PAGE 1 of 4 PAGES

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

DDRESS: 6725 Bison Road Cecil Lake / Clayl					remise
HE SELLER IS RESPONSIBLE for the accuracy of the answers on this		THE SELLER S	HOULD INITI PRIATE REPLIE		
roperty Disclosure Statement and where uncertain should reply "Do Not inow." 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.	YES	NO	DO NO.	T D	OES NO
LAND For: Bungalow, Full Basement,	Attache	d Gar	age -	Bus	11/19
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?		B			
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		IB			
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?		IB			
2. SERVICES					
A. Please indicate the water system(s) the Premises use: 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					
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?		LB			
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?	LB				
			K	Z	B
BUYER'S INITIALS			SELLE	R'S INI	TIALS
10C2 RFV, MAY 2022			COPYRIGHT BC R	FAL ESTAT	E ASSOCIA

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DDRESS: 6725 Bison Road Cecil Lake / Claybu B.BUILDING (continued) Bungalow 1980	YES	NO	DO NOT KNOW	DOES NOT
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known:		ZB		
N. Are you aware of any problems with the electrical or gas system?		IB		
O. Are you aware of any problems with the plumbing system?		IB		
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 <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		LB		The state of the s
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? (i) When was the energy assessment report prepared? (DD/MM/YYYY)		LB		or the state of th
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: □ □ Bq/m3 or □ pCi/L on □ (DD/MM/YYYY)		FB		
W. Is there a radon mitigation system on the Premises?		LB		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		ZB		
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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K & B
SELLER'S INITIALS

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ADDRESS: 4. GENERAL (c	6725 ontinued)	Bison Road Bungalow		YES	NO	DO NOT	DOES NOT
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.			LB				
designa of "herit	ted or pro	ne property, of any port posed for designation a funder the <i>Heritage Cor</i> on?	ss a "heritage site" or		B		

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 R	READ THE INFORMATION	PAGE BEFORE SIGNING.	
Klyme Bickford SELLERIS KAREN LYNNE BICKFORD	SELLER(S)	SELLER(S)	
The Buyer acknowledges that the Buye Statement from the Seller or the Seller's	s brokerage on the	day of	yr
The prudent Buyer will use this Prope The Buyer is urged to carefully inspec inspection service of the Buyer's cho	t the Premises and, if o	nt as the starting point for desired, to have the Premis	the Buyer's own inquiries. es inspected by a licensed
BUYER(S)	BUYER(S)	BUYER(S)	
The Seller and the Buyer understand the Brokers or Representatives warrant or §	at neither the Listing no guarantee the informati	r Selling Brokerages or their l on provided about the Premi	Managing Brokers, Associate ses.
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provide (MLS*).

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CREA WEBFORTS"

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 pr			***	
	Lake / Clayb	urst BC	(the	e "Premises"
THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS: 2 hours Principal Residence Residence(s) Barn(s) 3 Other Building(s) Please describe Shop Mochine	Shed(s) Shed From	ame Barage	<u>e</u>	
THE SELLER IS RESPONSIBLE for the accuracy of the answers on this Property Disclosure Statement and where uncertain should reply "Do No 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 SI	HOULD INITIAL RIATE REPLIES.	
1. LAND - This Property Disclosure Statement is in respect of the				
land and the Shop	YES	NO	DO NOT	DOES NOT
(describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)				
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 on the Premises?	(s)	ZB		
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?		ZB		
G. Are the Premises managed forest lands?		LB		
H. Are the Premises in the Agricultural Land Reserve?	LB			
 Are you aware of any past or present fuel or chemical storage anywhere on the Premises? 		LB 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 manus storage anywhere on the Premises?	e	LB		
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			
			Kà	e B
RUYER'S INITIALS			SELL FR'	SINITIALS

