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General Terms and Conditions

Introduction

The TimberWest 2008 Sales Portfolio (2008 Sales Portfolio) is being offered through Avison Young Commercial Real Estate (BC) Inc. (Avison Young) as the Exclusive Agents on behalf of TimberWest Forest Company (the Seller). The 2008 Sales Portfolio is available for Buyers to purchase certain land parcels through the conventional offer process. Upon receipt, all qualified offers will be presented by Avison Young to the Seller for review and consideration. The Seller is not bound or obligated to accept any offer regardless of the terms and conditions.

All Potential Buyers are encouraged to review all information provided at www.land2008.com ("Web Site") including periodic updates plus any additional information provided by the Avison Young listing team.

The Properties in the 2008 Sales Portfolio are being sold on an "As Is, Where Is" basis and shall be subject to any zoning and/or development guidelines established by the local, provincial and/or federal governing bodies.

All documents provided by Avison Young including any information contained on the Web Site is from sources deemed reliable, however it is not warranted or guaranteed by the Seller. The Buyer is strongly encouraged to undertake their own due diligence prior to making any offer.



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Property Information

Information relating to the properties in the 2008 Sales Portfolio are provided to assist potential Buyers with specific information such as price, property information, legal description and various maps. The Avison Young listing team will be available to respond to questions and provide additional information where available. Avison Young and the Seller reserve the right at any time to update, revise or change any of the information on the Web Site without prior notification.

Property Site Tours

Due to the remote nature of certain properties within the 2008 Sales Portfolio, access to the properties must be arranged prior. Property tours can be scheduled by appointment only with the Avison Young's listing team. Buyer's interested in scheduling a tour will be required to sign a waiver agreement before entering the property. Group tours may be arranged for certain properties by Avison Young from time to time during the marketing campaign. Date and time for group tours will be posted on the Web Site.

Registration by Buyers

The registration process has been developed as a conduit for the Seller, Avison Young and Buyers to communicate. It also enables Avison Young to keep the Buyers informed of new information and/or updates relating to the 2008 Sales Portfolio. By registering, Buyers can view and download information related to the properties and be kept apprised of sales as they occur. The information provided by the Buyer at registration will be kept confidential.



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Offer Documentation

The Seller in conjunction with Avison Young has prepared a Letter of Intent (“LOI”) available as a download document. The LOI is a non-binding document that is designed to outline the preliminary business terms including price, deposits and subject conditions.

Upon mutual acceptance of an LOI, the Seller will then prepare a formal agreement (“Purchase Contract”) that incorporates the preliminary terms and conditions outlined in the LOI. The Purchase Contract may also contain additional terms and conditions relating to the property and/or the Seller such as restrictive covenants, representations & warranties, rights of first refusal on timber and Sellers board approval. Upon execution by both Buyer and Seller, the Purchase Contract shall be binding on both parties.

Co-operating Brokers

Co-operating Brokers are welcome and encouraged to introduce potential Buyers to the 2008 Sales Portfolio provided Avison Young has not already solicited interest. Co-operating Brokers wishing to introduce a potential Buyer for any of the Properties in the 2008 Sales Portfolio should contact a member of the Avison Young Listing Team to determine the status of the Buyer. Upon successful completion of a transaction, the Co-operating broker shall be entitled to participate in the real estate fee as mutually agreed by both parties.



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Due Diligence and Closing Costs

The Buyer shall be responsible for all costs related to due diligence of the property, consultant fees and Closing costs including legal fees.