CONTRACT OF PURCHASE AND SALE
INFORMATION ABOUT THIS CONTRACT

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE CONTRACT AND SHOULD NOT AFFECT THE PROPER INTERPRETATION OF ANY OF ITS TERMS.

1. **CONTRACT:** This document, when signed by both parties, is a legally binding contract. READ IT CAREFULLY. The parties should ensure that everything that is agreed to is in writing.

2. **DEPOSIT(S):** Section 28 of the *Real Estate Services Act* requires that money held by a brokerage in respect of a real estate transaction for which there is an agreement between the parties for the acquisition and disposition of the real estate be held by the brokerage as a stakeholder. The money is held for the real estate transaction and not on behalf of one of the parties. If a party does not remove a subject clause, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the agreement to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.

3. **COMPLETION:** (Section 4) Unless the parties are prepared to actually meet at the Land Title Office and exchange title documents for the Purchase Price, it is, in every case, advisable for the completion of the sale to take place in the following sequence:

   (a) The Buyer pays the Purchase Price or down payment in trust to the Buyer's Lawyer or Notary (who should advise the Buyer of the exact amount required) several days before the Completion Date and the Buyer signs the documents.

   (b) The Buyer's Lawyer or Notary prepares the documents and forwards them for signature to the Seller's Lawyer or Notary who returns the documents to the Buyer's Lawyer or Notary.

   (c) The Buyer's Lawyer or Notary then attends to the deposit of the signed title documents (and any mortgages) in the appropriate Land Title Office.

   (d) The Buyer's Lawyer or Notary releases the sale proceeds at the Buyer's Lawyer's or Notary's office.

   Since the Seller is entitled to the Seller's proceeds on the Completion Date, and since the sequence described above takes a day or more, it is strongly recommended that the Buyer deposits the money and the signed documents AT LEAST TWO DAYS before the Completion Date, or at the request of the Conveyancer, and that the Seller delivers the signed transfer documents no later than the morning of the day before the Completion Date.

   While it is possible to have a Saturday Completion Date using the Land Title Office's Electronic Filing System, parties are strongly encouraged **NOT** to schedule a Saturday Completion Date as it will restrict their access to fewer lawyers or notaries who operate on Saturdays; lenders will generally not fund new mortgages on Saturdays; lenders with existing mortgages may not accept payouts on Saturdays; and other offices necessary as part of the closing process may not be open.

4. **POSSESSION:** (Section 5) the Buyer should make arrangements through the REALTOR® for obtaining possession. The Seller will not generally let the Buyer move in before the Seller has actually received the sale proceeds. Where residential tenants are involved, Buyers and Sellers should consult the *Residential Tenancy Act.*

5. **TITLE:** (Section 9) It is up to the Buyer to satisfy the Buyer on matters of zoning or building or use restrictions, toxic or environmental hazards, encroachments on or by the Property and any encumbrances which are staying on title before becoming legally bound. It is up to the Seller to specify in the Contract if there are any encumbrances, other than those listed in Section 9, which are staying on title before becoming legally bound. If you as the Buyer are taking out a mortgage, make sure that title, zoning and building restrictions are all acceptable to your mortgage company. In certain circumstances, the mortgage company could refuse to advance funds. If you as the seller are allowing the Buyer to assume your mortgage, you may still be responsible for payment of the mortgage, unless arrangements are made with your mortgagecompany.

6. **CUSTOMARY COSTS:** (Section 15) In particular circumstances there may be additional costs, but the following costs are applicable in most circumstances:

Costs to be Borne by the Seller	Costs to be Borne by the Buyer	
Lawyer or Notary Fees and Expenses:	Lawyer or Notary Fees and Expenses:	- appraisal (if applicable)
- attending to execution documents.	- searching title,	- Land Title Registration fees.
Costs of clearing title, including: - investigating title,	- drafting documents.	Fire Insurance Premium.
- discharge fees charged by encumbrance holders,	Land Title Registration fees.	Sales Tax (if applicable).
- prepayment penalties.	Survey Certificate (if required).	Property Transfer Tax.
Real Estate Commission (plus GST).	Costs of Mortgage, including:	Goods and Services Tax (if applicable).
Goods and Services Tax (if applicable).	- mortgage company's Lawyer/Notary.	