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OF DISCLOSURE RESS: 6725 Bison Road Cecil Lake /	YES	NO	DO NOT	DOES NOT
AND (continued)		00	KNOTT	
. Has the Premises been logged in the last five years?		LB		
(i) If yes, was a timber mark/licence in place?				
we was taxes or fees paid?		LB		
O. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?				
SERVICES				
A. Please indicate the water system(s) the Premises use: \[\text{ A water provider supplies my water (e.g., local government, private utility} \] \[\text{ I have a private groundwater system (e.g., well)} \] \[\text{ Water is diverted from a surface water source (e.g., creek or lake)} \]				
Not connected				
B. If you indicated in 2.A. that the Fremisco have a water licence 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?		.00		
C. Aco you aware of any problems with the water system?		LB		
D. Are records available regarding the quality of the water available		LB		
quality, water treatment installation/maintenance		LB		
(such as pumping test or flow tests)? F. Indicate the sanitary sewer system the Premises are connected to: Municipal Community Septic Lagoon Not Connected				L
Other				à
G. Are you aware of any problems with the sanitary sewer system? H. Are there any current service contracts; (i.e., septic removal or				,
H. Are there any current service contracts, they service maintenance)? I. If the system is septic or lagoon and installed after May 31, 2005, and all they service to the service contracts.	e			2
maintenance records available?				

BUYER'S INITIALS

SELLER'S INITIALS

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DATE OF DISCLOSURE

ADDRESS: 6725 Bison Road Cecil La	ake / 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) by local authorities? (ii) by a WETT certified inspector? 		The second secon		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			
 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>\unberline NSure</u> years)	LB 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 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 LB			

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4. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT
S. Was the building 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. Is this building 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?		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: □ Bq/m3 or □ pCi/L on (DD/MM/YYYY)		LB		
W. Is there a radon mitigation system on the Premises?		LB		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		LB		
5. GENERAL		5 254		
A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		ZB		
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.		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 Heritage Conservation Act or under municipal legislation?		LB		

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SELLER'S INITIALS

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CREA WEEForms*

July 12 2022					PAGE 5 of 5 PAGES
DATE OF DISCL	OSURE				
ADDRESS:	6725	Bison Road	Cecil Lak	e / Clayburst BC	
6. ADDITIONA	L COMMEN	ITS AND/OR EXPLANATIO	NS (Use additional pa	ges if necessary)	
The Seller st.	ates that th	he information provided	d is true, based on t	he Seller's current	t actual knowledge as of the date
on page 1. A	ny importa	ant changes to this infor	mation made know	n to the Seller wil	t actual knowledge as of the date I be disclosed by the Seller to the
on page 1. A Buyer prior t	ny importa o closing.	ant changes to this infor The Seller acknowledge	mation made know	n to the Seller wil	t actual knowledge as of the date I be disclosed by the Seller to the erty Disclosure Statement may be
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on page 1. A Buyer prior to given to a pr Karen A SELLER(S) KARÉ	ny importa o closing. ospective E	The Seller acknowledge Buyer. PLEASE READ TH SIGNATURE SELLER	rmation made knows and agrees that a see in the control of the con	n to the Seller will copy of this Prope GE BEFORE SIGNIN SEI nderstood a signe	I be disclosed by the Seller to the erty Disclosure Statement may be IG. LLER(S) d copy of this Property Disclosure
on page 1. A Buyer prior to given to a pr **ELLER(S) **EARE The Buyer ac Statement fr	ny importa o closing. ospective E	PLEASE READ THE SELLER es that the Buyer has release this property Disc	rmation made knows and agrees that a see in the control of the con	n to the Seller will copy of this Prope GE BEFORE SIGNIN SEL nderstood a signed day of s the starting poi	I be disclosed by the Seller to the erty Disclosure Statement may be left. IG. ILER(S) d copy of this Property Disclosure yr
on page 1. A Buyer prior to given to a pr **EXELLER(S) **EXECUTE** The Buyer as Statement from The prudent The Buyer is a second property of the prudent the Buyer is a second property of the prudent the Buyer is a second property of the prudent the Buyer is a second property of the prudent the Buyer is a second property of the prudent the Buyer is a second property of the prudent the Buyer is a second property of the prudent the Buyer is a second property of the prudent the prude	ny importa to closing. To spective E cyrue D th LYNNE B cknowledge om the Sel to Buyer will to urged to c	PLEASE READ THE SELLER es that the Buyer has reler or the Seller's broker luse this Property Discovered by the Property the Property in the	rmation made knows and agrees that a see in the control of the con	n to the Seller will copy of this Prope GE BEFORE SIGNIN SEL nderstood a signed day of s the starting poi	I be disclosed by the Seller to the erty Disclosure Statement may be IG. LLER(S) d copy of this Property Disclosure yr
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on page 1. A Buyer prior to given to a pr **ELLER(S) **KARE** The Buyer ac Statement fr The prudent The Buyer is	ny importa to closing. To spective E cyrue D th LYNNE B cknowledge om the Sel to Buyer will to urged to c	PLEASE READ THE SELLER es that the Buyer has reler or the Seller's broker luse this Property Discovered by the Property the Property in the	rmation made knows and agrees that a see in the information parties. (S) ecceived, read and unage on the	n to the Seller will copy of this Prope GE BEFORE SIGNIN SEL nderstood a signer day of s the starting poi red, to have the P	I be disclosed by the Seller to the erty Disclosure Statement may be left. IG. d copy of this Property Disclosure yr

