

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **LAND ONLY**

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

THIS FORM IS INTENDED TO BE USED FOR VACANT LAND.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the Buyer and the Seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

“The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract.”

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the Seller by establishing that certain information concerning the Land has been provided to the Buyer. It is important that the Seller not answer “do not know” or “does not apply” if, in fact, the Seller knows the answer. **Disclosure is the preferred approach to support transparency and reduce the risk of post-closing disputes. Sellers are advised that partial, incomplete, or non-responses on this form may still give rise to legal liability.** If you are unsure about what to disclose or whether you have to make a disclosure, have a conversation with your REALTOR®. If you intend not to make any disclosures about the Land, do not complete this form. Instead, speak with your REALTOR® about using the Property No-Disclosure Statement Form. If the additional information is provided, it must provide all relevant information known to the Seller.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The Buyer must still make their own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the Seller's knowledge of the Land may be incomplete. Additional information can be requested from the Seller or from an independent source such as the municipality or regional district. The Buyer can hire an independent, licensed inspector or other professional to examine the Land and / or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified in the Property Disclosure Statement or an inspection report.

FOUR IMPORTANT CONSIDERATIONS

1. The Seller is legally responsible for the accuracy of the information which appears in the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The Buyer will rely on this information when the Buyer contracts to purchase the Land. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the Seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the Buyer to agree to buy the Land.
2. The Buyer must still make their own inquiries concerning the Land in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the Seller if the Seller cannot be found or is insolvent.
3. Anyone who is assisting the Seller to complete a Property Disclosure Statement should take care to see that the Seller understands each question and that the Seller's answer is complete. It is recommended that the Seller complete the Property Disclosure Statement in their own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

DS
RH

DS
GP

Date of disclosure: July 25 2025



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

ADDRESS: **Lot A Anstey Arm** **Shuswap Lake** **(the "Land")**

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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements, or unregistered rights-of-way?				
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 Land?				
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 claim affecting the Land from any person or public body?				
G. Is the Land managed forest lands?				
H. Is the Land in the Agricultural Land Reserve?				
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?				
J. Are you aware of any fill materials anywhere on the Land?				
K. Are you aware of any waste sites, past or present, excluding manure storage, anywhere on the Land?				
L. Are you aware of any uncapped or unclosed water wells on the Land?				
M. Are you aware of any water licences affecting the Land?				
N. Has the Land been logged in the last five years?				
(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, etc.?				

BUYER'S INITIALS

DS

GP

DS

RH

SELLER'S INITIALS



DATE OF DISCLOSURE

ADDRESS: Lot A Anstey Arm Shuswap Lake

2.SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Land 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 _____				
B. If you indicated in 2.A. that the Land 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 Land already?				
(ii) Have you applied for a water licence and are awaiting a response?				
C. Are you aware of any problems with the water system?				
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)?				
E. Are records available regarding the quantity of water available (such as pumping test or flow tests)?				
F. Indicate the sanitary sewer system the Land is connected to: ☐ Municipal ☐ Community ☐ Septic ☐ Lagoon ☐ Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?				
H. Are there any current service contracts (e.g., septic removal or maintenance)?				
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

3. BUILDING (not applicable)

4. GENERAL

A. Are you aware if the Land has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?				
B. Are you aware of any latent defect in respect of the Land? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Land that renders the Land:</i> <i>(a) dangerous or potentially dangerous to occupants; or</i> <i>(b) unfit for habitation.</i>				

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BUYER'S INITIALS

DS
GF

DS RH		
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: Lot A Anstey Arm Shuswap Lake

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Land (including the Land being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
D. Are you aware of any existing or proposed archaeological restrictions affecting the Land (including the Land being designated as an archaeological site or as having archaeological value under applicable law)?				

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

DS
GP

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 Land, 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.

DocuSigned by:
Rod Head

65921E3F136D47D...

SELLER(S) 4420599 ALBERTA LTD

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 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 Land and, if desired, to have the Land 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 Land.

*PREC represents Personal Real Estate Corporation

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BC1008 REV. JUL 2025

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DS
RH

DS
GF

PROPERTY DISCLOSURE STATEMENT LAND ONLY

Date of disclosure: July 25 2025

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

ADDRESS: Lot 6 Anstey Arm Shuswap Lake (the "Land")



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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements, or unregistered rights-of-way?				
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 Land?				
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 claim affecting the Land from any person or public body?				
G. Is the Land managed forest lands?				
H. Is the Land in the Agricultural Land Reserve?				
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?				
J. Are you aware of any fill materials anywhere on the Land?				
K. Are you aware of any waste sites, past or present, excluding manure storage, anywhere on the Land?				
L. Are you aware of any uncapped or unclosed water wells on the Land?				
M. Are you aware of any water licences affecting the Land?				
N. Has the Land been logged in the last five years?				
(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, etc.?				