   In addition to the above costs there maybe financial adjustments between the Seller and the Buyer pursuant to Section 6 and additional taxes payable by one or more of the parties in respect of the Property or the transaction contemplated hereby (e.g. empty home tax and speculation tax).

7. **CLOSING MATTERS**: The closing documents referred to in Sections 11, 11A and 11B of this Contract will, in most cases, be prepared by the Buyer's Lawyer or Notary and provided to the Seller's Lawyer or Notary for review and approval. Once settled, the lawyers/notaries will arrange for execution by the parties and delivery on or prior to the Completion Date. The matters addressed in the closing documents referred to in Sections 11A and 11B will assist the lawyers/notaries as they finalize and attend to various closing matters arising in connection with the purchase and sale contemplated by this Contract.

8. **RISK:** (Section 16) The Buyer should arrange for insurance to be effective as of 12:01 am the Completion Date.

9. **FORM OF CONTRACT:** This Contract of Purchase and Sale is designed primarily for the purchase and sale of freehold residences. If your transaction involves: a house or other building under construction, a lease, a business, an assignment, other special circumstances (including the acquisition of land situated on a First Nations reserve), additional provisions, not contained in this form, may be needed, and professional advice should be obtained. A Property Disclosure Statement completed by the Seller may be available.

10. **REALTOR® Code, Article 11:** A REALTOR® shall not buy or sell, or attempt to buy or sell an interest in property either directly or indirectly for himself or herself, any member of his or her Immediate Family, or any entity in which the REALTOR® has a financial interest, without making the Realtor's position known to the buyer or seller in writing. Section 5-9 of the Rules**:** If a licensee acquires, directly or indirectly, or disposes of real estate, or if the licensee assists an associate in acquiring, directly or indirectly, or disposing of real estate, the licensee must make a disclosure in writing to the opposite party before entering into any agreement for the acquisition or disposition of the real estate.

11. **RESIDENCY:** When completing their residency and citizenship status, the Buyer and the Seller should confirm their residency and citizenship status and the tax implications thereof with their Lawyer/Accountant.

12. **AGENCY DISCLOSURE:** (Section 21) all Realtors with whom the Seller or the Buyer has an agency relationship should be listed. If additional space is required, list the additional Realtors on a Contract of Purchase and Sale Addendum.

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CONTRACT OF PURCHASE AND SALE

BROKERAGE:_____ DATE:_____

ADDRESS: _____ PC: _____ PHONE: (250) 751-1223

PREPARED BY:_____ MLS® NO: 875738

SELLER: Island Creek Developments Ltd	BUYER:
SELLER:	BUYER:
ADDRESS:	ADDRESS:
PC:	PC:
PHONE:	PHONE:
	OCCUPATION:

PROPERTY:

#18 1002 Peninsula Road (#8 - Surf Grass)

UNIT NO. ADDRESS OF PROPERTY

Ucluelet V0R 3A0

CITY/TOWN/MUNICIPALITY POSTAL CODE

024-536-083

PID OTHER PID(S)

STRATA LOT 6 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

LEGAL DESCRIPTION

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions:

1. **PURCHASE PRICE:** The purchase price of the Property will be _____

_____ DOLLARS $_____(Purchase Price)

2. **DEPOSIT:** A deposit of $_____which will form part of the Purchase Price, will be paid **within 24 hours of acceptance** unless agreed as follows:

to be paid within 24 hours of acceptance by way of direct deposit, bank draft or cheque

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to RE/MAX of Nanaimo - MAC Real Estate Group _____ and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

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3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:

The Buyer will assume all taxes, rates, utilities, local improvement assessments, strata corporation assessments ,and all other adjustments both incoming and outgoing of whatever nature in respect of the strata lot as of completion date. So long as the purchase price and all other amounts payable by the Buyer to the Seller in respect of the strata lot has been paid in full, the Buyer may have possession of the strata lot upon completion.