Brokers or Representatives warrant or guarantee the information provided about the Premises.

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BC1907 REV. MAY 2022

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PROPERTY DISCLOSURE STATEMENT PAGE 1 of 4 PAGES RESIDENTIAL

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SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NO
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: Municipal				
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? Vac'd in 2020	LB			
Building - Modular, Built 1999 on F.	Cony Wall	+ Atta	ched G	arage
A. To the best of your knowledge, are the exterior walls insulated?	ZB			
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) by local authorities? (ii) by a WETT certified inspector? 		-		LB
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		IB.		
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		
 Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.? 		B		
J. Are you aware of any problems with the heating and/or central air conditioning system?		LB LB		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		IB		
L. Are you aware of any damage due to wind, fire or water?		IB		

BUYER'S INITIALS

K & B
SELLER'S INITIALS

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BUILDING (continued) BUILDING (continued) Modular	YES	NO	DO NOT KNOW	DOES NOT
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known:		LB		
N. Are you aware of any problems with the electrical or gas system?		IB		
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?		IB		
Q. Do the Premises contain unauthorized accommodation?		ZB		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		TB		
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.)		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? (i) 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: □ Bq/m3 or □ pCi/L on (DD/MM/YYYY)		£B		
W. Is there a radon mitigation system on the Premises?		LB		
(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?		LB		

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SELLER'S INITIALS

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CREA WEBFORMS"

DATE OF DISCLOSURE

SCREA bears no liability for your use of this form.

ADDRESS:

6725 Bison Road

Cecil Lake / Clayhurst BC

4. GENERAL (continued) Modular	YES	МО	DO NOT	DOES NOT APPLY
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.		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 Heritage Conservation Act 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 Bickfor. SELLER(S) KAREN LYNNE BICKFORD	d		
SELLER(S) KAREN LYNNE BICKFORD	SELLER(S)	SELLER(S)	
The Buyer acknowledges that the B Statement from the Seller or the Se			
The prudent Buyer will use this Pr The Buyer is urged to carefully ins inspection service of the Buyer's	pect the Premises and, if des	as the starting point for the ired, to have the Premises in	Buyer's own inquiries. Ispected by a licensed
BUYER(S)	BUYER(S)	BUYER(S)	
The Seller and the Buyer understand Brokers or Representatives warrant			iging Brokers, Associate
PREC represents Personal Real Estate Corporation Trademarks are owned or controlled by The Canadian Real provide (MIS).	Estate Association (CREA) and identify real estate	professionals who are members of CREA (REALTC	OR1) and/or the quality of services they
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