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BUYER'S INITIALS

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: Lot 6 Anstey Arm Shuswap Lake

2.SERVICES	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Land 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 _____				
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(i) Do you have a water licence for the Land already?				
(ii) Have you applied for a water licence and are awaiting a response?				
C. Are you aware of any problems with the water system?				
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)?				
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F. Indicate the sanitary sewer system the Land is connected to: ☐ Municipal ☐ Community ☐ Septic ☐ Lagoon ☐ Not Connected Other _____				
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BUYER'S INITIALS

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RH

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: Lot 6 Anstey Arm Shuswap Lake

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware of any existing or proposed heritage restrictions affecting the Land (including the Land being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?				
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PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

DocuSigned by:
Gen Fleming
151E4B17C092412...
1141490 ALBERTA LTD.

SELLER(S) 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 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.

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BUYER(S) BUYER(S) BUYER(S)

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TITLE SEARCH PRINT

2025-07-22, 15:12:21

File Reference:

Requestor: Les Twarog

Lot A****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

CB173591

CA3753659

Application Received

2022-08-23

Application Entered

2022-08-30

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

2420599 ALBERTA LTD.
108-9824 97 AVE
GRANDE PRAIRIE, AB
T8V 7K2**Taxation Authority**

Vernon Assessment Area

Description of Land

Parcel Identifier:

001-619-195

Legal Description:

LOT A SECTION 8 TOWNSHIP 24 RANGE 7 WEST OF THE 6TH MERIDIAN KAMLOOPS
DIVISION YALE DISTRICT PLAN 35125 EXCEPT PLANS 35466 AND KAP67200**Legal Notations**HERETO IS ANNEXED EASEMENT X23805 OVER PART LOT 1 PLAN 35466 SHOWN ON
PLAN 35467HERETO IS ANNEXED EASEMENT KL90388 OVER PART OF THE COMMON PROPERTY OF
STRATA PLAN KAS611 AS SHOWN ON PLAN KAP59882**Charges, Liens and Interests**

Nature:

COVENANT

Registration Number:

X23801

Registration Date and Time:

1985-05-06 11:42

Registered Owner:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH
COLUMBIA
AS REPRESENTED BY THE MINISTRY OF TRANSPORTATION AND
HIGHWAYS

Remarks:

INTER ALIA
SEC 215 LTA,

TITLE SEARCH PRINT

2025-07-22, 15:12:21

File Reference:

Requestor: Les Twarog

Nature: EASEMENT
Registration Number: X23804
Registration Date and Time: 1985-05-06 11:43
Remarks: INTER ALIA
PART SHOWN ON PLAN 35467 APPURTENANT TO LOT 1 PLAN 35466

Nature: COVENANT
Registration Number: X23806
Registration Date and Time: 1985-05-06 11:44
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
AS REPRESENTED BY THE MINISTRY OF TRANSPORTATION AND HIGHWAYS
Remarks: INTER ALIA
SEC 215 LTA,

Nature: COVENANT
Registration Number: KP25439
Registration Date and Time: 2000-03-24 10:38
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
AS REPRESENTED BY THE MINISTRY OF ENVIRONMENT, LANDS AND PARKS
COLUMBIA SHUSWAP REGIONAL DISTRICT
Transfer Number: LB161332
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: KP66098
Registration Date and Time: 2000-07-24 09:04
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
AS REPRESENTED BY THE MINISTRY OF ENVIRONMENT LANDS AND PARKS
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: KP66105
Registration Date and Time: 2000-07-24 09:04
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
AS REPRESENTED BY THE MINISTRY OF TRANSPORTATION AND HIGHWAYS

Nature: EASEMENT
Registration Number: KP66109
Registration Date and Time: 2000-07-24 09:04
Remarks: INTER ALIA
PART SHOWN ON PLAN KAP67201 APPURTENANT TO LOT 1
PLAN KAP67200

TITLE SEARCH PRINT

2025-07-22, 15:12:21

File Reference:

Requestor: Les Twarog

Nature: EASEMENT
Registration Number: KP66110
Registration Date and Time: 2000-07-24 09:04
Remarks: INTER ALIA
PART SHOWN ON PLAN KAP67201 APPURTENANT TO LOT 2
PLAN KAP67200

Nature: EASEMENT
Registration Number: KP66111
Registration Date and Time: 2000-07-24 09:04
Remarks: INTER ALIA
PART SHOWN ON PLAN KAP67201 APPURTENANT TO LOT 3
PLAN KAP67200

Nature: EASEMENT
Registration Number: KP66112
Registration Date and Time: 2000-07-24 09:05
Remarks: INTER ALIA
PART SHOWN ON PLAN KAP67201 APPURTENANT TO LOT 4
PLAN KAP67200

Nature: MORTGAGE
Registration Number: CA9555277
Registration Date and Time: 2021-12-03 09:15
Registered Owner: ESSEX LEASE FINANCIAL CORPORATION
INCORPORATION NO. A0066572

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

TITLE SEARCH PRINT

File Reference:

