

**ANSWERS MUST BE COMPLETE AND ACCURATE** This statement is designed in part to protect Sellers by establishing that correct information concerning the property is being provided to buyers. All of the information contained herein is provided by the Sellers to the broker/sales representative. Any person who is in receipt of and utilizes this Statement acknowledges and agrees that **the information is being provided for information purposes only and is not a warranty as to the matters recited hereinafter even if attached to an Agreement of Purchase and Sale.** The broker/sales representative shall not be held responsible for the accuracy of any information contained herein.

**BUYERS MUST STILL MAKE THEIR OWN ENQUIRIES** Buyers must still make their own enquiries notwithstanding the information contained on this statement. Each question and answer must be considered and where necessary, keeping in mind that the Sellers' knowledge of the property may be incomplete, additional information can be requested from the Sellers or from an independent source such as the municipality. Buyers can hire an independent inspector to examine the property to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified. **This statement does not provide information on psychological stigmas that may be associated with a property.**

For the purposes of this Seller Property Information Statement, a "Seller" includes a landlord or a prospective landlord and a "buyer" includes a tenant, or a prospective tenant.

PROPERTY: SELLER(S): GENERAL:	SELLER(S) TO INITIAL EACH APPLICABLE BOX			
	YES	NO	UNKNOWN	NOT APPLICABLE
PROPERTY: 2406 B HWY 96 WOLFE ISLAND ON				
SELLER(S): TERRENCE M. O'TOOLE				
1. (a) I have owned the property for.....3.....years.				
(b) I have occupied the property from AUG 2002 to PRESENT				
2. Does any other party have an ownership, spousal, or other interest in the property? SPOUSAL	Y			
3. Is the property subject to first right of refusal, option, lease, rental agreement or other listing?		Y		
4. If the Seller owns adjoining land, has a consent to sever been obtained within the last 2 years?				Y
5. Are there any encroachments, registered easements, or rights-of-way? SEE BELOW	Y			
6. (a) Is there a plan of Survey? Date of survey.....2002.....	Y			
(b) Does the survey show the current location of all buildings, improvements, easements, encroachments and rights-of-way?	Y			
7. Are there any disputes concerning the boundaries of the property?		Y		
8. What is the zoning on the subject property? RURAL RESIDENTIAL WATERFRONT				
9. Does the subject property comply with the zoning? If not, is it legal non-conforming?	Y			
10. Are there any pending real estate developments, projects or applications for rezoning in the neighbourhood?		Y		
11. Are there any restrictive covenants that run with the land?		Y		
12. Are there any drainage restrictions?		Y		
13. Are there any local levies or unusual taxes being charged at the present time or contemplated? If so, at what cost? .....Expiry date.....		Y		
14. Have you received any notice, claim, work order or deficiency notice affecting the property from any person or any public body?		Y		
15. Are there any public projects planned for the immediate area? Eg: road widenings, new highways, expropriations etc.		Y		
16. Is the property connected to municipal water and sewer? If not, Schedule 222 must be completed.		Y		
17. (a) Are there any current or pending Heritage designations for the property?		Y		
(b) Is the property in an area designated as Heritage?		Y		
18. Are there any conditional sales contracts, leases, or service contracts? eg: furnace, alarm system, hot water tank, propane tank, etc. Are they assignable or will they be discharged?.....		Y		
19. Are there any defects in any appliances or equipment included with the property?		Y		
20. Do you know the approximate age of the building(s)? Age...23.....Any additions: Age...13.....	Y			
21. Are there any past or pending claims under the Ontario New Home Warranty Program? ONHWP Registration Number.....		Y		
22. Will the sale of this property be subject to GST?		Y		