The Buyer is satisfied with the size of the dwelling as viewed by them on _____, 2021 and are aware that the square footage of the dwelling and the room measurements advertised are approximate.

The Buyer acknowledges and is aware that there is a property transfer tax calculated as follows: 1% on the first $200,000 of the fair market value of the property plus 2% on the fair market value over $200,000 and 3% on the portion of the fair market value greater than $2,000,000. The Buyer is aware of the Provincial Property Transfer Tax and that it is payable at Completion by the Buyer.

The Buyer has been advised to seek advice from a professional tax accountant and lawyer of their choice regarding this contract of purchase and sale prior to the subject removal.

The Buyer acknowledges that any appliances or mechanical items in this contact that are used are not warranted by the Seller(s). However, the Seller(s) will ensure that the included items will be in the proper working order on possession date.

The Buyer acknowledges the data received regarding the property is from sources believed to be reliable but is not guaranteed and should be verified if fundamental to the purchase.

The Buyer will make their own inquiries and investigations concerning the zoning, usage, municipal and strata bylaws and physical conditions of any property.

The Buyer acknowledges and accepts that on Completion the Buyer will receive title containing, in addition to any encumbrance referred to in Clause 9 (TITLE) of this contract, any non-financial charge set out in the copy of the title search results that is attached to and forms part of this contract.

Strata Council will allocate one parking spot per Strata Lot

The Buyer agrees that the Buyer's brokerage is being retained solely as a real estate brokerage and not as a lawyer, tax advisors, lender, appraiser, surveyor, structural engineer, home inspector, or other professional service advisers.

The Buyer and Seller agree that the Purchase Price will be "PLUS GST" and that the Buyer will be responsible for any GST required to be paid on the subject property.

Buyer agrees to use Telus Communications Inc.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act.*

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3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:

The pre-inspection is for information purposes only and all data should be verified if fundamental to the purchase. Buyers are advised to do their own due diligence.

The Deposit will be no less than 10% of the Purchase Price and will be held in Trust with RE/MAX of Nanaimo - MAC Real Estate Group.

The Buyer is aware of the monthly strata fees as set out in Schedule "D"

The Buyer acknowledges that the Strata Lot and Unit numbers assigned by BC Assessments are not necessarily the same as the Unit numbers assigned to the specific cottages (See Schedule "C")

This Agreement shall constitute the entire agreement between the Seller and the Buyer and there are no representations, warranties, guarantees, promises, agreements or previous statements made by any person or agent other than those contained in this Agreement and the Disclosure Statement. No modification of this Agreement shall be valid unless made in writing and signed by the parties hereto.

The Seller represents and warrants that the Seller is a resident of Canada.

Schedules A, B, C & D are attached to and form part of this Contract of Purchase and Sale.

The Seller warrants that the Special Levy noted in the Strata Documents refers to payments made by current property owners to pay for the extensive renovation that is near completion on the property. All charges regarding the Special Levy are a legal obligation of the owner of the property at the time the Special Levy was passed.
All Special Levies approved by the Strata Council will be paid by the Seller prior to closing.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act.*

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4. **COMPLETION:** The sale will be completed on_____, yr. _____ (Completion Date) at the appropriate Land Title Office.

5. **POSSESSION:** The Buyer will have vacant possession of the Property at_____m. on _____, yr._____(Possession Date) OR, subject to the following existing tenancies, if any:

_____

6. **ADJUSTMENTS:** The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of_____, yr._____(Adjustment Date).

7. **INCLUDED ITEMS:** The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection, INCLUDING:

BUT EXCLUDING:

8. **VIEWED:** The Property and all included items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on_____yr. _____.

9. **TITLE:** Free and clear of all encumbrances except subsisting conditions, provisos, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Section 5, if any, and except as otherwise set out herein.

10. **TENDER:** Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, wire transfer, cash or Lawyer's/Notary's or real estate brokerage's trust cheque.

11. **DOCUMENTS:** All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.