Declared Value \$125000

2025-07-22, 15:13:42

Requestor: Les Twarog

Lot 6****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

CA3444152

LB309190

Application Received

2013-11-06

Application Entered

2013-11-13

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

1141490 ALBERTA LTD., INC.NO. 2011414907
#219, 6203 - 28TH AVENUE
EDMONTON, ALBERTA
T6L 6K3**Taxation Authority**

Vernon Assessment Area

Description of Land

Parcel Identifier:

027-933-326

Legal Description:

LOT 6 SECTION 8 TOWNSHIP 24 RANGE 7 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT PLAN KAP89068
(SEE PLAN AS TO LIMITED ACCESS)**Legal Notations**HERETO IS ANNEXED EASEMENT LB309218 OVER THAT PART LOT 5 SEC 8 TWP 24
RG 7 W6M KDYD PLAN KAP89068 SHOWN AS PARCEL N ON PLAN KAP89069HERETO IS ANNEXED EASEMENT LB309228 OVER THAT PART LOT 5 SEC 8 TWP 24
RG 7 W6M KDYD PLAN KAP89068 SHOWN AS PARCEL K ON PLAN KAP89069HERETO IS ANNEXED EASEMENT LB309232 PVER LOT 1 SEC 8 TWP 24
RG 7 W6M KDYD PLAN KAP89068

TITLE SEARCH PRINT

File Reference:

Declared Value \$125000

2025-07-22, 15:13:42

Requestor: Les Twarog

Charges, Liens and Interests

Nature:	UNDERSURFACE RIGHTS
Registration Number:	33884E
Registration Date and Time:	1946-07-12 10:36
Registered Owner:	THE DIRECTOR OF SOLDIER SETTLEMENT
Remarks:	INTER ALIA DD. 109803F OTHER THAN THOSE EXCEPTED BY THE CROWN
Nature:	COVENANT
Registration Number:	LA117384
Registration Date and Time:	2006-08-23 09:07
Registered Owner:	COLUMBIA SHUSWAP REGIONAL DISTRICT
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	LB309192
Registration Date and Time:	2009-05-15 12:20
Registered Owner:	COLUMBIA SHUSWAP REGIONAL DISTRICT
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	LB309196
Registration Date and Time:	2009-05-15 12:21
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA COLUMBIA SHUSWAP REGIONAL DISTRICT
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	LB309198
Registration Date and Time:	2009-05-15 12:21
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA COLUMBIA SHUSWAP REGIONAL DISTRICT
Remarks:	INTER ALIA
Nature:	COVENANT
Registration Number:	LB309200
Registration Date and Time:	2009-05-15 12:21
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA COLUMBIA SHUSWAP REGIONAL DISTRICT
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2025-07-22, 15:13:42

File Reference:

Requestor: Les Twarog

Declared Value \$125000

Nature:	EASEMENT
Registration Number:	LB309216
Registration Date and Time:	2009-05-15 12:21
Remarks:	PART SHOWN AS PARCEL M ON PLAN KAP89069 APPURTENANT TO LOTS 1, 2, 3, 4, AND 5 SEC 8 TWP 24 RG 7 W6M KDYD PLAN KAP89068

Nature:	EASEMENT
Registration Number:	LB309230
Registration Date and Time:	2009-05-15 12:23
Remarks:	PART SHOWN ON PLAN KAP89070 APPURTENANT TO LOTS 1, 2, 3, 4 AND 5 SEC 8 TWP 24 RG 7 W6M KDYD PLAN KAP89068

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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TEAM DISCLOSURE APPENDIX A

Property Address:

Lot A and Lot 6 Shuswap Lake Anstey Arm

In accordance with the British Columbia Financial Services Authority Rules, Section 54 which requires the names of all licensed members of a 'Real Estate Team' be disclosed to the Seller(s) and/or the Buyer(s).

The following REALTORS are Designated Agents for the Seller(s) ☒ or Buyer(s) ☐

TEAM NAME: BC Condos and Homes Team

TEAM MEMBERS:

1) Les Twarog / Sonja Pedersen

6) Maria Menjou / Michael Gibson PREC*

2) Akhil Arora / Andrew Do PREC*

7) Pranshu Mittal / Thai Do PREC*

3) Bal Virk / Fateh Boparai

8) Melina Pham / AJ Cheema

4) Gerry Kainth / Jerome Tam

9) Yash Nasab / Ali Nimji / Brent Arnold

5) Gary K Yan PREC* / Karolina Crane

10) Anjali Patel / Denean Arnold

X DocuSigned by:
Rod Head
65921E3F136D47D...
(Seller's Signature)

X _____
(Seller's Witness Signature)

X _____
(Buyer's signature)

X _____
(Buyer's Witness Signature)

X DocuSigned by:
Glen Fleming
151E4B17C092412...
(Seller's Signature)

DATE: 07/25/2025

X _____
(Buyer's Signature)

DATE: _____

PREC* – Denotes - Personal Real Estate Corporation