

OFFER TO PURCHASE

THIS AGREEMENT IS BETWEEN

(Registered Name of Corporation OR Full Legal Name of Individual)

(Incorporation Number of Corporation OR Occupation of Individual)

(Address) (Postal Code)

(the “**Purchaser**”)

AND

**HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE
OF BRITISH COLUMBIA**, represented by the

Minister of Technology, Innovation and Citizens’ Services,
Shared Services BC, Real Properties Division 4000 Seymour
Place, Victoria, British Columbia, V8W 9V1

(the “**Province**”)

The parties agree as follows:

**ARTICLE 1
DEFINITIONS**

1.01 In this Agreement,

“**Agreement**” means the agreement for the purchase and sale of the Property created by the Province’s acceptance of the Purchaser’s offer to purchase the Property set out in Article 2;

“**Closing Date**” means 90 days after the Province’s acceptance in Article 14, or, if applicable, 90 days after the satisfaction or waiver of all the conditions precedent in Article 5 or such other day as the parties agree to in writing, provided that if the Land Title Office is closed on that day the purchase and sale of the Property will be completed on the next day that office is open;

“Contracts” means all service contracts, equipment leases and other agreements related to the Land which under their terms can be assigned by the Province to and assumed by the Purchaser;

“Crown Grant” means an instrument in writing conveying the Land in fee simple to the Purchaser;

“Deposit” means \$_____, which will be credited against the Purchase Price;

“Equipment” means all chattels, tools, equipment, furniture and other personal property owned by the Province, located on the Land as of the date of the execution of this Agreement by the Purchaser and used solely in connection with the operation of the Land;

“Land” means the land described in Schedule A, including all buildings, structures and improvements thereon;

“Land Title Office” means the land title office for the land title district in which the Land is located;

“Leases” means all leases, offers to lease and other agreements in the nature of a tenancy or a right to occupy premises (including every addendum, amendment, extension, renewal or supplement thereto or thereof) in respect of all or any part of the Land;

“Permitted Encumbrances” means the legal notations, endorsements, liens, charges and encumbrances listed in Schedule B;

“Property” means, collectively, the Land, the Leases, the Contracts and the Equipment;

“Purchase Price” means \$_____ of lawful money of Canada which, if applicable, includes all money required to be paid for the Crown Grant and the application fee prescribed under the *Land Act* or any regulations made under that act; and

“Purchaser’s Solicitor” means the solicitor or notary public, as declared by the Purchaser in section 13.03, who will be acting for the Purchaser to complete this transaction.

ARTICLE 2 OFFER AND DUE DILIGENCE

- 2.01 The Purchaser offers to purchase the Property from the Province, subject to the Permitted Encumbrances, for the Purchase Price and on the terms and conditions set out in this Agreement.

2.02 The Purchaser acknowledges having received the following:

- (a) true copies of any studies, tests, audits, surveys, investigations, reports (including environmental reports), plans and other information concerning the Property which are in the possession or control of the Province;
- (b) true copies of all Contracts and Leases;
- (c) a current "rent roll" for the Land setting out a list of tenants and occupants, the monthly rent payable, the date the tenancy commenced, particulars of guarantees or indemnities or assignments or subletting, the date of the last rental increase and the amount thereof, particulars of any arrears of rent, prepayments or abatements, particulars of any security, damage or other deposits held or owing and the date of receipt thereof; and
- (d) a reasonably detailed list of the Equipment.

The Purchaser agrees to maintain the confidentiality of all such documents and instruments so delivered, and to return all copies of the same to the Province forthwith if any of the conditions precedent set out in sections 5.01 or 5.03 is not satisfied or waived within the applicable time provided therein or if the Purchaser fails to complete its purchase of the Property.

Any inspections of the Land by the Purchaser or its agents, employees or consultants will be carried out during normal business hours, will not unduly interfere with any tenants of the Land, will be subject to the rights of the tenants under the Leases and will not injure the Land or the Equipment. The Purchaser will be responsible for and will indemnify the Province and/or the tenants for all damages, costs, expenses and other adverse consequences of the Purchaser's actions.

