nature of Interest/Ownership: Freehold 🗹 Time Share 🗆 Leasehold 🗆 Undivid	led 🗆 B	are Land [ative 🗆
BB. Management Company <u>Darrington PCI Manager</u> Name of Manager Brian Grickson Address <u>300-1030</u> West Georgia St. Vance				
CC. If self managed: Strata Council President's Name	204er	Telephon	Vbe	07.5
Strata Council Secretary Treasurer's Name		_Telephon		
DD. Are the following documents available?	Yes N	0	Can I	be obtained f
Bylaws		1400	timbo	PCI H
Rules/Regulations			ticgton "	
Year-to-date Financial Statements		-	1)	
Current Year's Operating Budget			17	
All Minutes of Last 24 Months Including Council, Special and AGM Minutes				
Engineer's Report and/or Building Envelope Assessment			11	
Strata Plan			()	
Depreciation Report			11	
Reserve Fund Study			11	



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ADDRESS/STRATA UNIT 3. BUILDING Respecting the	Unit and	Commo	Property	y. (continued)			Day	12101	N BC	<u>U</u> JK
Does this monthly fee include:	YES	NO	DO NOT	DOES NOT			YES		1	
Management?	AB/ BB		KNOW	APPLY	Recreatior			NO		DOES NOT APPLY
Heat?		e Bl AB			Cable?			AB) BB		85
Hot Water?		PS I			Gardening	1?	AB/ BB	88		
Gas Fireplace?	BAS				Caretaker		00	BB/		
Garbage?	BBI				Water?			AB/ BB	+`	
Sewer?			BO AB		Other?			50		
 F. (i) Number of Unit parking (ii) Are these: (a) Limited C G. (i) Storage Locker? Yes (ii) Are these: (a) Limited C 			(b) Cor	mmon Property	/? □ (c) Re	nted?	□ (d) L	ong Terr		
						YES			DO NOT KNOW	DOES NOT APPLY
Unit: Level: I. Has the Common Property (i) If yes, when was the m recent level of radon d Common Property: Level	/ been test	M/YYY ed for ra test con the Cor	() don? npleted an nmon Proj	nd what was th perty?					BB/ AB BB/	
Common roperty. Le	Common Property: Level: Bq/m3 or pCi/L (circle one) on (DD/MM/YYYY)								AB	
	(DD/N		r)						1	
J. Have the Lands been teste (i) If yes, when was the m recent level of radon do	(DD/M ed for rado nost recent etected for	n? test con the Lan	npleted an ds?		e most					
J. Have the Lands been teste (i) If yes, when was the m	(DD/M ed for rado nost recent etected for Bq/m	n? test con the Lan	npleted an ds? i/L (circle d		e most			:	BB/	
J. Have the Lands been teste (i) If yes, when was the m recent level of radon de Lands: Level:	(DD/M ed for rado nost recent etected for Bq/m (DD/M	n? test con the Lan i3 or pC M/YYYY	npleted an ds? i/L (circle o ′)		e most			:	AB	
J. Have the Lands been teste (i) If yes, when was the m recent level of radon de Lands: Level:	(DD/M ed for rado nost recent etected for Bq/m (DD/W system in to of any prob	n? test con the Lan i3 or pC M/YYYY he Unit?	npleted an ds? i/L (circle (/)	one) on					-	<u>,</u>
J. Have the Lands been teste (i) If yes, when was the m recent level of radon de Lands: Level:	(DD/M ed for rado nost recent etected for Bq/m (DD/W system in t of any prob e Unit? system for	test con the Lan 3 or pC M/YYYY he Unit? ems or o	npleted an ds? //L (circle (/) deficiencie	one) on es with the rad perty?	on				AB BB/AC	
J. Have the Lands been teste (i) If yes, when was the m recent level of radon de Lands: Level: K. Is there a radon mitigation (i) If yes, are you aware of mitigation system in the	(DD/M ed for rado nost recent etected for Bq/m (DD/W system in f of any prob e Unit? system for	test con the Lan a or pC M/YYYY he Unit? ems or o the Com	npleted an ds? i/L (circle (/) deficiencie mon Prop	one) on es with the rad perty?	on				AB	
 IJ. Have the Lands been tester (i) If yes, when was the marcent level of radon de Lands: Level:	(DD/M ed for rado nost recent etected for Bq/m (DD/M system in for of any prob e Unit? system for of any prob	test con the Lan 3 or pC M/YYYY he Unit? ems or o the Com ems or o n Prope	npleted an ds? i/L (circle (/) deficiencie mon Prop deficiencie ty?	one) on es with the rad perty?	on				AB BB/AC	8

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DATE OF DISCLOSURE

Coopitian BC USKEXE ADDRESS/STRATA UNIT #: 71-202 Laval st.

4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT
A. Are you aware if the Unit, or any other unit, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		AB BB		
B. Are you aware of any latent defect in respect of the Development? For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.		KBI BB		
C. Are you aware if the Development, or any portion of the Development, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		ASI BB		

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

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DATE OF DISCLOSURE				PAGE 5 of PAGEs
ADDRESS/STRATA UNIT #:	71-202	Lavar	St	Coo t

than BC USKEYE

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 Any important changes to this information made known to the senier 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

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S)	Jamp fmi
	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 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.

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