

OFFER TO PURCHASE

BY AND BETWEEN:

**BENJAMIN VERN LEVI, LORI-LEE LEVI
& BENJAMIN VERN LEVI IN TRUST**
(the "**Vendor**")

AND

(NAME OF HIGH REGISTERED BIDDER)
(the "**Purchaser**")

1. The Vendor agrees to sell to the Purchaser, and the Purchaser agrees to purchase from the Vendor, the lands legally described in the attached Schedule "A" (the "**Property**").
2. The Purchaser hereby offers to purchase the Property, free and clear of all liens, charges, encumbrances and claims whatsoever, save and except any 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 below (if any), including in particular those non-financial encumbrances set forth on the title search for the Property attached as Schedule "B" hereto (the "**Permitted Encumbrances**"), for the sum of the Closing Bid on the CLHbid.com sale taking place on October 1, 2026, being \$_____, as adjusted pursuant to the provisions of this Agreement (the "**Purchase Price**") and payable as follows:

\$ _____ 20% non-refundable Deposit paid to CLH Law as further described in Section 4.

\$ _____ 80% balance, subject to adjustments and the Transaction Fee, (collectively, the "**Balance**") payable on or before the Closing Date (as hereinafter defined) to the Vendor's Lawyer pursuant to Section 6.

\$ _____ **PURCHASE PRICE**

\$ _____ Transaction Fee payable at 1.25% + GST on the Purchase Price and in addition to the Purchase Price will be paid with closing funds on the Closing Date by the Purchaser and their lawyer to the Vendor's Lawyer.

3. The Vendor and the Purchaser agree that the Purchase Price shall be allocated as follows:

\$ _____ Principal Residence, Yard and Buildings (60% of the Purchase Price)

\$ _____ Land (40% of the Purchase Price)

\$ _____ PURCHASE PRICE

4. The Purchaser agrees to submit to CLH Law on or before 4:30 pm Mountain Daylight Time on October 2, 2026 an executed copy of this Offer along with either a) a 20% deposit of the Purchase Price (by way of Bank Draft, Solicitor's Trust Cheque or Wire Transfer), to be held in trust by CLH Law or b) have their approved lender provide written confirmation in a form satisfactory to CLHbid.com of 100% financing of the Purchase Price (the "**Deposit**"). Provided that transactions set out herein are complete, the said Deposit shall be applied towards the payment of the Purchase Price on the Closing Date. The Deposit, upon payment, shall be unconditional, and if the Purchaser fails to close the purchase of the Property for any reason, the Deposit shall be forfeited to the Vendor on account of damages, and CLH Law is irrevocably authorized and directed to release and pay the Deposit to the Vendor, provided that such retention of the Deposit shall not itself constitute a termination of this Agreement and shall not restrict the Vendor from exercising any other rights or remedies which the Vendor may have by virtue of the Purchaser's default, including the right to claim damages from the Purchaser which the Vendor sustains in excess of the Deposit.
5. The Purchaser will pay all transfer taxes (including Property Transfer Tax, Provincial Sales Tax and GST), costs and expenses incurred in connection with the completion of the purchase and sale of the Property other than the costs of the Vendor incurred in clearing title to the Property of financial encumbrances. For certainty, the Purchase Price does not include Goods and Services Tax ("**GST**"). The Purchase Price will be subject, on the Closing Date, to the addition of GST which shall be paid by the Purchaser to the Vendor on the entire Purchase Price. Alternatively, in the event the Purchaser represents and warrants to the Vendor that the Purchaser is a registrant under the *Excise Tax Act* (Canada) and provides the Vendor with their GST registration number prior to the Closing Date together with a GST certificate or indemnity satisfactory to the Vendor's Lawyer, then the Purchaser may account directly to Canada Revenue Agency for the GST payable on this transaction without paying same to the Vendor. For greater certainty, the Transaction Fee does not form part of the Purchase Price for the purposes of this section.
6. The Purchaser will pay, or will cause the Purchaser's lawyer to pay, the Balance by way of certified cheque, bank draft or solicitor's/notary's trust cheque to the Vendor's Lawyer not later than 4:00 pm Pacific Daylight Time on November 5, 2026 (the "**Closing Date**").
7. Vacant possession of the Property will be subject to the Purchaser paying closing funds on the Closing Date to the Vendor's Lawyer and possession will be on an "as is" basis (the "**Possession Date**").

8. The following chattels shall form part of the Property and shall remain with and form part of the Property for the benefit of the Purchaser:

Main Log House: fridges (1 in kitchen and 1 in pantry), stove, microwave, washer, dryer and stand up deep freeze

Shops/ Yard: solar cattle water system, gantry in shop, air compressor in the shop, air compressor in the garage (in the old far house), hydraulic wood splitter, 2-person spa berry hot tub

Old Farm House: fridge, stove, washer & dryer, two deep freezers

It is agreed that there is no warranty or guarantee made by the Vendor as to the state of fitness, merchantability or condition of any of the chattels herein being sold to the Purchaser.