ARTICLE 3 PURCHASE PRICE, ADJUSTMENTS AND TAXES

3.01 The Purchaser will pay the Purchase Price to the Province as follows:

- (a) the Deposit will be delivered concurrently with this offer to **[Select appropriate payee: the Province, the Purchaser's real estate agent or the Province's real estate agent]** for purposes of this transaction; and
- (b) the balance of the Purchase Price, plus or minus the adjustments provided for in section 4.01, will be delivered to the Province in accordance with Article 7.

3.02 The Purchaser will pay all registration charges, *Property Transfer Tax Act* tax, GST and all other taxes and charges payable upon the transfer of the Property to the Purchaser.

- 3.03 If the Purchaser does not complete the purchase of the Property, the Deposit will be forfeited to the Province on account of damages, without prejudice to any other remedies of the Province.
- 3.04 No interest on the Deposit will be paid or be payable to the Purchaser or credited against the Purchaser Price.
- 3.05 All monies to be paid or remitted to the Province under this Agreement will be paid by way of solicitor's trust cheque, bank draft or certified cheque payable to the Minister of Finance, Province of British Columbia.

**ARTICLE 4
CLOSING, ADJUSTMENT AND POSSESSION DATE**

- 4.01 The purchase and sale of the Property will be completed, possession will be yielded to the Purchaser free and clear of all liens, charges and encumbrances except the Permitted Encumbrances and all adjustments as to taxes and all other matters normally adjusted between a vendor and purchaser on the sale of income-producing real property in British Columbia will be made between the parties at 12:01 a.m. on the Closing Date. Any arrears of rent which have accrued prior to the Closing Date will remain the property of the Province.
- 4.02 For the purpose of section 4.01, if the Province has paid or will, during the calendar year in which the purchase and sale of the Property is completed, pay a grant in lieu of property taxes for the Land, the grant in lieu of property taxes will be deemed to be property taxes for the Land.

**ARTICLE 5
CONDITIONS PRECEDENT**

- 5.01 The obligation of the Province to complete the sale of the Property is subject to the satisfaction or waiver of the following conditions on or before, _____, 201__:
 - (a) ●.
- 5.02 The conditions set out in section 5.01 are for the sole benefit of the Province and may be waived by written notice to the Purchaser prior to the date in section 5.01. If the conditions are not satisfied or waived on or before the date in section 5.01, this Agreement will terminate, the Deposit will be returned to the Purchaser and neither party will have any further obligations to the other under this Agreement.

- 5.03 The obligation of the Purchaser to complete the purchase of the Property is subject to the satisfaction or waiver of the following conditions on or before 4:00p on the _____ day of _____, 201__:
- (a) the Purchaser being satisfied in its sole discretion with all due diligence searches and investigations which it may have carried out with respect to the Property; and
 - (b) ●.
- 5.04 The conditions set out in section 5.03 are for the sole benefit of the Purchaser and may be waived by written notice to the Province prior to the date in section 5.03. If the conditions are not satisfied or waived on or before the date in section 5.03, this Agreement will terminate, the Deposit (except for \$10.00 which will be retained by or paid to the Province as consideration for the Province not revoking its acceptance of this Agreement prior to the satisfaction or waiver of those conditions) will be returned to the Purchaser and neither party will have any further obligations to the other under this Agreement.

ARTICLE 6 CLOSING DOCUMENTS

- 6.01 Not later than five days prior to the Closing Date, the Purchaser, at its expense, will prepare and deliver the following documents to the Province:
- (a) a statement of the adjustments provided for in section 4.01;
 - (b) an assignment and assumption agreement in respect of all Contracts;
 - (c) directions to all third parties under the Contracts with respect to the assignments thereof;
 - (d) an assignment and assumption agreement in respect of all Leases;
 - (e) directions to all tenants of the Land directing the tenants to pay future rentals to the Purchaser or as directed by the Purchaser;
 - (f) a bill of sale with respect to the Equipment; and
 - (g) all other documents necessary to complete the purchase and sale of the Property.
- 6.02 Prior to the Closing Date, the Province, at its expense, will deliver the Crown Grant and the documents referred to in section 6.01 to the Purchaser's Solicitor, in trust, on the Purchaser's Solicitor's undertaking to deliver the balance of the Purchase Price, and copies of the Crown Grant with registration particulars noted on it and of each of those documents referred to in section 6.01 to the Province in accordance with section 7.04.

