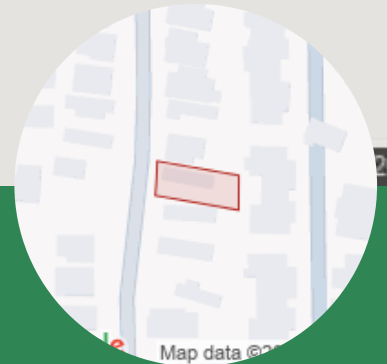


Sorry, we have no imagery here.

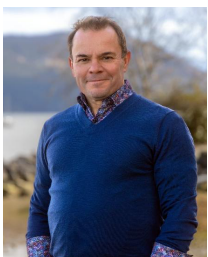


PROPERTY REPORT

58-1927 TZOUHALEM RD
North Cowichan
V9L 5K5
Canada

PID: 018-861-318

SEPTEMBER 10, 2026



JASON FINLAYSON PREC
Pemberton Holmes Ltd. (Dun)
DUNCAN
O: +1250-746-8123
jason@jasonfinlayson.com
jasonfinlayson.com

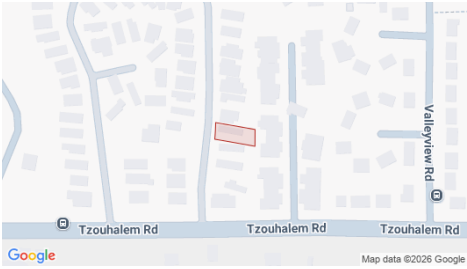


YOUR real estate success story starts here.

I'm more than a real estate agent. I'm a REALTOR®.

Summary Sheet

58-1927 TZOUHALEM RD North Cowichan BC V9L 5K5



PID	018-861-318
Registered Owner	CO*
Legal Description	STRATA LOT 58, SECTION 18, RANGE 1, COWICHAN DISTRICT, STRATA PLAN VIS2425, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Plan	VIS2425
Zoning	R4 - Residential Small Lot Mobile Home Zone
Community Plan(s)	not in ALR

Year Built	-	Structure	RESIDENTIAL OUTBUILDING ONLY
Lot Size	-	Floor Area	-
Bathrooms	0	Bedrooms	0
Max Elev.	38.56 m	Min Elev.	36.14 m
Walk Score	19 / Car-Dependent	Transit Score	-
Tax Year	-	Annual Taxes	-

ASSESSMENT			
	2025	%	2026
Building	\$2,000	0.00	\$2,000
Land	\$50,300	↓ -2.78	\$48,900
Total	\$52,300	↓ -2.68	\$50,900

APPRECIATION			
	Date	(\$)	% Growth
Assessment	2026	\$50,900	↓ -2.68

RECENT MLS® HISTORY	
MLS® History is not available.	

DEVELOPMENT APPLICATIONS	
-	

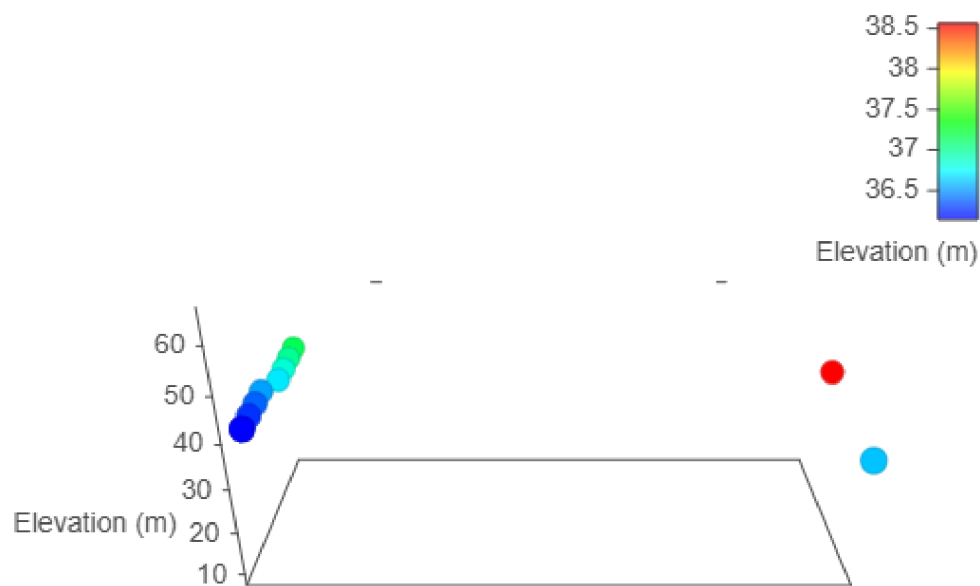
The enclosed information, while deemed to be correct, is not guaranteed.