9. All normal adjustments for the Property including but not limited to surface leases (if any), taxes, municipal utility charges, and interest shall be adjusted as at noon on the Closing Date. The Purchaser shall assume all local improvements, assessments and charges against the Property as of that time.
10. The Purchaser agrees to pay a transaction fee equal to 1.25% of the Purchase Price plus GST (the “**Transaction Fee**”) in addition to the Purchase Price. The Transaction Fee will appear on the Statement of Adjustments as provided to the Purchaser’s Lawyer.
11. At least one (1) business day prior to the Closing Date, the Vendor will execute and deliver or cause to be executed and delivered to the Purchaser’s lawyer/notary all of the following:
- (a) A Form A – Freehold Transfer for the Property (the “**Transfer**”);
 - (b) A Statement of Adjustments; and
 - (c) A Statutory Declaration as to residency of the Vendor within the meaning of the *Income Tax Act* (Canada).

The above documents will be prepared by the Purchaser’s lawyer/notary and provided to the Vendor’s Lawyer not less than five (5) business days prior to the Closing Date.

12. The Vendor and Purchaser acknowledge that this Offer is unconditional upon execution and payment of deposit. There will be no conditions on behalf of the Vendor or Purchaser, including but not limited to a financing condition or property inspection.
13. Each of the parties hereto covenant and agree to use the following closing procedures:
- (a) If the Vendor’s title to the Property is subject to any liens, charges, encumbrances or other claims whatsoever, save and except only the Permitted Encumbrances, the Vendor, while still required to clear such liens, charges, encumbrances and other claims, may wait to pay and discharge same until immediately after receipt of the Purchase Price, in which event the Purchase Price may be paid to the Vendor’s Lawyer on the Vendor’s Lawyer’s undertakings to pay out and cause to be discharged from title to the Property such financial liens, charges, encumbrances and other claims, and to remit the balance, if any, to the Vendor;

- (b) If the Purchaser is relying upon a new mortgage (the “**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 until after the Transfer and the mortgage documents have been lodged for registration at the appropriate Land Title Office, but only if, before such lodging, the Purchaser has done the following:
 - (i) fulfilled all of the conditions for funding of the mortgagee of the Mortgage (the “**Mortgagee**”) except lodging the Mortgage for registration; and
 - (ii) made available to the Vendor’s Lawyer a solicitor’s/notary’s undertaking to pay the Purchase Price upon lodging of the Transfer and the Mortgage documents and the advance by the Mortgagee of the Mortgage proceeds; and
 - (c) The closing of the transactions contemplated hereby will otherwise be carried out in accordance with the usual practices, and on appropriate undertakings, of knowledgeable solicitors/notaries in British Columbia, and all necessary and all reasonable documents and assurances will be provided by each of the Vendor and the Purchaser.
- 14. The Vendor represents and warrants to the Purchaser that:
 - (a) they are not now (nor will be within 60 days after the Closing Date) a non-resident of Canada within the meaning of the *Income Tax Act* (Canada);
 - (b) they are not agents or trustees of anyone with an interest in the Property who is (or will be 60 days after the Closing Date) a non-resident of Canada within the meaning of the *Income Tax Act* (Canada); and
 - (c) they have the legal right to sell the Property.
- 15. The Purchaser has inspected the Property and agrees that the Vendor has not made any representation, warranty, collateral agreement or condition regarding the Property or any adjacent land or lands in close proximity to the Property or otherwise which may in any way directly or indirectly affect the Property or regarding this Agreement other than what is written herein. It is expressly understood and agreed to by the Vendor and the Purchaser that except as expressly set out herein the Property is being sold on a strictly as-is-where-is basis with no representations, warranties, covenants or collateral agreements of any kind whatsoever as to, *inter alia*, the state of the Property, its compliance with any applicable laws or its suitability for the Purchaser’s intended use, and that the Purchaser has completed any and all due diligence it deems necessary prior to providing the within offer to the Vendor.
- 16. The Purchaser represents and warrants to the Vendor that:
 - (a) the Purchaser is not a non-Canadian as defined under the *Prohibition on the Purchase of Residential Property by Non-Canadians Act* (Canada);
 - (b) if the Purchaser is a body corporate,