ARTICLE 7 CLOSING PROCEDURE

- 7.01 The Purchaser will cause the Purchaser's Solicitor to hold the Crown Grant and other documents delivered pursuant to section 6.02 in trust to be dealt with in accordance with this Article.
- 7.02 If there is a title to the Land, the Purchaser's Solicitor, or the solicitor's agent, will attend at the Land Title Office on the Closing Date and conduct a pre-registration search of title to the Land and, upon being satisfied that title to the Land is registered in the name of the Province free and clear of all liens, charges and encumbrances except the Permitted Encumbrances, the Purchaser's Solicitor, or the solicitor's agent, will deposit the Crown Grant in the Land Title Office.
- 7.03 If there is no title to the Land, the Purchaser's Solicitor, or the solicitor's agent, will deposit the Crown Grant in the Land Title Office on the Closing Date.
- 7.04 If there is a title to the Land, after depositing the Crown Grant in the Land Title Office in accordance with section 7.02 or 7.03, the Purchaser's Solicitor, or the solicitor's agent, will conduct a post-deposit search of the title to the Land and, upon confirming that in the normal course of procedure in the Land Title Office the Purchaser will be registered as owner in fee simple of the Land free and clear of all liens, charges and encumbrances except the Permitted Encumbrances, the Purchaser's Solicitor, at the Purchaser's expense, will deliver to the Province the balance of the Purchase Price, to be remitted to the Province in accordance with Article 3, a copy of the Crown Grant with registration particulars noted on it and a copy of each of those documents referred to in section 6.02. The Purchaser's Solicitor will also take all steps which may be required to cause the Deposit to be released to the Province.
- 7.05 If there is no title to the Land, after depositing the Crown Grant in the Land Title Office in accordance with section 7.02 or 7.03, the Purchaser's Solicitor, at the Purchaser's expense, will deliver to the Province the balance of the Purchase Price, to be remitted to the Province in accordance with Article 3, a copy of the Crown Grant with registration particulars noted on it and a copy of each of those documents referred to in section 6.02. The Purchaser's Solicitor will also take all steps which may be required to cause the Deposit to be released to the Province.
- 7.06 If the Purchaser is relying upon a new mortgage to finance the Purchase Price, the Purchaser, while still required to pay the Purchase Price on the Closing Date, may wait to pay the Purchase Price to the Province until after the Crown Grant and new mortgage documents have been lodged for registration in the Land Title Office, but only if, before such lodging, the Purchaser has:
- (a) made available for tender to the Province that portion of the Purchase Price not secured by the new mortgage;

- (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration; and
- (c) made available to the Province the Purchaser's Solicitor's undertaking to pay the Purchase Price upon the lodging of the Crown Grant and new mortgage documents and the advance by the mortgagee of the mortgage proceeds.

ARTICLE 8 TRANSFERS ON OR BEFORE THE CLOSING DATE

- 8.01 The Purchaser will not, on or before the Closing Date, assign, transfer or dispose of its rights under this Agreement, in whole or in part, without the prior written consent of the Province, which consent may be withheld by the Province in its sole discretion.
- 8.02 For the purpose of section 8.01, if the Purchaser is a corporation, a change in the control (as that term is defined in subsection 2(3) of the *Business Corporations Act*) of the Purchaser is deemed to be an assignment, transfer or disposition of the rights of the Purchaser under this Agreement.
- 8.03 If the Province provides its consent under section 8.01, the consent does not release the Purchaser from its obligations under this Agreement.