Estimated Lot Dimensions and Topography



leaflet | Tiles © Esri — Source: Esri, i-cubed, USDA, USGS, AEX, GeoEye, Getmapping, Aerogrid, IGN, IGP, UPR-EGP, and the GIS User Community

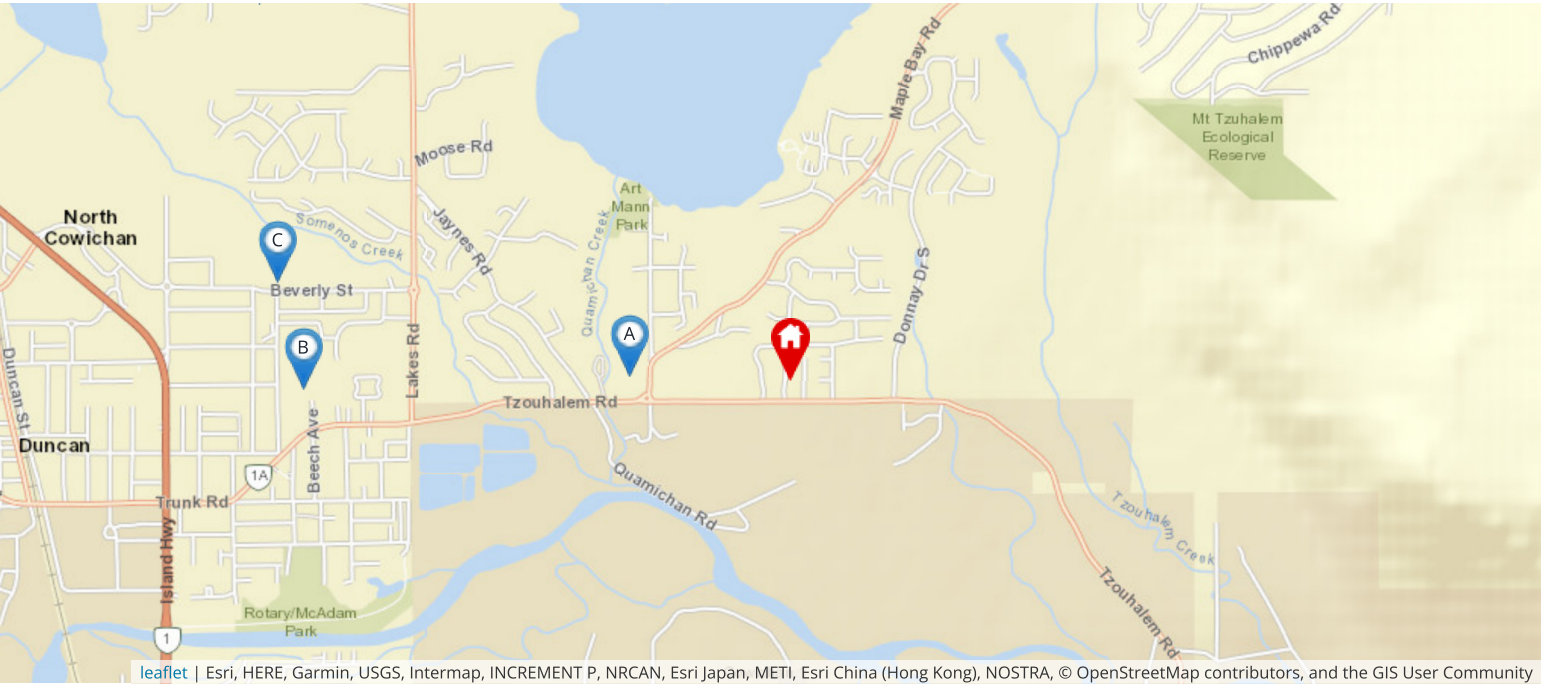
The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 38.56 m | Min Elevation: 36.14 m | Difference: 2.43 m