- (i) the Purchaser is duly incorporated and organized and validly subsisting under the applicable Canadian law and has the corporate power to enter into this Agreement and to perform its obligations hereunder; and
 - (ii) this Agreement and the transactions contemplated hereby have been duly authorized by the Purchaser and constitute a legal, valid and binding obligation of the Purchaser, enforceable against the Purchaser by the Vendor in accordance with its terms.
- 17. All items included in the purchase and sale will be and remain at the risk of the Vendor until 12:01 am Pacific Daylight Time on the Closing Date. After that time, the Property and all included items will be at the risk of the Purchaser.
- 18. Any notice required or permitted to be given under this Agreement will be in writing and may be given by delivering, sending by email, sending by courier service, or sending by prepaid registered mail posted in Canada, the notice to the address or email address first above written of the party hereto for which such notice is intended (or to such other address or email address as any party may specify by notice in writing to another party). Any notice delivered, sent by email, or couriered on a business day will be deemed conclusively to have been effectively given on the day the notice was delivered, or the email transmission was sent successfully to the email address set out above, as the case may be. Any notice sent by prepaid registered mail will be deemed conclusively to have been effectively given on the third business day after posting; but if at the time of posting or between the time of posting and the third business day thereafter there is a strike, lockout, or other labour disturbance affecting postal service, then the notice will not be effectively given until actually delivered.
- 19. The parties hereto agree that the representations, warranties, and covenants herein shall not merge by the acceptance of documents, registration of documents, or the taking of possession by the Purchaser.
- 20. Upon this Agreement being accepted by the Vendor, this document shall, as of the date of such acceptance, constitute an agreement of sale and purchase, notwithstanding the fact that formal documents may be required and the Purchaser and Vendor both agree to promptly execute and deliver all necessary documents and do all necessary acts in order to fully carry out and perform the true intent and object of these presents.
- 21. This Agreement cannot be assigned by the Purchaser without the prior written consent of the Vendor. An assignment of this Offer includes any change in control of the Purchaser after this Offer is fully signed. The Purchaser acknowledges that the assignment does not release the Purchaser from its obligations under this Offer and confirms that the Vendor is entitled to any profit resulting from an assignment of the Offer by the Purchaser to any subsequent assignee.
- 22. This Agreement shall be open for acceptance up to but not after 4:30 pm Pacific Daylight Time on October 5, 2026 and may be accepted by PDF email to the Purchaser.
- 23. Time shall be of the essence in this Agreement.

24. In this Agreement, the masculine gender and the singular shall be construed as the feminine gender and the plural where the context so requires. This Agreement shall enure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.
25. This Agreement shall be interpreted, construed and enforced in accordance with, and the respective rights and obligations of the Vendor and the Purchaser shall be governed by, the laws of the Province of British Columbia and the federal laws of Canada applicable therein, and the Parties hereto irrevocably attorn to the jurisdiction and venue of the British Columbia Courts.
26. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such determination shall not impair or affect the validity, legality or enforceability of the remaining provisions hereof, and each provision is hereby declared to be separate, severable and distinct.
27. This Agreement constitutes the entire agreement between the Vendor and the Purchaser with respect to the subject matter hereof and supersedes all prior agreements, understandings, negotiations and discussions, whether written or oral. There are no conditions, covenants, agreements, representations, warranties or other provisions, express or implied, collateral, statutory or otherwise, relating to the subject matter hereof except as herein provided. This Agreement may only be amended or varied by further written agreement amongst the Parties hereto.
28. The Agreement may be executed in several counterparts bearing PDF or electronic signatures, each of which so executed shall be deemed to be an original, and such counterpart together shall constitute one and the same instrument.

Dated on this ____ day of October, 2026.

PURCHASER

PURCHASER

**TO BE EXECUTED BY HIGH
BIDDER POST SALE ONLY**

Purchaser's Lawyer:

Firm: _____
Attention: _____
Address: _____
Phone: _____
Email: _____

ACCEPTANCE

The undersigned Vendor of the Property, hereby accepts the Offer and agrees to complete the sale on the terms and conditions in the Offer and should the Vendor fail to do so, the Purchaser at his/her/their option may cancel this Agreement and may take such other remedies the Purchaser has at law.

Dated on this ____ day of October, 2026.

BENJAMIN VERN LEVI

LORI-LEE LEVI

BENJAMIN VERN LEVI *In Trust*

MATTHEW EVAN LEVI

ALEXIS RAQUEL LEVI

Vendor's Lawyer:

Firm: Davidson Lawyers LLP
Attention: Brett A. Squair
Address: 2094 Vernon Street
Lumby, BC V0E 2G1
Phone: 250-542-1177
Email: BSquair@davidsonlawyers.ca

OFFER SCHEDULE "A"

Parcel Identifier: 011-348-003

Legal Description: DISTRICT LOT 438 OSOYOOS DIVISION YALE DISTRICT

Parcel Identifier: 013-585-363

Legal Description: THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 28 TOWNSHIP
41 OSOYOOS DIVISION YALE DISTRICT

