

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RESIDENTIAL

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 (date)
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 premises 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 premises.

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 premises 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 or other professional to examine the premises 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 Property Disclosure Statement or on an inspection report.

FOUR 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 premises. 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 property.
2. The buyer must still make the buyer’s own inquiries concerning the premises 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.

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

Date of disclosure: April 17 2025

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: 6145 Lone Butte Horse Lake Lone Butte**V0K 1X3 (the "Premises")**

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.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		X X		
B. Are you aware of any existing tenancies, written or oral?		X X		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		X X		
D. Is there a survey certificate available?		X X		
E. Are you aware of any current or pending local improvement levies/charges?		X X		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		X X		

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____	X X			
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				X
(i) Do you have a water licence for the Premises already?				X
(ii) Have you applied for a water licence and are awaiting response?		X X		
C. Are you aware of any problems with the water system?		X X		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?		X X		

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BUYER'S INITIALS

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SELLER'S INITIALS

April 17 2025

DATE OF DISCLOSURE

ADDRESS: 6145 Lone Butte Horse Lake Lone Butte

V0K 1X3

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		XX		
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____	X X			
G. Are you aware of any problems with the sanitary sewer system?		XX		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		XX		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		X		X

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?				1 to 10 house X
B. To the best of your knowledge, is the ceiling insulated?	XX			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		XX		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	XX			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT certified inspector?	XX			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		XX		
G. Are you aware of any structural problems with any of the buildings?		XX		
H. Are you aware of any additions or alterations made in the last 60 days?		XX		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		XX		
J. Are you aware of any problems with the heating and/or central air conditioning system?		XX		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		XX		
L. Are you aware of any damage due to wind, fire or water?		X X		

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SELLER'S INITIALS

April 17 2025

DATE OF DISCLOSURE

ADDRESS: 6145 Lone Butte Horse Lake Lone Butte

V0K 1X3

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>188</u> years)		X X		
N. Are you aware of any problems with the electrical or gas system?		XX		
O. Are you aware of any problems with the plumbing system?		X X		
P. Are you aware of any problems with the swimming pool and/or hot tub?				XX
Q. Do the Premises contain unauthorized accommodation?		XX		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		X X		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		X X		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		X X		
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? _____ (DD/MM/YYYY)		X X X		
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		X X		
W. Is there a radon mitigation system on the Premises?		X X		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				XX

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		X X		
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		X X		

BUYER'S INITIALS

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 6145 Lone Butte Horse Lake Lone Butte V0K 1X3

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		X X		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?		X X		

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

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 and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Signed by:



SELLER(S) GARY DOUGLAS JOHNSTON

Signed by:



SELLER(S) CHRISTINE KIM JOHNSTON

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.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

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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BC1002 REV. NOV 2023

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INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **RURAL PREMISES – ADDENDUM, LAND AND BUILDING**

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

THIS FORM IS INTENDED TO BE USED FOR ADDITIONAL BUILDINGS ON RURAL PROPERTY. NOTE: USE ONE FORM FOR EACH ADDITIONAL BUILDING IF WARRANTED.

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 (date)
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 premises 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 premises.

BUYER MUST STILL MAKE THE BUYER’S OWN INQUIRIES

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FOUR 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 premises. 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 property.
2. The buyer must still make the buyer’s own inquiries concerning the premises 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.

PROPERTY DISCLOSURE STATEMENT

RURAL PREMISES – ADDENDUM, LAND AND BUILDING

PAGE 1 of 4 PAGES

Date of disclosure: April 17 2025

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: **6145** **Lone Butte Horse Lake** **Lone Butte****V0K 1X3 (the "Premises")**

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.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. DESCRIPTION – This Property Disclosure Statement is in respect of: Mobile Home (describe one building only, the "Building")	YES	NO	DO NOT KNOW	DOES NOT APPLY

2. SERVICES

A. Please indicate the water system(s) the Premises uses: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____	X	X		
B. If you indicated in 2.A. that the Premises has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				X
(i) Do you have a water licence for the Premises already?				X X
(ii) Have you applied for a water licence and are awaiting response?		X X		
C. Are you aware of any problems with the water system?		X		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?		X		
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		X		
F. Indicate the sanitary sewer system the Premises is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____	X			
G. Are you aware of any problems with the sanitary sewer system?		X		

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BUYER'S INITIALS

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SELLER'S INITIALS

April 17 2025

DATE OF DISCLOSURE

ADDRESS: 6145 Lone Butte Horse Lake Lone Butte V0K 1X3

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		<input checked="" type="checkbox"/>		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		<input checked="" type="checkbox"/>		

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	<input checked="" type="checkbox"/>			
B. To the best of your knowledge, is the ceiling insulated?	<input checked="" type="checkbox"/>			
C. To the best of your knowledge, has the Building ever contained any asbestos products?		<input checked="" type="checkbox"/>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<input checked="" type="checkbox"/>			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT certified inspector?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
G. Are you aware of any structural problems with the Building?		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
H. Are you aware of any additions or alterations made in the last 60 days?		<input checked="" type="checkbox"/>		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="checkbox"/>		
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 3:5 years)		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<input checked="" type="checkbox"/>

BUYER'S INITIALS

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS:

6145 Lone Butte Horse Lake Lone Butte

V0K 1X3

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Does the Building contain unauthorized accommodation?		X		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		X		
S. Was this Building constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		X X		
T. Is this Building covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?			X	
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (i) When was the energy assessment report prepared? _____ (DD/MM/YYYY)			XX	
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		X X		
W. Is there a radon mitigation system in the Building?			X	
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				X

4. GENERAL

A. Are you aware if the Building has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		XX		
B. Are you aware of any latent defect in respect of the Building? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Building that renders the Building: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		X X		
C. Are you aware of any existing or proposed heritage restrictions affecting the Building (including the Building being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		X X		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Building (including the Building being designated as an archaeological site or as having archaeological value under applicable law)?		X X		

BUYER'S INITIALS

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 6145 Lone Butte Horse Lake Lone Butte V0K 1X3

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

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 and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Signed by: Gary Johnston SELLER(S) GARY DOUGLAS JOHNSTON
Signed by: Christine Johnston SELLER(S) CHRISTINE KIM JOHNSTON
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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 Building and, if desired, to have the Building inspected by a licensed inspection service of the Buyer’s choice.

BUYER(S) 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
Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).
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