

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

Date of disclosure: July 12 2022

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

ADDRESS: 6725 Bison Road Cecil Lake / Clayhurst BC (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 *For: Bungalow, Full Basement, Attached Garage - Built 1980
Garage - 1995*

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

2. SERVICES

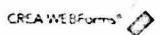
A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface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

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BUYER'S INITIALS

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SELLER'S INITIALS



DATE OF DISCLOSURE

ADDRESS: 6725 Bison Road Cecil Lake / Clayhurst BC

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)?		LB		
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 _____				
G. Are you aware of any problems with the sanitary sewer system?		LB		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		LB		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available? <i>Vac'd in 2021</i>	LB			

3. BUILDING *Bungalow 1980*

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

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 SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 6725 Bison Road Cecil Lake / Clayhurst BC

3. BUILDING (continued)

Bungalow 1980

	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: _____ years)		LB		
N. Are you aware of any problems with the electrical or gas system?		LB		
O. Are you aware of any problems with the plumbing system?		LB		
P. Are you aware of any problems with the swimming pool and/or hot tub?	LB			
Q. Do the Premises contain unauthorized accommodation?		LB		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		LB		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		LB		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?	LB			
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)		LB		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ (DD/MM/YYYY)		LB		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		LB		

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?		LB		
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BUYER'S INITIALS

SELLER'S INITIALS

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CREA WEBForms

DATE OF DISCLOSURE

ADDRESS: 6725 Bison Road Cecil Lake / Clayhurst BC

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
<i>Bungalow - 1980</i>				
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>		<i>LB</i>		
C. Are you aware if the property, or any portion of the property, 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?		<i>LB</i>		

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.

K Lynne Bickford _____
 SELLER(S) **KAREN LYNNE BICKFORD** SELLER(S)

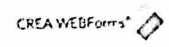
The Buyer acknowledges that the Buyer has received, read and understood a signed copy of this Property Disclosure Statement from the Seller or the Seller's brokerage on the _____ day of _____ yr _____.

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) 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.

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PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING

PAGE 1 of 5 PAGES

Date of disclosure: July 12 2022

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

ADDRESS: 6725 Bison Road Cecil Lake / Clayhurst BC (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

2 houses Principal Residence Residence(s) 1 Barn(s) 3 Shed(s)
3 Other Building(s) Please describe Shop, Machine Shed, Frame Garage

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

Shop

(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?

LB

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

LB

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

LB

D. Is there a survey certificate available?

LB

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

LB

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

LB

G. Are the Premises managed forest lands?

LB

H. Are the Premises in the Agricultural Land Reserve?

LB

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

LB

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

LB

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

LB

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

LB

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

LB

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BUYER'S INITIALS

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CREA WEBForms™

July 12 2022

DATE OF DISCLOSURE

Cecil Lake / Clayhurst BC

ADDRESS: 6725 Bison Road

1. LAND (continued)

	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		LB		
(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?		LB		

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 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 <u>dug outs - 10</u>				
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?	LB			
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?		LB		
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)?		LB		
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		LB		
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				LB
G. Are you aware of any problems with the sanitary sewer system?				LB
H. Are there any current service contracts; (i.e., septic removal or maintenance)?				LB
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				LB

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BUYER'S INITIALS

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CREA WTRForms™

DATE OF DISCLOSURE

ADDRESS: 6725 Bison Road

Cecil Lake / Clayhurst BC

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

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BUYER'S INITIALS

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DATE OF DISCLOSURE

ADDRESS: 6725 Bison Road Cecil Lake / Clayhurst BC

4. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the 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.)		LB		
T. Is this building covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	LB			
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)		LB		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ (DD/MM/YYYY)		LB		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		LB		

5. 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?		LB		
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>		LB		
C. Are you aware if the Premises, of any portion of the Premises, 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?		LB		

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BUYER'S INITIALS

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 6725 Bison Road Cecil Lake / Clayhurst BC

6. 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.

Karen Lynne Bickford

SELLER(S) KAREN LYNNE BICKFORD

SELLER(S)

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)

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.

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PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES

Date of disclosure: July 12 2022

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

ADDRESS: 6725 Bison Road Cecil Lake / Clayhurst BC (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

For Modular, 1999 + Attached Garage

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

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input 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 _____				
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?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system?		<i>LB</i>		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?	<i>LB</i>		<i>LB</i>	

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BUYER'S INITIALS

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SELLER'S INITIALS

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CREA WEBForms™

DATE OF DISCLOSURE

ADDRESS: 6725 Bison Road Cecil Lake / Clayhurst BC

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)?	LB			
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 _____				
G. Are you aware of any problems with the sanitary sewer system?		LB		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		LB		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available? <i>Vac'd in 2020</i>	LB			

3. BUILDING - *Modular, Built 1999 on Pony Wall + Attached Garage*

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

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July 12 2022

DATE OF DISCLOSURE

ADDRESS: 6725 Bison Road Cecil Lake / Clayhurst BC

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>one</u> years)		LB		
N. Are you aware of any problems with the electrical or gas system?		LB		
O. Are you aware of any problems with the plumbing system?		LB		
P. Are you aware of any problems with the swimming pool and/or hot tub?		LB		
Q. Do the Premises contain unauthorized accommodation?		LB		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		LB		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		LB		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?	LB			
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)		LB		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ (DD/MM/YYYY)		LB		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		LB		

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?		LB		
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BUYER'S INITIALS

K	L	B
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SELLER'S INITIALS

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DATE OF DISCLOSURE

ADDRESS: 6725 Bison Road Cecil Lake / Clayhurst BC

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
<i>Modular</i> 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>		LB		
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 <i>Heritage Conservation Act</i> or under municipal legislation?		LB		

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.

Karen Lynne Bickford
SELLER(S) KAREN LYNNE BICKFORD

SELLER(S)

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)

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.

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