Nearest Schools

Nearby Elementary Schools



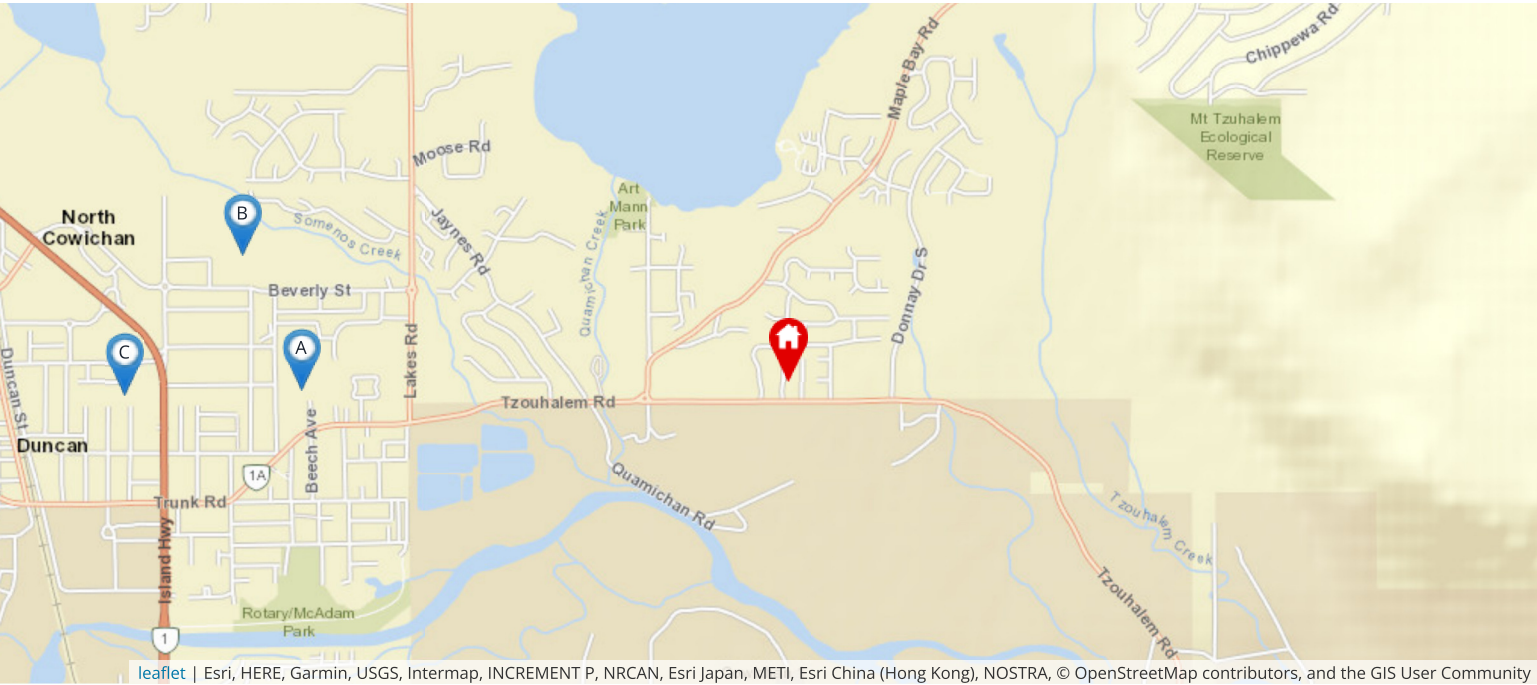
Legend: Subject Property Catchment School Other Schools

School District: Cowichan Valley (79)

Contact Information

School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A Queen Of Angels	K - 9	Independent	Duncan		11 mins	0.8 km	2 mins	7 mins
B Duncan Christian	K - 12	Independent	Duncan		29 mins	2.2 km	4 mins	11 mins
C Alexander	K - 7	SD 79	Duncan		34 mins	2.6 km	4 mins	19 mins
D Maple Bay	K - 6	SD 79	Duncan		53 mins	3.7 km	6 mins	53 mins
E Alex Aitken	K - 7	SD 79	Duncan		48 mins	3.5 km	6 mins	40 mins
F Khowhemun	K - 7	SD 79	Duncan		59 mins	4.2 km	9 mins	37 mins

Nearby Secondary Schools



Legend: Subject Property Catchment School Other Schools

School District: Cowichan Valley (79)

