

PROPERTY DISCLOSURE STATEMENT
RURAL PREMISES – ADDENDUM, LAND, AND BUILDING

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Date of disclosure: June 7, 2026 LODGE



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

ADDRESS: 3983 Ruth Lake Road Forest Grove, BC V0K 1M0 (the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers in 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:

LODGE

(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: ☐ A water provider supplies my water (e.g., local government, private utility). ☐ I have a private groundwater system (e.g., well). ☒ Water is diverted from a surface water source (e.g., creek or lake). ☐ Not connected. Other _____	JR. RDW			
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.				
(i) Do you have a water licence for the Premises already?		JR RDW		
(ii) Have you applied for a water licence and are awaiting a response?		JR RDW		
C. Are you aware of any problems with the water system?		JR RDW		
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, or water treatment installation / maintenance records)?	JR 2016 RDW			
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?			JR RDW	
F. Indicate the sanitary sewer system the Premises are connected to: ☐ Municipal ☐ Community ☒ Septic ☐ Lagoon ☐ Not Connected Other _____	JR RDW			
G. Are you aware of any problems with the sanitary sewer system?		JR RDW		

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BUYER'S INITIALS

JR	RDW	
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SELLER'S INITIALS

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DATE OF DISCLOSURE

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Forest Grove, BC

VOK 1M0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
H. Are there any current service contracts (e.g., septic removal or maintenance)?		JR RDW		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		JR RDW		

3. BUILDING

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

add it
come

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BUYER'S INITIALS

JR	RDW	
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3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Does the Building contain unauthorized accommodation?		JR RDW		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?		JR RDW		
S. Was the Building constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last ten years? If Yes, attach required the Owner Builder Disclosure Notice.		JR RDW		
T. Is the Building covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		JR RDW		
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)		JR RDW		
V. To the best of your knowledge, have the Premises been tested for radon? (i) If Yes, was the most recent test: ☐ short term or ☐ long term (more than 90 days) Level: _____ ☐ bq/m3 ☐ pCi/L on _____ date of test (DD/MM/YYYY)		JR RDW		
W. Is there a radon mitigation system in the Building? (i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system?		JR RDW		

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?		JR RDW		
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:</i> (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.		JR RDW		
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)?		JR RDW		
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)?			JR RDW	

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BUYER'S INITIALS

JR.	RDW
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SELLER'S INITIALS

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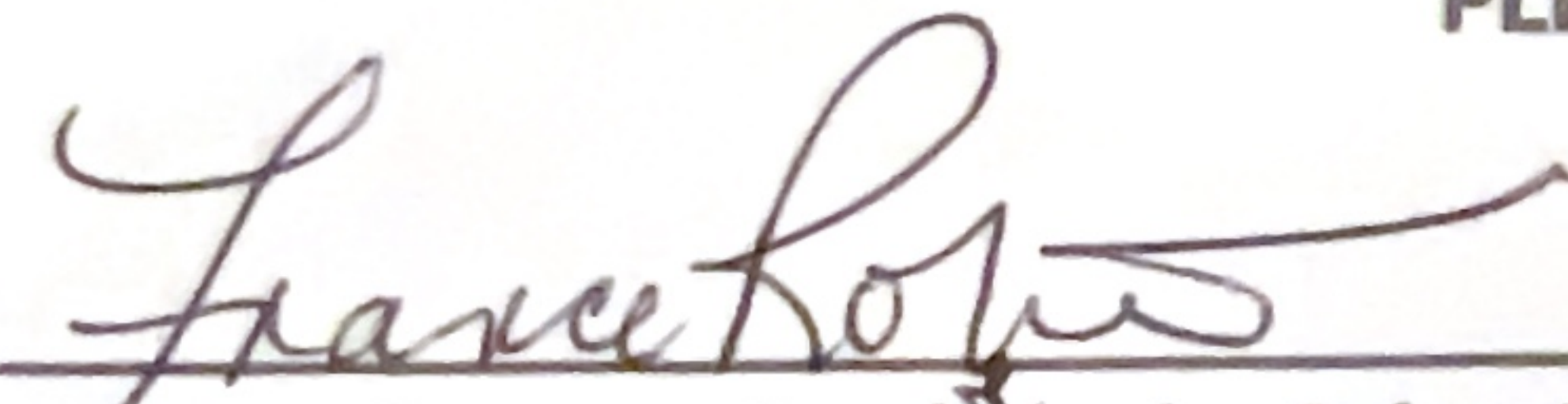
5. ADDITIONAL COMMENTS AND / OR EXPLANATIONS (Use additional pages if necessary)

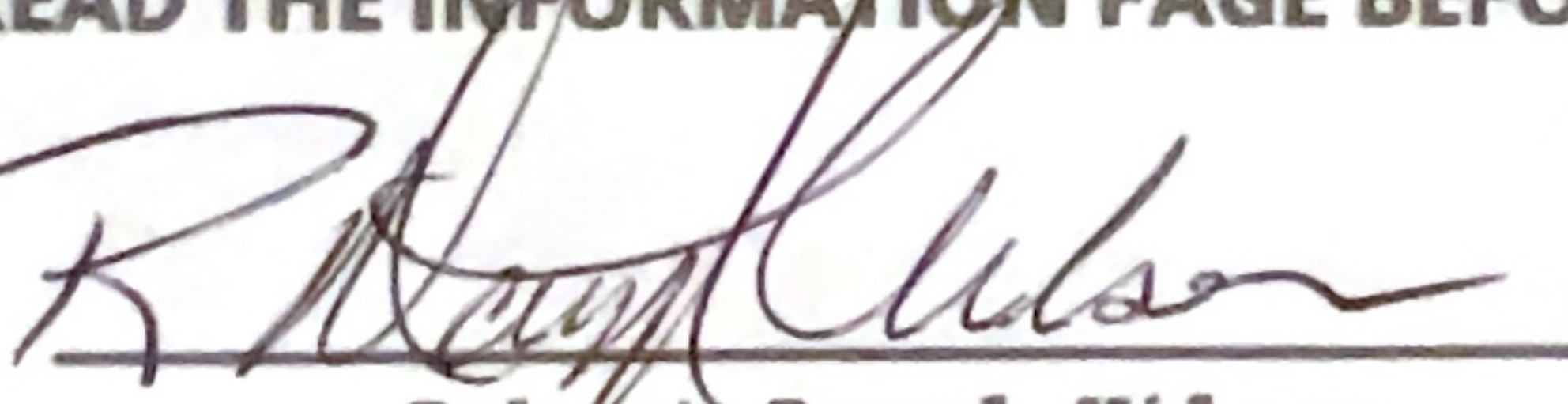
RE-BATS - in springtime, some bats have nested in ROOF LINE - ~~on~~
on-going mitigation annually.

- water damage in ceiling of Lodge - was there at 2016 purchase
no repairs, no additional damage since

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. 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.


SELLER(S) France Jean Marie Robert


SELLER(S) Robert Daryl Wilson

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 Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

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 nor their Managing Brokers, Associate Brokers, or Representatives warrant or guarantee the information provided about the Premises.

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