Date of disclosure: April 23, 2017



IREB PROPERTY DISCLUSURE STATEMENT **KESIDENTIAL**

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The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 1911 COMOX AVE (the "Premises") V9M 3M4 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 THE SELLER SHOULD INITIAL disclosure statement constitutes a representation under any Contract of Purchase THE APPROPRIATE REPLIES. and Sale if so agreed, in writing, by the seller and the buyer. DOES 1. LAND DO NOT YES NO NOT KNOW APPLY A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way? he B. Are you aware of any existing tenancies, written or oral? C. Are you aware of any past or present underground oil storage tank(s) on the Premises? D. Is there a survey certificate available? E. Are you aware of any current or pending local improvement levies/charges? F. Have you received any other notice or daim affecting the Premises from any person or public body? fse) 2. SERVICES A. Indicate the water system(s) the Premises use: Municipal --Community: Private -Well -: Not Connected : Other B. Are you aware of any problems with the water system? 6 C. Are records available regarding the quantity of the water available? 42 D. Are records available regarding the quality of the water available? 40 E. Indicate the sanitary sewer system the Premises are connected to: Municipal // Community: Septic : Lagoon | Not Connected | F. Are you aware of any problems with the sanitary sewer system? 42 G. Are there any current service contracts; (i.e., septic removal or maintenance)? re. H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available? 3. BUILDING A. To the best of your knowledge, are the exterior walls insulated? B. To the best of your knowledge, is the ceiling insulated? C. To the best of your knowledge, have the Premises ever contained any asbestos products? tee D. Has a final building inspection been approved or a final occupancy permit been obtained? /~e_ E. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? w ii.) received WETT certificate? F. Are you aware of any infestation or unrepaired damage by insects or rodents? G. Are you aware of any structural problems with any of the buildings? H. Are you aware of any additions or alterations made in the last sixty days? I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?

April 23, 2017

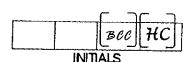
DATE OF DISCLOSURE

PAGE 2 of 3 PAGES

ADDRESS/BARE-LAND STRATA LOT #; 1911 COMOX AVE COMOX V9M 3M4 DOES 3. BUILDING (continued): DO NOT YES NO NOT KNOW APPLY J. Are you aware of any problems with the heating and/or central air conditioning system? he K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space? w L. Are you aware of any damage due to wind, fire or water? 40 M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _ years) N. Are you aware of any problems with the electrical or gas system? AR O. Are you aware of any problems with the plumbing system? 60 P. Are you aware of any problems with the swimming pool and/or hot tub? Q. Do the Premises contain unauthorized accommodation? رميه R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc? Æ S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder 12 Declaration and Disclosure Notice.) T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act? pe U. Is there a current "EnerGuide for Houses" rating number available for these premises? LO i) If yes, what is the rating number? ii) When was the energy assessment report prepared? 4. GENERAL A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs? LO B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises? 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?

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below. 5-13 Disclosure of latent defects

- (1) For the purposes of this section:
 - Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:
 - (a) a defect that renders the real estate
 - (i) dangerous or potentially dangerous to the occupants



DATE OF DISC			PACE 2	2 of 2 DAD
	CLOSURE			of 3 PAG
ADDRESS/	BARE-LAND STRATA LOT #: 19	OH COMOX AVE	СОМОХ	V9M 3M4
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*PREC represents Personal Real Estate Corporation

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