Contact Information

	School's Name	Grades Covered	School District	City	Special Notes/Programs	Walking Time	Distance	Driving Time	Transit Time
A	Duncan Christian	K - 12	Independent	Duncan		29 mins	2.2 km	4 mins	11 mins
B	Quamichan	8 - 9	SD 79	Duncan		38 mins	2.8 km	5 mins	25 mins
C	Cowichan	10 - 12	SD 79	Duncan	AP Program	41 mins	3.0 km	6 mins	22 mins
D	Queen Margaret's	K - 12	Independent	Duncan	AP Program	1 hour 6 mins	4.8 km	10 mins	44 mins
E	Shawnigan Lake	8 - 12	Independent	Shawnigan Lake		4 hours 34 mins	19.8 km	22 mins	1 hour 30 mins
F	Frances Kelsey	8 - 12	SD 79	Mill Bay		4 hours 31 mins	19.8 km	21 mins	1 hour 56 mins

Walk Score

1927 TZOUHALEM RD North Cowichan, V9L 5K5



Car-Dependent

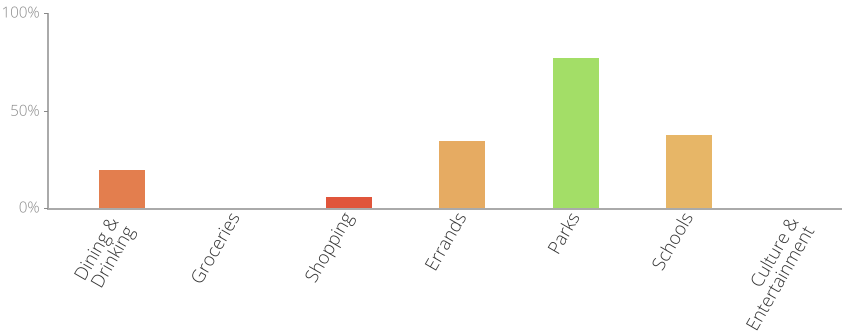
Almost all errands require a car



Somewhat Bikeable

Minimal bike infrastructure

The Walk Score here is 16 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Property Information

General Property Information

Civic Address:	58-1927 TZOUHALEM RD
Folio:	00363-158
LTO Number:	EH98750
PID:	018-861-318
MHR Number:	
Status:	Active
Property No:	100745
Legal:	LOT 58 SECTION 18 RANGE 1 COWICHAN PLAN VIS2425 SEE 26458.000 FOR MANUFACTURED HOME ASSESSMENT.

Property Attributes

Title	Value	Description
BCAA		
MANUAL CLASS	4401	Res Strata Common Property
ACTUAL USE	020	RES. OUTBUILDING ONLY
FIRE AREA	SOUTH END	
CURBSIDE PICKUP		
GARBAGE SCHEDULE		
ZONING	R4	RESIDENTIAL SMALL LOT MOBILE HOME ZONE

Property Tax Levies and Assessments Summary

Year	Notice Date	Type	Total Levy	Class	Gross Land	Gross Improvements	Gross Assessment	Net Assessment
2026	May 11, 2026	Reg	853.84	1	48,900	2,000	50,900	50,900
2025	May 02, 2025	Reg	802.81	1	50,300	2,000	52,300	52,300
2024	May 15, 2024	Reg	773.32	1	54,000	2,000	56,000	56,000

Licensing Information

There is no licensing account information for this property.

Community Development

There is no community development information for this property.

Please Note: This statement is issued in accordance with Community Charter Section 249 - Certificate of Outstanding Taxes. Under 249(3), an error in a statement or certificate given under this section does not subject the municipality to damages. This property may be subject to other charges or fees.



Utilities Information

58 1927 Tzouhalem Rd

Hydro	\$ 100. ⁰⁰ /mo. approx	Oil	\$ N/A
Propane	\$??	Gas	\$ N/A

Leased Equipment:	Company and Phone #	Costs:
Propane Tank ☒ Y ☐ N	_____	?? _____
Security System Y ☒ N	_____	_____

Services Included in Property Taxes (if NOT provide company and phone # of service provider)

Sewer	Y	N	_____	} included in pad rent	_____
Water	Y	N	_____		_____
Garbage	Y	N	_____		_____
Recycling	Y	N	_____		_____

Pad rent \$581.⁷³/mo.