11. A. **SELLER'S PARTICULARS AND RESIDENCY:** The Seller shall deliver to the Buyer on or before the Completion Date a statutory declaration of the Seller containing: (1) particulars regarding the Seller that are required to be included in the Buyer's Property Transfer Tax Return to be filed in connection with the completion of the transaction contemplated by this Contract (and the Seller hereby consents to the Buyer inserting such particulars on such return); (2) declarations regarding the Speculation and Vacancy Tax for residential properties located in jurisdictions where such tax is imposed, if requested by the Buyer's Conveyancer, and the Vancouver Vacancy By-Law for residential properties located in the City of Vancouver; and (3) if the Seller is not a non-resident of Canada as described in the non-residency provisions of the *Income Tax Act*, confirmation that the Seller is not then, and on the Completion Date will not be, a non-resident of Canada. If on the Completion Date the Seller is a non-resident of Canada as described in the residency provisions of the *Income Tax Act*, the Buyer shall be entitled to hold back from the Purchase Price the amount provided for under section 116 of the *Income Tax Act*.

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11. B. GST CERTIFICATE: If the transaction contemplated by this Contract is exempt from the payment of Goods and Services Tax ("**GST**"), the Seller shall execute and deliver to the Buyer on or before the Completion Date, an appropriate GST exemption certificate to relieve the parties of their obligations to pay, collect and remit GST in respect of the transaction. If the transaction contemplated by this Contract is not exempt from the payment of GST, the Seller and the Buyer shall execute and deliver to the other party on or before the Completion Date an appropriate GST certificate in respect of the transaction.

12. TIME: Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreements to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be non-refundable and absolutely forfeited to the Seller, subject to the provisions of Section 28 of the *Real Estate Services Act,* on account of damages, without prejudice to the Seller's other remedies.

13. BUYER FINANCING: If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has: (a) made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").

14. CLEARING TITLE: If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.

15. COSTS: The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.

16. RISK: All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.

17. PLURAL: In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.

18. REPRESENTATIONS AND WARRANTIES: There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.

19. PERSONAL INFORMATION: The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the managing broker(s), associate broker(s) and representative(s) of those Brokerages (collectively the "REALTOR®(s)") described in Section 21, the real estate boards of which those Brokerages and REALTOR®s are members and, if the Property is listed on a Multiple Listing Service®, the real estate board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:

a. for all purposes consistent with the transaction contemplated herein:

b. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service® and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that real estate board and other real estate boards;

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c. for enforcing codes of professional conduct and ethics for members of real estate boards; and

d. for the purposes (and to the recipients) described in the British Columbia Real Estate Association's Privacy Notice and Consent form.

The personal information provided by the Buyer and Seller may be stored on databases outside Canada, in which case it would be subject to the laws of the jurisdiction in which it is located.

20. ASSIGNMENT OF REMUNERATION: The Buyer and the Seller agree that the Seller's authorization and instruction set out in section 25(C) below is a confirmation of the equitable assignment by the Seller in the Listing Contract and is notice of the equitable assignment to anyone acting on behalf of the Buyer or Seller.

20A. RESTRICTION ON ASSIGNMENT OF CONTRACT: The Buyer and the Seller agree that this Contract: (a) must not be assigned without the written consent of the Seller; and (b) the Seller is entitled to any profit resulting from an assignment of the Contract by the Buyer or any subsequent assignee.

21. AGENCY DISCLOSURE: The Seller and the Buyer acknowledge and confirm as follows (initial appropriate box(es) and complete details as applicable):

INITIALS

A. The Seller acknowledges having received, read and understood Real Estate Council of British Columbia (RECBC) form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Seller has an agency relationship with

Sean McLintock PREC (*Designated Agent(s)/REALTOR®(s)*)

who is/are licensed in relation to RE/MAX of Nanaimo - MAC Real Estate Group (*Brokerage*).

INITIALS

B. The Buyer acknowledges having received, read and understood RECBC form entitled "*Disclosure of Representation in Trading Services*" and hereby confirms that the Buyer has an agency relationship with

_____ (*Designated Agent(s)/REALTOR®(s)*)

who is/are licensed in relation to _____ (*Brokerage*).

