

CONFIDENTIALITY AGREEMENT

Dated the ____ day of _____, 2026.

London Pacific Property Agents Inc.
3660 Charles Street
Vancouver, BC V5K 5A9

Re: **227 15TH AV E Vancouver BC**

For the purpose of evaluating all aspects of **227 15TH AV E Vancouver BC (hereinafter referred to as the "Property")** the undersigned requests that London Pacific Property Agents Inc. and its Designated Agents Ben Williams and Joe Hawboldt (**hereinafter referred to as "London Pacific"**) provides the undersigned with confidential information relating to the Property.

In consideration of London Pacific agreeing to provide the undersigned with such information, the undersigned agrees as follows:

1. To treat confidentially, such information and any other information that London Pacific or its advisors furnish to the undersigned, whether furnished before or after the date of this Agreement, whether furnished orally or in writing or gathered by inspection, and regardless of whether specifically identified as "confidential" (collectively, the "Evaluation Material").
2. Not to use any of the Evaluation Material for any purpose other than the exclusive purpose of evaluating the possibility of a purchase and sale transaction relating to the Property. The undersigned agrees that the Evaluation Material will not be used in any way detrimental to the Property, the owner of the Property, or London Pacific and that such information will be kept confidential by the undersigned, its directors, officers, employees and representatives and these people shall be informed by the undersigned of the confidential nature of such information and shall be directed to treat such information confidentially and otherwise on the basis of their Agreement.
3. That if at any time, the undersigned considers a transaction which would involve participation directly or indirectly by a third party, the undersigned agrees to obtain from such third party, a confidentiality agreement in a form satisfactory to London Pacific prior to disclosure to such part of any Evaluation Material.
4. That the undersigned and its directors, officers, employees, and representatives will not, without the prior written consent of London Pacific, disclose to any persons either the fact



that discussions or negotiations are taking place concerning a possible transaction between the owner of the Property and the undersigned, nor disclose any of the terms, conditions or other facts with respect to any such possible transaction, including the status thereof.

5. That the term "person" as used in this Agreement shall be broadly interpreted and include, without limitation, any corporation, company partnership or individual.
6. That at any time, at the request of London Pacific, the undersigned agrees to promptly return all Evaluation Material without retaining any copy thereof or any notes relating thereto. The undersigned will certify as to the return of all Evaluation Material and related notes.
7. That in the event the undersigned is required or requested by legal process to disclose any of the Evaluation Material, the undersigned will provide London Pacific with prompt notice of such requirement or request so that London Pacific may seek an appropriate protective order or waive compliance with the provisions of this requirement or both.
8. That the undersigned further understands and agrees that London Pacific makes no representations or warranties as to the accuracy or completeness of the Evaluation Material. The undersigned agrees that London Pacific shall not have any liability to the undersigned or any of its representatives resulting from the use of the Evaluation Material by the undersigned or its representatives.

DATED at _____, this ____ day of _____, 2026.

Recipient Name:

Corporate Name

By:

Officer's Signature

Officer's Name & Title

Officer's Address



Not a Client? Know the Risks

Real estate professionals have a regulatory requirement to present you with this consumer information.

This information from BC Financial Services Authority explains the risks of working with a real estate professional who is already representing a client in the same transaction.

We recommend that you seek independent representation in this real estate transaction.

BE CAUTIOUS.

The real estate professional who gave you this form is already representing a client in this transaction. They owe a duty of loyalty to that client and must work in that client's best interests. They cannot represent you or work in your interests in this transaction.

This real estate professional must tell their client any relevant information you share with them. For example, if disclosed by you, they must share the following information:

- your reasons for buying, selling or leasing
- your minimum/maximum price
- any preferred terms and conditions you may want to include in a contract

Only share information that you are comfortable being disclosed to the other party in this transaction.

BC Financial Services Authority

is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference.

This real estate professional can only provide you very limited services. Because this real estate professional must be loyal to their client and work in their client's interest, they can only give you limited assistance.

THEY CANNOT:

- ✗ give you advice on an appropriate price
- ✗ give you advice about any terms and conditions to include in a contract
- ✗ negotiate on your behalf
- ✗ share any of their client's confidential information with you, like:
 - their minimum/maximum price
 - their reason for buying/selling/leasing.
- ✗ protect your confidential information

THEY CAN:

- ✓ share general information and real estate statistics
- ✓ show a property and provide factual information about the property
- ✓ provide you with standard real estate forms and contracts
- ✓ fill out a standard real estate contract
- ✓ communicate your messages and present your offers to their client

Not a Client? Know the Risks

DISCLOSURE OF RISKS TO UNREPRESENTED PARTIES

This is a required disclosure form in compliance with section 55 of the Real Estate Services Rules. A real estate professional must present the Not a Client? Know the Risks information page to you along with this form.

REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

I am already representing a client in this transaction and working in only their best interest. I am not representing you or acting on your behalf.

Name

Ben Williams, Thomas Trowbridge, & Joe Hawboldt

Team name and members. The duties of a real estate professional as outlined in this form apply to all team members.

London Pacific

Brokerage



Apr 13, 2026

Signature

April 13, 2026

Date

227

East 15th Avenue

Vancouver

BC

Property address

Notes:

CONSUMER ACKNOWLEDGMENT:

This is NOT a contract

I acknowledge that I have received the **Not a Client? Know the Risks** consumer information page and this disclosure form.

I understand that the real estate professional named above is not representing me as a client or acting on my behalf in this transaction.

Name (optional)

Name (optional)

Initials (optional)

Date

Initials (optional)

Date

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.