Insurance Company:

Comments and/or additional information

Seller's Signatures: J. O. K. A. S. U





ZONING BYLAW 1997

No. 2950

CONSOLIDATION

Current to July 20, 2026

Last amended on July 15, 2026

This Bylaw has been consolidated and printed under and by authority of the Corporate Officer
for the Corporation of the District of North Cowichan.

Residential Small Lot Mobile Home Zone (R4)

[BL2996, BL3150, BL3891]

Permitted Uses

- 59 (1) The permitted uses for the R4 zone are as follows:
Home-based Business
Manufactured Home

Minimum Lot Size

- (2) The minimum permitted lot size for the R4 zone is 465 m² (5,005 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the R4 zone is 15.0 m (49.21').

Density

- (4) The maximum permitted density for the R4 zone is as follows:
(a) The number of residential buildings shall not exceed one.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the R4 zone is 30% of the lot area. [BL2996]

Minimum Setbacks

- (6) The minimum permitted setbacks for the R4 zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 2.0 m (6.56')
 - Yard, Rear, 8.0 m (26.25')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 1.5 m (4.92')
- (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03'). [BL3150]

Maximum Building Height

- (7) The maximum permitted building heights for the R4 zone are as follows:
- (a) Principal Building, 5.0 m (16.40')
 - (b) Accessory Building, 5.0 m (16.40')

Maximum Fence Height

- (8) (a) [Repealed. BL3891]
(b) [Repealed. BL3891]
(c) [Repealed. BL3891]

COUNTRY PARK VILLAGE PROPERTIES (DUNCAN) LTD.
RULES AND REGULATIONS
July 2026

17.01 The following **shall not be permitted** on the Leased Premises or the Land, as the case maybe:

- a. The erection of clothes lines (only umbrella-style are permitted as long as they are installed away from street view), aerial wires, television antennae or satellite or cable dishes larger than 23" in diameter or 23" high by 30" wide for oval shape dishes. All dishes must be placed at the back of the unit.
- b. The placement of FOR SALE or OPEN HOUSE signs in any other location except for the front lawn of the home for sale and the common property outside of the property entrance.
- c. The use of plumbing, water, electrical, drainage or other utility for any purpose other than for which they were constructed.
- d. Major repairs or maintenance to motor vehicles or trailers or other mechanical equipment; this shall include oil or lubricant changes.
- e. Any change or addition to the Leased Premises or New Building except in accordance with acceptable guidelines established by the Landlord and only then after having first obtained written permission from the Landlord.
- f. Prospective assignees or sub-lessees shall not be on the lands or Leased Premises except when accompanied by the tenant whose Leased Premises are being offered for assignment or sublease.
- g. The placement of any notice or sign at the mailboxes without written approval of a member of the Home Owners' Association Committee (Park Committee).
- h. The construction of any fences or planning of any hedges without prior written approval of the Landlord
- i. Incinerators, outside burning or open fires
- j. Motorcycles or motor bikes other than those fully licensed for paved road travel.
- k. *Dogs and cats*, unless confined to or restrained on the Leased Premises at all times, *must be on a leash*. Dogs must be no larger than lap size. *Dogs* shall be kept silent at all times. *Dogs and cats* shall not disturb nor affect neighbours' peace or property (defecating, roaming, unreasonable noise, etc.)
- l. Exposed or open garbage cans, bags or containers, unless being placed for collection on specified collection days only.
- m. The parking or storage of trucks (greater than ¾ tons and/or commercial vehicles), campers, recreation vehicles, equipment, unlicensed vehicles, boats, trailers, containers or more than two vehicles for each Leased Premise. Should one of the two vehicles be a camper of a size that fits within the carport, this will be permitted for the period April 1st to October 30th (spring to fall). The parking of recreational vehicles onsite will be allowed for a maximum of 48 hours for the purpose of loading and offloading.

- n. On street parking, except for visitors (24 hours maximum). Please note, the Park has a right to tow vehicles parked on the street (beyond the 24hr max.) at the vehicle owner's expense.

17.02 Improvement and New Buildings *must* be kept in a first-class condition at all times.

17.03 Rear yards, side and front yards and driveways must be kept clean, free of debris (*i.e. compost, grass clippings, etc.*) and well maintained at all times. Unless stored in sheds, garbage cans, gardening equipment, tools and barbeques shall be stored out of sight from the road in rear yards or on patios. Tarps are not permitted to be used in the carport for privacy.