INITIALS

C. The Seller and the Buyer each acknowledge having received, read and understood RECBC form entitled *"Disclosure of Risks Associated with Dual Agency"* and hereby confirm that they each consent to a dual agency relationship with

_____ (*Designated Agent(s)/REALTOR®(s)*) who is/are licensed in relation to _____ (*Brokerage*),

having signed a dual agency agreement with such Designated Agent(s)/REALTOR®(s) dated _____.

INITIALS

D. If only (A) has been completed, the Buyer acknowledges having received, read and understood RECBC form "*Disclosure of Risks to Unrepresented Parties*" from the Seller's agent listed in (A) and hereby confirms that the Buyer has no agency relationship.

INITIALS

E. If only (B) has been completed, the Seller acknowledges having received, read and understood RECBC form "*Disclosure of Risks to Unrepresented Parties*" from the Buyer's agent listed in (B) and hereby confirms that the Seller has no agency relationship.

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22. ACCEPTANCE IRREVOCABLE (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that the Seller's acceptance is irrevocable, including without limitation, during the period prior to the date specified for the Buyer to either:

a. fulfill or waive the terms and conditions herein contained; and/or

b. exercise any option(s) herein contained.

23. THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.

24. OFFER: This offer, or counter-offer, will be open for acceptance until_____o'clock_____m. on _____, yr._____(unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

_____	X_____ SEAL	_____
WITNESS	BUYER	PRINT NAME
_____	X_____ SEAL	_____
WITNESS	BUYER	PRINT NAME

If the Buyer is an individual, the Buyer declares that they are a Canadian citizen or a permanent resident as defined in the *Immigration and Refugee Protection Act*:

Yes ☐☐ INITIALS No ☐☐ INITIALS

25. ACCEPTANCE: The Seller (a) hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above, (b) agrees to pay a commission as per the Listing Contract, and (c) authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested forthwith after completion.

Seller's acceptance is dated_____, yr._____

The Seller declares their residency:

RESIDENT OF CANADA ☐☐ INITIALS NON-RESIDENT OF CANADA ☐☐ INITIALS as defined under the *Income Tax Act*.

_____	X_____ SEAL	Island Creek Developments Ltd
WITNESS	SELLER	PRINT NAME
_____	X_____ SEAL	_____
WITNESS	SELLER	PRINT NAME

*PREC represents Personal Real Estate Corporation

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ADDENDUM #1

				Buyers request that NO reservations/bookings reflected on Schedule "A" remain at Completion
				Buyers request that ALL reservations/bookings reflected on Schedule "A"remain in place at Completion
				Buyers request that all reservations/bookings reflected on Schedule "A" remain in place at Completion ***with the exception*** of the following:

_____

_____

_____

_____

_____

_____

SCHEDULE "A"

Surf Grass

June

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December

Sun	Mon	Tues	Wed	Thurs	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

	Booked
	On Hold
	Kanata (Booked)

Existing reservations noted are not guaranteed and are subject to change.
Sellers hold no responsibility for reservations. E&OE

OCEAN
ACE
CH
PENINSULA RD
WILD PACIFIC TRAIL / LIGHTHOUSE LOOP
WILD PACIFIC TRAIL / LIGHTHOUSE LOOP

SCHEDULE "C"