ADDITIONAL COMMENTS: ⑤ DRIVEWAY SHARED BY ROW

ENVIRONMENTAL:	YES	NO	UNKNOWN	NOT APPLICABLE
1. Are you aware of possible environmental problems or soil contamination of any kind on the property or in the immediate area? Eg: toxic waste, underground gasoline or fuel tanks etc.		✓-no		
2. Are there any existing or proposed waste dumps, disposal sites or land fills in the immediate area?		✓-no		
3. Is the property subject to flooding?		✓-no		
4. Is the property under the jurisdiction of any Conservation Authority or Commission?		✓-no		
5. Are you aware of any excessive erosion, settling, slippage, sliding or other soil problems?		✓-no		
6. Does the property have any abandoned well(s)?		✓-no		
7. (a) Is there a fuel oil tank on the property? If yes, complete the following: <input type="checkbox"/> Underground. Date for required upgrading or removal..... <input checked="" type="checkbox"/> Aboveground. Age of tank..... Date of last inspection.....		✓-no		
(b) Does the fuel oil tank comply with the Technical Standards and Safety Authority requirements and any other requirements for fuel to be delivered?		✓-no		
8. Has the use of the property ever been for the growth or manufacture of illegal substances?		✓-no		

IMPROVEMENTS AND STRUCTURAL:	YES	NO	UNKNOWN	NOT APPLICABLE
1. Are you aware of any structural problems?		✓-no		
2. (a) Have you made any renovations, additions or improvements to the property?		✓-no		
(b) Was a building permit obtained?		—		✓-no
(c) Has the final building inspection been approved or has a final occupancy permit been obtained?				✓-no
3. To the best of your knowledge have the building(s) ever contained ureaformaldehyde insulation?		✓-no		✓
4. (a) Are you aware of any deficiencies or non-compliance with the Ontario Fire Code?		✓-no		
(b) Is your property equipped with operational smoke detectors?	✓-no			
(c) Is the property equipped with operational carbon monoxide detectors?	✓-no			
5. (a) Is the woodstove(s)/chimney(s)/fireplace(s)/insert(s) in good working order?		✓-no		
(b) Has the wood energy system been inspected and approved? Approval Authority: G. Jacks, m.....	✓-no			
6. Are you aware of any problems with the central air conditioning or heating system?		✓-no		
7. Are you aware of any moisture and/or water problems?		✓-no		
8. Are you aware of any damage due to wind, fire, water, insects, termites, rodents, pets or wood rot?		✓-no		
9. Are you aware of any roof leakage or unrepaired damage? Age of roof covering if known 23. / 13.....		✓-no		
10. (a) Are you aware of any problems with the electrical system? Size of service... 200 AMP.....		✓-no		
(b) Type of wiring: <input checked="" type="checkbox"/> copper <input type="checkbox"/> aluminium <input type="checkbox"/> knob-and-tube <input type="checkbox"/> other.....				
11. Are you aware of any problems with the plumbing system?		✓-no		
12. Is there any lead or galvanized metal plumbing on the property?		✓-no		
13. Are you aware of any problems with the swimming pool, sauna, hot tub or jet bathtub?		✓-no		
14. Is the outdoor lawn sprinkler system in working order?				✓-no
15. What is under the carpeting?..... Sub Floor.....				
16. Is there a home inspection report available? Date of Report... May 2002.....	✓-no			

**ADDITIONAL COMMENTS:** .....

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**Schedule(s)** attached hereto and forming part of this Statement include: .....

THE SELLERS STATE THAT THE ABOVE INFORMATION IS TRUE, BASED ON THEIR CURRENT ACTUAL KNOWLEDGE AS OF THE DATE BELOW. ANY IMPORTANT CHANGES TO THIS INFORMATION KNOWN TO THE SELLERS WILL BE DISCLOSED BY THE SELLERS PRIOR TO CLOSING. SELLERS ARE RESPONSIBLE FOR THE ACCURACY OF ALL ANSWERS. SELLERS FURTHER AGREE TO IDEMNIFY AND HOLD THE BROKER HARMLESS FROM ANY LIABILITY INCURRED AS A RESULT OF ANY BUYER RELYING ON THIS INFORMATION. THE SELLERS HEREBY AUTHORIZE THAT A COPY OF THIS SELLER PROPERTY INFORMATION STATEMENT BE DELIVERED BY THEIR AGENT OR REPRESENTATIVE TO PROSPECTIVE BUYERS OR THEIR AGENTS OR REPRESENTATIVES. THE SELLERS HEREBY ACKNOWLEDGE RECEIPT OF A TRUE COPY OF THIS STATEMENT.

.....  
 (Seller)

DATE: Sept 28 / 01

.....  
 (Seller)

DATE: .....

I acknowledge that the information provided herein is not warranted and hereby acknowledge receipt of a copy of the above information including any applicable **Schedule(s)**.