17.04 Front yards and driveways must remain accessible to the Landlord at all times to permit general collective maintenance as required by the Landlord.

17.05 No motor vehicle shall be driven at a speed in excess of 20 km/h on the roadways within the Park.

17.06 No buildings, additions, sheds, poles, lines, or antennae are to be constructed without the express permission and written approval of the Landlord as to design, construction, and location. All design and construction are to be of similar or better quality and of a similar material and appearance as generally used by the Landlord. This includes solar panels, heat pumps, etc.

17.07 No sublease or assignment of the Lease shall be permitted to be made ("sublease") except through the office of the Landlord or its authorized agent. Assignments of sublease for resale purchasers will be signed by the Landlord or its authorized agent. Assignments of sublease for resale purchasers will be signed by the Landlord only after input has been received by the Landlord from the Chair of the Park's Strata Council. For greater certainty, subleases or assignments through third party agreements between the Tenant and the proposed assignee to sublease shall not be permitted.



MANUFACTURED HOME REGISTRY SEARCH RESULT

BC Registries and Online Services

Serial Number - "4285"

Search Date and Time: September 3, 2026 at 11:37:05 am Pacific time
Account Name: Pemberton Holmes
Folio Number: FINLJ/TZOUH

TABLE OF CONTENTS

Matches in Report: 1 Registrations in Report: 1 Total Search Report Pages: 4

	Registration Number	Serial Number	Registration Status	Year	Make/Model	Home Location	Page
1.	076160	4285	ACTIVE	1994	1995 PINEWOOD S-159/R	DUNCAN	2



Manufactured Home Registration Number: 076160

Document Type: Manufactured Home Act
Document Registration Date and Time: November 14, 1995 at 12:00:01 am Pacific time
Home Registration Status: Active
Declared Value: \$135,000.00 as of May 29, 2012

CURRENT REGISTRATION INFORMATION

(as of September 3, 2026 at 11:37:05 am Pacific time)

Registered Owner(s) Information

Home Tenancy Type: Sole Owner

Address

#58 - 1927 TZHOHALEM ROAD
DUNCAN BC
V9L 5K5 CANADA

Registered Location

Location Type	Address	Parcel ID Number
OTHER	1927 58 TZOUHALEM ROAD DUNCAN BC CANADA	N/A

Legal Land Description

LOT: STRATA 58
SECTION: 18
RANGE: 1
LAND DISTRICT: COWICHAN
PLAN: VIS2425



Description of Manufactured Home

Year: 1994
Manufacturer: NOR-TEC DESIGN GROUP LTD.
Make/Model: 1995 PINWOOD S-159/R
CSA Number: 17346
CSA Standard: N/A
Engineer's Name: N/A
Date of Engineer's Report: N/A

Number of Home Sections: 1

Section	Serial Number	Length	Width
1.	4285	71 feet 0 inches	14 feet 0 inches

Rebuilt Status

N/A

Other Information

N/A

PERSONAL PROPERTY REGISTRY SEARCH RESULT

For MHR Number "076160" as of September 3, 2026 at 11:37:05 am Pacific time



MANUFACTURED HOME REGISTRY SEARCH RESULT

BC Registries and Online Services

NIL RESULT

Exact Matches: 0

The Personal Property Registry search for **MHR Number "076160"** returned a
NIL result.
0 registrations were found.

No registered liens or encumbrances have been found on file that match to the
search criteria listed above.

Some, but not all, tax liens and other Crown claims are registered at the
Personal Property Registry (PPR) and if registered, will be displayed on this
search result. HOWEVER, it is possible that a particular chattel is subject to a
Crown claim that is not registered at the PPR. Please consult the Miscellaneous
Registrations Act, 1992, for more details. If you are concerned that a particular
chattel may be subject to a Crown claim not registered at the PPR, please
consult the agency administering the type of Crown claim.

END OF PERSONAL PROPERTY REGISTRY SEARCH RESULT

For MHR Number "076160"



INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RESIDENTIAL

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

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 Premises 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 Property, 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 Premises 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 Premises and / or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on 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 Premises. 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 in the Property Disclosure Statement if it caused the Buyer to agree to buy the Property.
2. The Buyer must still make their own inquiries concerning the Premises 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.