ARTICLE 9 WARRANTIES, REPRESENTATIONS AND ACKNOWLEDGMENTS OF THE PURCHASER

- 9.01 The Purchaser warrants and represents to the Province, with the knowledge that the Province will rely upon these warranties and representations in entering into this Agreement and completing its obligations under this Agreement, that now and on the Closing Date:
 - (a) if it is a corporation:
 - (i) it has been incorporated or registered and it exists and is in good standing under the laws of British Columbia or Canada; and
 - (ii) it has the corporate power, capacity and authority to enter into this Agreement and to carry out its obligations under this Agreement, all of which have been authorized by the necessary corporate proceedings;
 - (b) if the Purchaser is an individual, he or she is either a Canadian citizen or a permanent resident of Canada and will deliver to the Province, on request, a statutory declaration to that effect; and

- (c) the Purchaser has satisfied itself as to:
- (i) the condition of the Land (including surface and groundwater), environmental or otherwise, including the presence or absence of any toxic, hazardous, dangerous or potentially dangerous substances on or under the Land and on or under any surrounding or neighbouring land and the current and past uses of the Land and any surrounding or neighbouring land;
 - (ii) the fitness of the Land and the Equipment for any particular use, including the intended use thereof by the Purchaser;
 - (iii) the general condition and state of all utilities or other systems on or under or which will serve the Land;
 - (iv) the zoning of the Land and the bylaws of any governmental body which relate to the development, use and occupation of the Land;
 - (v) all matters relating to the Contracts and the Leases;

and has conducted, or had the opportunity to conduct, an independent investigation of each of these matters.

9.02 The Purchaser acknowledges, covenants and agrees that:

- (a) the Property is sold to it "as is";
- (b) it has reviewed and accepted copies of the Permitted Encumbrances;
- (c) except as otherwise specifically set forth herein, the Province has not given any warranty or representation concerning any matter whatsoever and, in particular, has not given any warranty or representation concerning:
 - (i) the fitness of the Land and the Equipment for any particular use, including the intended use thereof by the Purchaser;
 - (ii) the condition of the Land (including surface and groundwater), environmental or otherwise, including the presence or absence of any toxic, hazardous, dangerous or potentially dangerous substances on or under the Land and on or under any surrounding or neighbouring land and the current and past uses of the Land and any surrounding or neighbouring land;
 - (iii) the general condition and state of all utilities or other systems on or under or which will serve the Land;
 - (iv) the zoning of the Land and the bylaws of any governmental body which relate to the development, use and occupation of the Land;

- (v) the application of any federal or provincial statute or law to the Land;
 - (vi) the economic feasibility of the development of the Land; and
 - (vii) any matters relating to the Contracts and the Leases;
- (d) it will, from and after the Closing Date:
- (i) assume all environmental liabilities relating to the Land including, but not limited to, all liability for the clean-up of any toxic, hazardous, dangerous or potentially dangerous substances or conditions on or under the Land or migrating from the Land (including surface water and groundwater);
 - (ii) indemnify and save harmless the Province from and against all claims, demands, liabilities, losses, damages, costs or expenses suffered or incurred by them arising out of or in connection with all environmental liabilities relating to the Land, including, but not limited to, any contamination or any other toxic, hazardous, dangerous or potentially dangerous substances migrating from the Land;
 - (iii) release the Province from and against all claims, demands, liabilities, losses, damages, costs, actions, causes of action, suits and proceedings by the Purchaser with respect to all environmental liabilities relating to the Land, including, but not limited to, any contamination or any other toxic, hazardous, dangerous or potentially dangerous substances migrating from the Land; and
 - (iv) assume the Province's obligations under, and be bound by the terms of, the Permitted Encumbrances, the Contracts and the Leases and indemnify and save harmless the Province from and against any claims, demands, liabilities, losses, damages, costs or expenses suffered or incurred by them as a result of any default by the Purchaser under the Permitted Encumbrances, the Contracts and the Leases from and after the Closing Date;
- (e) there are no warranties, representations, collateral agreements or conditions affecting this Agreement except as set out in this Agreement;
- (f) the Province is under no obligation, express or implied, to provide financial assistance or to contribute, in any way, to the Purchaser's cost of servicing or developing the Land or to assist the Purchaser in obtaining any permits or approvals in connection with the Land;
- (g) nothing in this Agreement constitutes the Purchaser as the agent, joint venturer or partner of the Province; and