.....  
 (Buyer or Authorized Representative)

DATE: .....

.....  
 (Buyer)

DATE: .....

This Schedule is attached to and forms part of the Seller Property Information Statement for:

**PROPERTY:** 2406B Hwy 96 Wolfe Island, Ontario

**SELLER(S):** Terrence M. D'Toole

**WATER SUPPLY AND WASTE DISPOSAL:**

	YES	NO	UNKNOWN	NOT APPLICABLE
<b>1. (a)</b> What is your water source? <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Bored <input type="checkbox"/> Dug <input type="checkbox"/> Lake <input type="checkbox"/> Community <input type="checkbox"/> Shared <input type="checkbox"/> Other.....				
<b>(b)</b> If your water source is Community/Shared, is there a transferrable written agreement?				<input checked="" type="checkbox"/>
<b>(c)</b> Are you aware of any problem re: quantity of water?		<input checked="" type="checkbox"/>		
<b>(d)</b> Are you aware of any problems re: quality of water?		<input checked="" type="checkbox"/>		
<b>(e)</b> Do you have any water treatment devices? <u>SEE BELOW</u>	<input checked="" type="checkbox"/>			
<b>(f)</b> Is your water system operable year round?    Heated lines? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/>			
<b>(g)</b> Date and result of most recent water test.....				
<b>(h)</b> Are any documents available for the well? If yes, specify .....				
<b>(i)</b> Does the property have any abandoned well(s)?		<input checked="" type="checkbox"/>		
<b>2. (a)</b> What kind of sewage disposal system services the property? <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Septic tank with tile bed <input type="checkbox"/> Holding tank <input type="checkbox"/> Other.....				
<b>(b)</b> Are you aware of any problems with the sewage system? Date septic/holding tank last pumped.....    Age of system.....		<input checked="" type="checkbox"/>		
<b>(c)</b> What documentation for the sewage system is available? <input type="checkbox"/> Use Permit <input checked="" type="checkbox"/> Location Sketch <input type="checkbox"/> Maintenance Records <input type="checkbox"/> Inspection Certificate <input type="checkbox"/> Other .....				
<b>3.</b> Are the well(s), water line(s) and waste disposal system(s) within the boundaries of the subject property?	<input checked="" type="checkbox"/>			

**ACCESS AND SHORELINE:**

	YES	NO	UNKNOWN	NOT APPLICABLE
<b>1. (a)</b> Is property access by municipal road? If yes; <input type="checkbox"/> Open all year <input type="checkbox"/> Seasonally open		<input checked="" type="checkbox"/>		
<b>(b)</b> Is the property serviced by a private road? Cost \$..... <u>0</u> ..... per year.	<input checked="" type="checkbox"/>			
<b>2.</b> If your access is across private property, access is: <input type="checkbox"/> Right of way <input checked="" type="checkbox"/> Deeded <input type="checkbox"/> Other .....				
Cost \$..... per year				
<b>3. (a)</b> If water access only, access is: <input type="checkbox"/> Deeded <input type="checkbox"/> Leased <input type="checkbox"/> Other.....				<input checked="" type="checkbox"/>
<b>(b)</b> Water access cost of:    Parking \$.....    Dock \$..... per year				
<b>4. (a)</b> Is the original Shore Road Allowance owned?				<input checked="" type="checkbox"/>
<b>(b)</b> Are there any pending applications for shoreline improvement?		<input checked="" type="checkbox"/>		
<b>(c)</b> Are there any disputes concerning the shoreline or improvements on the shoreline?		<input checked="" type="checkbox"/>		
<b>(d)</b> Are there any structures or docks on the original Shore Road Allowance?		<input checked="" type="checkbox"/>		
<b>(e)</b> Is the original Road Allowance included in the lot size?		<input checked="" type="checkbox"/>		
<b>5.</b> Does the boundary of the property extend beyond the water line? If yes, explain .....		<input checked="" type="checkbox"/>		

**ADDITIONAL COMMENTS:** ie: CULLIGAN GOLD SERIES WATER FILTER  
CULLIGAN GOLD SERIES WATER CONDITIONER  
(BOTH INSTALLED W/NEW HOT WATER HEATER  
APRIL 2005)