Date of disclosure: September 08 2026

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

ADDRESS: 58 1927 Tzouhalem Rd Duncan BC V9L 5K5 (the "Premises")

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

2. SERVICES

A. Please indicate the water system(s) the Premises uses: ☒ A water provider supplies my water (e.g., local government or private utility). ☐ I have a private groundwater system (e.g., a 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?				DN
(ii) Have you applied for a water licence and are awaiting a response?				DN
C. Are you aware of any problems with the water system?		DN		

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BUYER'S INITIALS

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS:581927Tzouhalem RdDuncanBCV9L 5K5

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, or water treatment installation / maintenance records)?				
E. Are records available regarding the quantity of water available (such as pumping tests or flow tests)?				
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?				
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

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?				
D. Has a final building inspection been approved, or has a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) ☐ by local authorities? (ii) ☐ by a WETT-certified inspector?				
F. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?				
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 60 days?				
I. Are you aware of any additions or alterations made without a required permit and final inspection (e.g., building, electrical, gas, etc.)?				
J. Are you aware of any problems with the heating and / or central air conditioning system?				

BUYER'S INITIALS

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS:581927Tzouhalem RdDuncanBCV9L 5K5

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
K. Are you aware of any moisture and/or water problems in the walls, basement, or crawl space?		AN		
L. Are you aware of any damage due to wind, fire or water?		AN		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		AN		
N. Are you aware of any problems with the electrical or gas system?		AN		
O. Are you aware of any problems with the plumbing system?		AN		
P. Are you aware of any problems with the swimming pool and / or hot tub?				AN
Q. Do the Premises contain unauthorized accommodation?		AN		
R. Are there any equipment leases or service contracts (e.g., security systems, water purification, etc)?	AN			
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last ten years? (If Yes, attach the required Owner Builder Disclosure Notice.)		AN		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		AN		
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)		AN		
V. To the best of your knowledge, have the Premises been tested for radon? (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))		AN		
W. Is there a radon mitigation system on the Premises?		AN		
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system?		AN		

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?		AN		
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BUYER'S INITIALS

SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS:581927Tzouhalem RdDuncanBCV9L 5K5

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect with respect to 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:</i> <i>(a) dangerous or potentially dangerous to occupants; or</i> <i>(b) unfit for habitation.</i>				
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 <i>Heritage Conservation Act</i> or municipal legislation)?				
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)?				

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

3.R. Propane tank leased by

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.

BUYER'S INITIALS

SELLER'S INITIALS

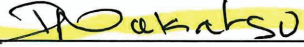
DATE OF DISCLOSURE

ADDRESS: 58 1927 Tzouhalem Rd

Duncan

BC

V9L 5K5

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.
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.

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

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BC1002 REV. JUL 2025

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Material Latent Defects - Addendum to Property Disclosure Statement

Date of Disclosure: September/08/2026

Address: 58 1927 Tzouhalem Rd Duncan BC V9L 5K5

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this addendum to the property disclosure statement. This addendum forms part of the property disclosure statement which constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. (Seller should initial appropriate replies.)

4. Material Latent Defects:

- A. Are you aware of any defect that renders the real estate dangerous or potentially dangerous to the occupants?
YES _____ NO DN
- B. Are the premises unfit for habitation or unfit for the purpose it is being acquired?
YES _____ NO DN
- C. Are you aware of any defect that would involve a great expense to remedy?
YES _____ NO DN
- D. Are you aware of a circumstance whereby a local authority / municipality has given notice that it should be remedied?
YES _____ NO DN
- E. Are you aware of a lack of appropriate municipal / local authority building or other permits where applicable (i.e. septic field, tree removal permits) where the work was performed by the current owner or where the current owner should be reasonably aware?
YES _____ NO DN

Details: _____

1. The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1 of the Property Condition Disclosure Statement. 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 receipt of a copy of this addendum and agrees that a copy may be given to a prospective buyer.


SELLER(S)

SELLER(S)

2. 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 property.
3. The buyer acknowledges that the buyer has received, read and understood a signed copy of this addendum from the seller's brokerage on _____ day of _____ yr. _____.

The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

THE BUYER ACKNOWLEDGES RECEIVING THIS ADDENDUM BEFORE PRESENTING AN OFFER ON THE PROPERTY.

BUYER(S)

BUYER(S)