- (h) it is aware that this Agreement and any information regarding this Agreement or the Purchaser may be disclosed or may be required to be disclosed under the *Freedom of Information and Protection of Privacy Act*, governmental policy or otherwise.
- 9.03 If the Purchaser is comprised of more than one person, all covenants and obligations of the Purchaser will be deemed to be joint and several covenants and obligations of each of those persons.
- 9.04 The Purchaser waives, to the extent permitted by law, any requirement for the Province to provide to the Purchaser a “site profile” for the transfer of the Land under the *Environmental Management Act* or any regulations made under that act.

ARTICLE 10 WARRANTIES AND REPRESENTATIONS OF THE PROVINCE

- 10.01 The Province warrants and represents to the Purchaser with the knowledge that the Purchaser will rely upon these warranties and representations in entering into this Agreement and completing its obligations under this Agreement that, now and on the Closing Date:
- (a) it has the power and authority to dispose of the Property and the necessary proceedings have been taken by it to enter into this Agreement and to carry out its obligations under this Agreement;
 - (b) it has a good, safe holding and marketable title to the Property in fee simple free and clear of all liens, charges and encumbrances except the Permitted Encumbrances;
 - (c) all taxes, rates, levies and assessments in respect of the Property will either be paid in full or adjusted between the parties in accordance with section 4.01;
 - (d) there is no claim or litigation pending or threatened against it which would affect the right of the Purchaser to acquire the Property;
 - (e) to the best of its knowledge and information, all documents and instruments required to be delivered or made available to the Purchaser hereunder will be complete in all material respects as of the date of such delivery or communication to the Purchaser (however, the Province makes no warranty or representation as to the accuracy of any such documents or instruments except for the “rent roll” and the list of Equipment referred to in section 2.02);
 - (f) from and after the date of the execution of this Agreement by the Province, the Province will cause the Property to be properly kept, repaired and maintained so that on the Closing Date the Purchaser will acquire the Property in substantially the same condition and state of repair as of the date

of the execution of this Agreement by the Province, subject to reasonable wear and tear and save as otherwise provided for herein;

- (g) from and after the execution of this Agreement by the Province, the Province will not prior to the Closing Date enter into any new Leases, modify any existing Leases or enter into any financial commitments for the Property which would be binding upon the Purchaser without the prior written consent of the Purchaser;
- (h) the Province does not have any employees employed to work at the Land with respect to the operation thereof for which the Purchaser will be responsible following completion; and
- (i) in respect of each of the Leases:
 - (i) the Province is not in default thereunder and to the best of the Province's knowledge, no default by the tenant or other occupant exists thereunder except as disclosed by the Province to the Purchaser; and
 - (ii) the Province is the absolute owner thereof and has not assigned, mortgaged, pledged, hypothecated or otherwise dealt with such Lease or rents payable thereunder and there is no existing right of defence, set off or counterclaim on the part of the lessee or tenant therein or any guarantor or indemnitor thereof against the Vendor except as disclosed by the Province to the Purchaser.

ARTICLE 11 MISCELLANEOUS

11.01 Time is of the essence of this Agreement.

11.02 The Property is at the risk of the Province until the Crown Grant has been deposited in the Land Title Office.

11.03 This Agreement is the entire agreement between the parties with respect to the purchase and sale of the Property and may not be modified except by subsequent agreement in writing.

11.04 All notices, documents or communications required or permitted to be given under this Agreement must be in writing and will be deemed to have been given if delivered by hand, courier or facsimile to the party to whom it is to be given as follows:

to the Purchaser:

(Name)

(Address)

_____, British Columbia V____

Phone: (____) ____-____ Facsimile: (____) ____-____

to the Province:

Ministry of Technology, Innovation and Citizens' Services
Real Properties Division
Shared Services BC
W319, 4000 Seymour Place
Victoria, British Columbia V8W 9V1
Attention: _____, Real Estate Manager
Phone: (____) ____-____ Facsimile: (____) ____-____

provided, however, that a party may, by notice in writing to the other, specify another address for service of notices under this Agreement and, where another address is specified under this section, notice must be delivered to that address in accordance with this Article.