BC #	Unit #	SL #	NAME	PID	PRICE	LEGAL DESCRIPTION
25	#1	1	Karma	024-536-032	$ 729,000.00	STRATA LOT 1 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
24	#2	2	Morning Mist	024-536-041	$ 729,000.00	STRATA LOT 2 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
22	#3	12	Ocean Pearl	024-648-957	$ 829,000.00	STRATA LOT 12 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
23	#4	13	Shelter	024-648-965	$ 829,000.00	STRATA LOT 13 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
21	#5	3	Amphitrite	024-536-059	$ 829,000.00	STRATA LOT 3 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
20	#6	4	Sea Glass	024-536-067	$ 829,000.00	STRATA LOT 4 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
19	#7	5	Salty Dog	024-536-075	$ 829,000.00	STRATA LOT 5 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
18	#8	6	Surf Grass	024-536-083	$ 829,000.00	STRATA LOT 6 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
17	#9	7	Sea Star	024-536-091	$1,100,000.00	STRATA LOT 7 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
16	#10	8	Captains Quarters	024-536-105	$1,100,000.00	STRATA LOT 8 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
3	#11	15	Orca	024-648-981	$ 299,000.00	STRATA LOT 15 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
2	#12	25	Sandpiper	024-649-082	$ 369,000.00	STRATA LOT 25 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
4	#14	16	Upper Deck	024-648-990	$ 369,000.00	STRATA LOT 16 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
5	#15	17	Crows Nest	024-649-007	$ 369,000.00	STRATA LOT 17 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
7	#16	19	Grey Whale	024-649-023	$ 299,000.00	STRATA LOT 19 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
8	#18	20	Sea Urchin	024-649-031	$ 369,000.00	STRATA LOT 20 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
10	#20	22	Blue Heron	024-649-058	$ 369,000.00	STRATA LOT 22 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
12	#21	24	Raven	024-649-074	$ 449,000.00	STRATA LOT 24 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
14	#23	10	Eagles Nest	024-536-121	$ 595,000.00	STRATA LOT 10 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
15	#24	9	High Tide	024-536-113	$ 595,000.00	STRATA LOT 9 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
1	#25	14	Humming Bird	024-648-973	$2,100,000.00	STRATA LOT 14 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
	#26	14	Tidal Pool			
	#27	14	Stormwatcher			
6	28	18	Whale's Tail	024-649-015	$ 329,000.00	STRATA LOT 18 SECTION 21 CLAYOQUOT DISTRICT STRATA PLAN VIS4810 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

SCHEDULE "D"

ARDENT PROPERTIES INC.
Terrace Beach Strata Plan VIS 4810
FOR THE FISCAL YEAR : 2022.2

Strata Lot #	Unit number	Strata Plan Unit Entitlement	Bylaw changed Unit Entitlement	Operating Fee	Contingency Fund Fees	Monthly Fee
1		2766	2766	$ 249.55	$ 27.33	$ 276.88
2		2704	2704	$ 243.96	$ 26.72	$ 270.68
3		5409	5409	$ 488.01	$ 53.44	$ 541.45
4		5409	5409	$ 488.01	$ 53.44	$ 541.45
5		4548	4548	$ 410.33	$ 44.93	$ 455.26
6		4425	4425	$ 399.23	$ 43.72	$ 442.95
7		5040	5040	$ 454.72	$ 49.80	$ 504.52
8		7068	7068	$ 637.69	$ 69.83	$ 707.52
9		2889	2889	$ 260.65	$ 28.54	$ 289.19
10		2889	2889	$ 260.65	$ 28.54	$ 289.19
11		1045	1045	$ 94.28	$ 10.32	$ 104.60
12		5286	5286	$ 476.91	$ 52.23	$ 529.14
13		5716	5716	$ 515.71	$ 56.47	$ 572.18
14		14751	15293	$ 1,379.76	$ 151.10	$ 1,530.86
15		1905	1905	$ 171.87	$ 18.82	$ 190.69
16		3012	3012	$ 271.75	$ 29.76	$ 301.51
17		2704	2704	$ 243.96	$ 26.72	$ 270.68
18		1967	1967	$ 177.47	$ 19.43	$ 196.90
19		1844	1844	$ 166.37	$ 18.22	$ 184.59
20		2643	2643	$ 238.46	$ 26.11	$ 264.57
21		3135	3135	$ 282.84	$ 30.97	$ 313.81
22		2643	2643	$ 238.46	$ 26.11	$ 264.57
23		1414	1491	$ 134.52	$ 14.73	$ 149.25
24		3073	3073	$ 277.25	$ 30.36	$ 307.61
25		1844	1844	$ 166.37	$ 18.22	$ 184.59
		96129	96748	$ 8,728.78	$ 955.86	$ 9,684.64
				$ 104,745.36	$ 11,470.32	$ 116,215.68