Parcel Identifier: 018-348-319

Legal Description: DISTRICT LOT 5233 OSOYOOS DIVISION YALE DISTRICT

SCHEDULE "B"**TITLE SEARCH PRINT**

2026-05-29, 08:17:42

File Reference: CLHBID

Requestor: Whitney Fournier

Declared Value \$473000

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

KAMLOOPS

Land Title Office

KAMLOOPS

Title Number

CA5102494

From Title Number

CA697535

Application Received

2016-04-12

Application Entered

2016-05-04

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

BENJAMIN VERN LEVI

PO BOX 503

LUMBY, BC

V0E 2G0

IN TRUST, SEE LB163873

AS TO AN UNDIVIDED 1/4 INTEREST

Registered Owner/Mailing Address:

BENJAMIN VERN LEVI, FARMER

LORI-LEE LEVI, INSURANCE AGENT

102 GIBSON ROAD

LUMBY, BC

V0E 2G1

AS TO AN UNDIVIDED 3/4 INTEREST AS JOINT TENANTS

Taxation Authority

Vernon Assessment Area

Description of Land

Parcel Identifier:

011-348-003

Legal Description:

DISTRICT LOT 438 OSOYOOS DIVISION YALE DISTRICT

Legal Notations

RE PARAGRAPHS (E) AND (F) OF SECTION 23(1) LTA

SEE DF F5674 DATED 25/2/71

THIS TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT

TITLE SEARCH PRINT

File Reference: CLHBID

Declared Value \$473000

2026-05-29, 08:17:42

Requestor: Whitney Fournier

Charges, Liens and Interests

Nature:	COVENANT
Registration Number:	KG81077
Registration Date and Time:	1993-08-23 11:49
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	INTER ALIA INCLUDES INDEMNITY UNDER SECTION 215(2)(A) LTA

Nature:	MORTGAGE
Registration Number:	CA5456734
Registration Date and Time:	2016-08-26 15:03
Registered Owner:	FIRST WEST CREDIT UNION INCORPORATION NO. FI 156
Remarks:	AS TO THE UNDIVIDED 3/4 INTEREST OF BENJAMIN VERN LEVI AND LORI-LEE LEVI

Duplicate Infeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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TITLE SEARCH PRINT

File Reference: CLHBID

Declared Value \$11590

2026-05-29, 08:17:42

Requestor: Whitney Fournier

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	CA5777402
From Title Number	KC27427
Application Received	2017-01-20
Application Entered	2017-01-31
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	BENJAMIN VERN LEVI, FARMER LORI-LEE LEVI, INSURANCE AGENT 102 GIBSON ROAD LUMBY, BC V0E 2G1 AS JOINT TENANTS
Taxation Authority	Vernon Assessment Area
Description of Land	
Parcel Identifier:	013-585-363
Legal Description:	THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 28 TOWNSHIP 41 OSOYOOS DIVISION YALE DISTRICT
Legal Notations	
THIS TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT	
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE SEARCH PRINT

File Reference: CLHBID

Declared Value \$129133

2026-05-29, 08:17:42

Requestor: Whitney Fournier

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

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

CA5102493

CA697534

Application Received

2016-04-12

Application Entered

2016-05-04

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

BENJAMIN VERN LEVI

PO BOX 503

LUMBY, BC

V0E 2G0

IN TRUST, SEE LB163873

AS TO AN UNDIVIDED 1/4 INTEREST

Registered Owner/Mailing Address:

BENJAMIN VERN LEVI, FARMER

LORI-LEE LEVI, INSURANCE AGENT

102 GIBSON ROAD

LUMBY, BC

V0E 2G1

AS TO AN UNDIVIDED 3/4 INTEREST AS JOINT TENANTS

Taxation Authority

Vernon Assessment Area

Description of Land

Parcel Identifier:

018-348-319

Legal Description:

DISTRICT LOT 5233 OSOYOOS DIVISION YALE DISTRICT

Legal Notations

THIS TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT

TITLE SEARCH PRINT

File Reference: CLHBID

Declared Value \$129133

2026-05-29, 08:17:42

Requestor: Whitney Fournier

Charges, Liens and Interests

Nature: UNDERSURFACE RIGHTS
Registration Number: KG81075
Registration Date and Time: 1993-08-23 11:49
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: DD KG81074
SECTION 47 LAND ACT

Nature: COVENANT
Registration Number: KG81077
Registration Date and Time: 1993-08-23 11:49
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA
Remarks: INTER ALIA
INCLUDES INDEMNITY UNDER SECTION 215(2)(A) LTA

Duplicate Infeasible Title NONE OUTSTANDING**Transfers** NONE**Pending Applications** NONE