- 11.05 Delivery of the Crown Grant and of those documents contemplated by section 6.02 to the Purchaser's Solicitor and delivery of all money and documents to the Province will be effected by hand or courier to the address specified for the Purchaser's Solicitor or for the Province in this Agreement, such delivery to be effective only on actual receipt.
- 11.06 The warranties, representations and agreements contained in this Agreement will not be subject to merger but will survive the sale of the Property to the Purchaser.
- 11.07 No term, condition, covenant or other provision of this Agreement will be considered to have been waived by a party unless such waiver is expressed in writing by the party. The waiver by a party of any breach by the other party of any term, condition, covenant or other provision of this Agreement will not be construed as or constitute a waiver of any further or other breach of the same or any other term, condition, covenant or other provision and the consent or approval of a party to any act by the other party requiring the consent or approval of the party will not be considered to waive or render unnecessary such consents or approvals to any subsequent, same or similar act by the other party.

- 11.08 No remedy conferred upon or reserved to either party is exclusive of any other remedy in this Agreement or provided by law, but such remedy will be cumulative and will be in addition to any other remedy in this Agreement now or hereafter existing at law, in equity or by statute.
- 11.09 This Agreement is binding upon and enures to the benefit of the Province and its assigns and the Purchaser and its heirs, executors, administrators, successors and permitted assigns.
- 11.10 This Agreement creates contractual rights only between the parties, does not create any equitable or legal interest in the Property and will not be registered by the Purchaser at any Land Title Office at any time. If the Purchaser registers or attempts to register this Agreement at any land title office at any time, this Agreement will be voidable at the Province's option.
- 11.11 The Province and the Purchaser will perform such further acts and execute such further documents as may reasonably be required to give effect to this Agreement.
- 11.12 The schedules to this Agreement form part of this Agreement.
- 11.13 This Agreement may be executed in counterparts and when the counterparts have been executed by the parties, each originally executed counterpart, whether a facsimile, photocopy or original, will be effective as if one original copy had been executed by the parties to this Agreement.
- 11.14 The Purchaser warrants to the Province that the Purchaser has not utilized the services of any real estate agent or salesperson in connection with the purchase or sale of the Property to whom any fees, commission or compensation may be payable by the Province, except to the extent the Province listed the Land for sale under a multiple listing agreement.

ARTICLE 12 INTERPRETATION

- 12.01 In this Agreement, "person" includes a corporation, firm or association and wherever the singular or masculine form is used in this Agreement it will be construed as the plural or feminine or neuter form, as the case may be, and vice versa where the context or parties so require.
- 12.02 The captions and headings contained in this Agreement are for convenience only and do not define or limit the scope or intent of this Agreement.
- 12.03 This Agreement will be interpreted according to the laws of the Province of British Columbia.
- 12.04 Where there is a reference in this Agreement to an enactment of the Province of British Columbia or of Canada, that reference will include a reference to any prior or

subsequent enactment of the Province of British Columbia or Canada, as the case may be, of like effect and, unless the context otherwise requires, all statutes referred to in this Agreement are enactments of the Province of British Columbia.

- 12.05 If any section of this Agreement or any part of a section is found to be illegal or unenforceable, that part or section as the case may be, will be considered separate and severable and the remaining parts or sections as the case may be, will not be affected and will be enforceable to the fullest extent permitted by law.

**ARTICLE 13
DURATION OF OFFER**

13.01 This offer may be accepted by the Province no later than _____ on _____, 201__.

13.02 If applicable, the Purchaser's GST registration number is _____.

13.03 If this offer is accepted by the Province, the solicitor or notary public who will be acting for the Purchaser is:

(NAME OF FIRM)

(ADDRESS OF FIRM)

(NAME OF SOLICITOR OR NOTARY PUBLIC)

(PHONE NO.)

(FACSIMILE NO.)

The Purchaser has executed this offer on _____, 201__.

IF THE PURCHASER IS A CORPORATION:

SIGNED by an authorized signatory of

(Purchaser – Print corporation name)

Per: _____

Print Name: _____

Print Title: _____

IF THE PURCHASER IS AN INDIVIDUAL:

SIGNED AND DELIVERED by _____)

(Purchaser – Print Name))

in the presence of:)

(Witness – Signature))

(Witness – Name))

Purchaser's Signature

**ARTICLE 14
ACCEPTANCE**

14.01 In consideration of the covenants and agreements of the Purchaser in this offer, the Province accepts this offer and adopts the covenants of the Province in this Agreement.

The Province has executed this Agreement on _____, 201__.

SIGNED on behalf of **HER MAJESTY THE QUEEN
IN RIGHT OF THE PROVINCE OF BRITISH
COLUMBIA** by the Minister of Technology,
Innovation and Citizens' Services or the Minister's
authorized representative.

Minister Technology, Innovation and Citizens'
Services or the Minister's authorized representative

SCHEDULE A

LAND

IF THERE IS A TITLE TO THE LAND, IT SHOULD BE DESCRIBED AS FOLLOWS [You must delete this note]:

Parcel Identifier _____ - _____ - _____

[You must insert the full legal description for the Land, including the lot designation, district lot number, land district and plan number; you must delete this note.]

IF THERE IS NO TITLE TO THE LAND, IT SHOULD BE DESCRIBED AS FOLLOWS [You must delete this note]:

A SKETCH PLAN MUST BE ATTACHED [You must delete this note]

That part of the following described land shown outlined by bold line on the sketch attached to this schedule except for those parts of the land that consist of highways (as defined in the *Transportation Act*) and land below the natural boundary (as defined in the *Land Act*) of a body of water:

No Parcel Identifier

[You must insert the full legal description for the Land, including the lot designation, district lot number, land district and plan number; you must delete this note.]

SCHEDULE B

PERMITTED ENCUMBRANCES

1. All subsisting exceptions and reservations of interests, rights, privileges and titles contained in any previous Crown grant of the Land.
2. All the interests, rights, privileges and titles contained in section 50 of the *Land Act*.
3. Any conditional or final water licence or substituted water licence issued or given under the *Water Act*, or any prior or subsequent enactment of the Province of British Columbia of like effect, and to the rights of the holder of it to enter on the Land and to maintain, repair and operate any works permitted on the Land under the licence at the date of the Crown Grant.
4. All subsisting grants to, or subsisting rights of any person made or acquired under the *Mineral Tenure Act*, *Coal Act* or *Petroleum and Natural Gas Act* or under any prior or subsequent enactment of the Province of British Columbia of like effect.
5. All notations and endorsements noted as “Legal Notations” on the title, if any, to the Land or any parcel from which the Land may be created,

[Note: All other liens, charges or encumbrances affecting the Land must be inserted before the Offer is submitted or accepted. This note must be deleted.]

AGENCY DISCLOSURE

The Province and the Purchaser acknowledge having received, read and understood the brochure published by the British Columbia Real Estate Association entitled "Working With a Real Estate Agent" and acknowledge and confirm as follows:

1. The Province has an agency relation with _____ and _____.
AGENT SALES PERSON

 2. The Purchaser has an agency relationship with _____ and _____.
AGENT SALES PERSON

 3. The Province and the Purchaser have consented to a limited dual agency relationship with _____, _____ and _____.
AGENT SALES PERSON SALES PERSON
- having signed a limited dual agency agreement dated _____, 201__.

N.B. If only NUMBER 1 has been completed, the PURCHASER is acknowledging no agency relationship.

If only NUMBER 2 has been completed, the PROVINCE is acknowledging no agency relationship.

ACKNOWLEDGEMENT OF DEPOSIT

We hereby acknowledge receipt of a deposit of \$ _____ (\$ _____) to be held in accordance with this Agreement and the *Real Estate Services Act*.

AGENT