

PROPERTY DISCLOSURE STATEMENT
RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES



Date of disclosure: June 7, 2026 Cottages

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 PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

☐ Principal Residence Residence(s) ☐ Barn(s) ☐ Shed(s)
☒ Other Building(s) Please describe Cottages

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. LAND – This Property Disclosure Statement is in respect of the
land and the

(describe one building only, for all other buildings use the Rural Premises Land and Building Addendum).

YES

NO

DO NOT
KNOW

DOES NOT
APPLY

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?

JL RDW

B. Are you aware of any existing tenancies, written or oral?

JL RDW

C. Are you aware of any past or present underground oil storage tank(s) on the Premises?

JL RDW

D. Is there a survey certificate available?

JL RDW

E. Are you aware of any current or pending local improvement levies / charges?

JL RDW

F. Have you received any other notice or claim affecting the Premises from any person or public body?

JL RDW

G. Are the Premises managed forest lands?

JL RDW

H. Are the Premises in the Agricultural Land Reserve?

JL RDW

I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?

JL RDW

J. Are you aware of any fill materials anywhere on the Premises?

JL RDW

K. Are you aware of any waste sites, past or present, excluding manure storage, anywhere on the Premises?

JL RDW

L. Are you aware of any uncapped or unclosed water wells on the Premises?

JL RDW

M. Are you aware of any water licences affecting the Premises?

JL RDW

BUYER'S INITIALS

SELLER'S INITIALS

June 7, 2026

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 3983 Ruth Lake Road

Forest Grove, BC

V0K 1M0

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Have the Premises been logged in the last five years?		JR RDW		
(i) If Yes, was a timber mark / licence in place?				
(ii) If Yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops, and building improvements?				

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 have 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?				
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 _____				
G. Are you aware of any problems with the sanitary sewer system?		JR RDW		
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		

--	--	--

BUYER'S INITIALS

JR RDW	
--------	--

SELLER'S INITIALS

BC1007 REV. JUL 2025

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion.

June 7, 2026

PAGE 3 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS: 3983 Ruth Lake Road

Forest Grove, BC

VOK 1M0

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	JL RDW			
B. To the best of your knowledge, is the ceiling insulated?	JL RDW			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			JL RDW	
D. Has a final building inspection been approved, or a final occupancy permit been obtained?	JL RDW			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) ☐ by local authorities? (ii) ☒ by a WETT-certified inspector?	JL RDW			
F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?		JL RDW		
G. Are you aware of any structural problems with any of the buildings?		JL RDW		
H. Are you aware of any additions or alterations made in the last 60 days?		JL RDW		
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?		JL RDW		
J. Are you aware of any problems with the heating and / or central air conditioning system?		JL RDW		
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?		JL RDW		
L. Are you aware of any damage due to wind, fire, or water?		JL RDW		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years) Last 10 years 3 roofs		JL RDW		
N. Are you aware of any problems with the electrical or gas system?		JL RDW		
O. Are you aware of any problems with the plumbing system?		JL RDW		
P. Are you aware of any problems with the swimming pool and / or hot tub?				JL RDW
Q. Do the Premises contain unauthorized accommodation?		JL RDW		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?		JL RDW		

--	--	--

BUYER'S INITIALS

JL	RDW	
----	-----	--

SELLER'S INITIALS

BC1007 REV. JUL 2025

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion.

June 1, 2026

PAGE 4 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:

3983

Ruth Lake Road

Forest Grove, BC

V0K 1M0

3. BUILDING (continued)

YES

NO

DO NOT
KNOW

DOES NOT
APPLY

S. Were the Premises constructed by an "owner builder," as defined in the *Homeowner Protection Act*, within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.)

JL RDW

T. Are these Premises covered by home warranty insurance under the *Homeowner Protection Act*?

JL RDW

U. Is there a current "EnerGuide for Houses" rating number available for these Premises?

JL RDW

(i) If Yes, what is the rating number? _____

(ii) When was the energy assessment report prepared?

(DD/MM/YYYY)

V. To the best of your knowledge, have the Premises been tested for radon?

JL RDW

(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)

W. Is there a radon mitigation system on the Premises?

JL RDW

(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system?

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?

JL RDW

B. Are you aware of any latent defect in respect of the Premises? 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.

JL RDW

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 *Heritage Conservation Act* or municipal legislation)?

JL RDW

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)?

JL RDW

--	--	--

BUYER'S INITIALS

JL	RDW	
----	-----	--

SELLER'S INITIALS

June 7, 2026

PAGE 5 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS:

3983

Ruth Lake Road

Forest Grove, BC

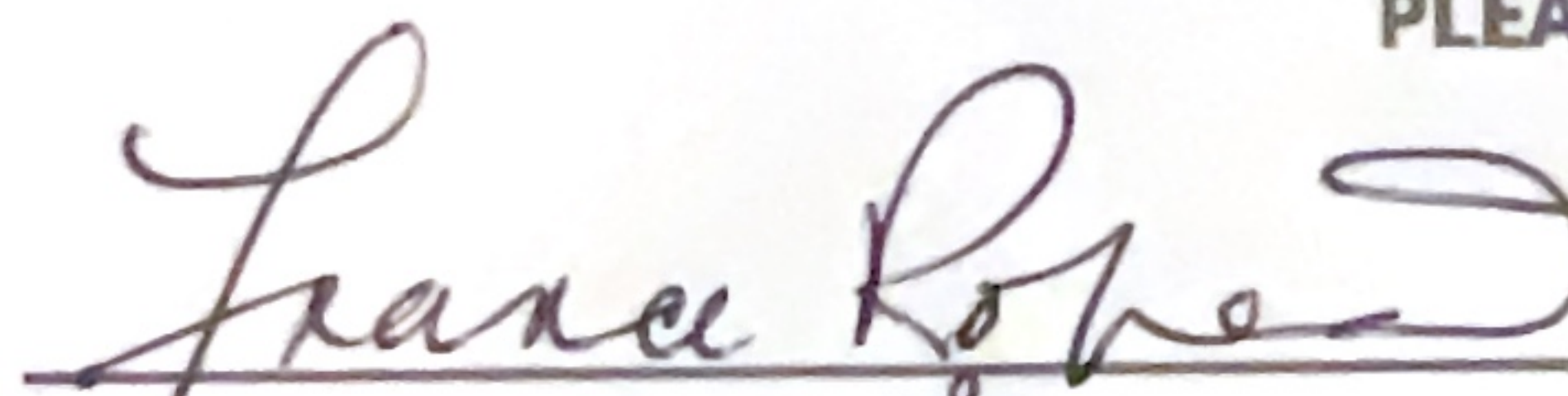
V0K 1M0

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

- empty fuel tanks on premises - NOT in use

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 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 nor 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®).

BC1007 REV. JUL 2025

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2025, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion.