

Date: 18-Aug-2010 TITLE SEARCH PRINT  
Requestor: (PA44970) ROLYN HOLDINGS INC  
Folio: TITLE - LB8540

Time: 15:51:54  
Page 001 of 002

KAMLOOPS LAND TITLE OFFICE TITLE NO: LB8540  
FROM TITLE NO: V56877

APPLICATION FOR REGISTRATION RECEIVED ON: 23 JANUARY, 2007  
ENTERED: 29 JANUARY, 2007

REGISTERED OWNER IN FEE SIMPLE:

ROBERT DOUGLAS BRAND, ASSISTANT MANAGER  
10888 165B STREET  
SURREY, BC  
V4N 5B7  
AS TO AN UNDIVIDED 5/229 INTEREST

TAXATION AUTHORITY:

VERNON ASSESSMENT AREA

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 001-832-786  
THOSE PARTS OF LEGAL SUBDIVISION 13 OF SECTION 17 AND LEGAL SUBDIVISION 16 OF  
SECTION 18 LYING TO THE SOUTH OF THE SOUTH BANK OF THE SALMON ARM OF SHUSWAP  
LAKE TOWNSHIP 21, RANGE 8, WEST OF THE 6TH MERIDIAN, KAMLOOPS DIVISION YALE  
DISTRICT

LEGAL NOTATIONS:

NOTICE PURSUANT TO SECTION 36, PUBLIC HEALTH ACT, SEE ---DOC---

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
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STATUTORY RIGHT OF WAY

S1852	1981-01-09	00:00
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REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA TELEPHONE COMPANY  
S1852

REMARKS: INTER ALIA

MORTGAGE

T12978	1982-03-15	11:32
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REGISTERED OWNER OF CHARGE:

MONTREAL TRUST COMPANY IN TRUST DD 33063E AND T12978  
T12978

REMARKS: INTER ALIA CERTIFIED COPY SEC 198 (3) LTA OF S1852

OPTION TO PURCHASE

V56878	1983-08-22	11:14
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REGISTERED OWNER OF CHARGE:

LAKEMOUNT - SHUSWAP RECREATION LTD., (INC NO 266745)  
V56878

EASEMENT

W32306	1984-06-12	11:09
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REMARKS: INTER ALIA PART SHOWN ON PLAN A18310 APPURTENANT  
TO LOT A, PLAN 22555

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COVENANT

KC48102 1989-06-26 13:39

REGISTERED OWNER OF CHARGE:

COLUMBIA SHUSWAP REGIONAL DISTRICT

KC48102

REMARKS: INTER ALIA LAND TITLE ACT SECTION 215

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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



Okanagan Mainline Real Estate Board

# PROPERTY DISCLOSURE STATEMENT

"UDI" ~~STRATA~~ TITLE PROPERTIES

PAGE 1 of 4 PAGES



Date of disclosure: August 19, 2010

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/~~STRATA~~ UNIT #: UDI Lot #5, 1249 Bernic Road Salmon Arm V0E 2V0 (the "Unit")

## THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence ☒ Residence(s) ☐ Barn(s) ☐ Shed(s) ☐  
Other Building(s) Please describe \_\_\_\_\_

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. Development is defined as the Lands, the Unit and all other strata lots and Common Property.

THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.



	YES	NO	DO NOT KNOW	DOES NOT APPLY
<b>1. LAND</b>				
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		RB		
B. Are you aware of any current or pending local improvement levies/charges?		RB		
C. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		RB		
<b>2. SERVICES</b>				
A. Are you aware of any problems with the water system?		RB		
B. Are you aware of any problems with the sanitary sewer system?		RB		
<b>3. BUILDING Respecting the Unit and Common Property</b>				
A. Has a final building inspection been approved or a final occupancy permit been obtained?				RD
B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	RB			
C. (i) Has this Unit been previously occupied?	RB			
(ii) Are you the "owner-developer" as defined in the Strata Property Act?		RB		
D. Does the Unit have any equipment leases or service contracts; e.g., security systems, water purification, etc.?		RB		
E. Are you aware of any additions or alterations made without a required permit; e.g., building, electrical, gas, etc.?		RB		
F. Are you aware of any structural problems with any of the buildings in the Development?		RB		
G. Are you aware of any problems with the heating and/or central air conditioning system?		RB		
H. Are you aware of any damage due to wind, fire or water?		RB		
I. Are you aware of any infestation or unrepaired damage by insects or rodents?		RB		
J. Are you aware of any leakage or unrepaired damage?		RB		
K. Are you aware of any problems with the electrical or gas system?		RB		
L. Are you aware of any problems with the plumbing system?		RB		
M. Are you aware of any pet restrictions?		RB		

RB

INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: UDI Lot #5, 1249 Bemic Road

Salmon Arm

V0E 2V0

3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Are you aware of any rental restrictions?		NR		
O. Are you aware of any age restrictions?		NR		
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.		NR		
Q. Are you aware of any special assessment(s) voted on or proposed? i. For how much? _____		NR		
R. Have you paid any special assessment(s) in the past 5 years? ii. For how much? _____	NR			
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		NR		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		NR		
U. Are you aware of any problems with the swimming pool and/or hot tub?		NR		NR
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		NR		
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?		NR		
X. Was this Unit constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach Owner Builder Declaration and Disclosure Notice.)	NR			
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?		NR		
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? i. If so, what is the rating number? _____ ii. When was the energy assessment report prepared? _____		NR		
AA. Nature of Interest/Ownership: Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input checked="" type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative <input type="checkbox"/>				
BB. Management Company _____ Name of Manager _____ Telephone _____ Address _____				
CC. If self managed, Strata Council President's Name _____ Telephone _____ Strata Council Secretary/Treasurer's Name _____ Telephone _____				
DD. Are the following documents available?	Yes	No	Can be obtained from:	
Bylaws	NR			
Rules/Regulations	NR			
Year-to-date Financial Statements	NR			
Current Year's Operating Budget	NR			
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	NR			
Engineer's Report and/or Building Envelope Analysis		NR		
Strata Plan		NR		
EE. What is the monthly strata fee? \$ 50.00				



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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: UDI Lot #5, 1249 Bernic Road

Salmon Arm

V0E 2V0

## 3. BUILDING Respecting the Unit and Common Property. (continued)

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	<i>nr</i>				Recreation?		<i>nr</i>		
Heat?		<i>nr</i>			Cable?		<i>nr</i>		
Hot Water?		<i>nr</i>			Gardening?		<i>nr</i>		
Gas Fireplace?		<i>nr</i>			Caretaker		<i>nr</i>		
Garbage?		<i>nr</i>			Water?		<i>nr</i>		
Sewer?		<i>nr</i>			Other?		<i>nr</i>		

GG. (a) Number of Unit parking stalls \_\_\_\_\_ included and specific numbers \_\_\_\_\_  
 (b) Are these (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented? ☐ (d) Long Term Lease? ☐ (e) Other? ☐

HH. (a) Storage Locker? Yes ☐ No ☐ Number(s) \_\_\_\_\_  
 (b) Are these (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented? ☐ (d) Long Term Lease? ☐ (e) Other? ☐

4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Unit, or any other unit, or the Development has been used as a marijuana grow operation or to manufacture illegal drugs?		<i>nr</i>		
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Property or Unit?		<i>nr</i>		

For the purposes of Clause 4. B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

## 5-13 Disclosure of latent defects

(1) For the purposes of this section:

*Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:*

(a) a defect that renders the real estate

(i) dangerous or potentially dangerous to the occupants

(ii) unfit for habitation

*nr*

INITIALS

August 19, 2010

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DATE OF DISCLOSURE

ADDRESS/~~STRATA~~ UNIT #: UDI Lot #5, 1249 Bernie Road


Salmon Arm

V0E 2V0

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

  
SELLER(S) \_\_\_\_\_ SELLER(S) \_\_\_\_\_

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr. \_\_\_\_\_.  
The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

**The buyer is urged to carefully inspect the Development and, if desired, to have the Development inspected by a licensed inspection service of the buyer's choice.**

**The buyer acknowledges that all measurements are approximate. The buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the buyer is concerned about the size.**

\_\_\_\_\_  
BUYER(S)

\_\_\_\_\_  
BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the strata Unit or the Development.

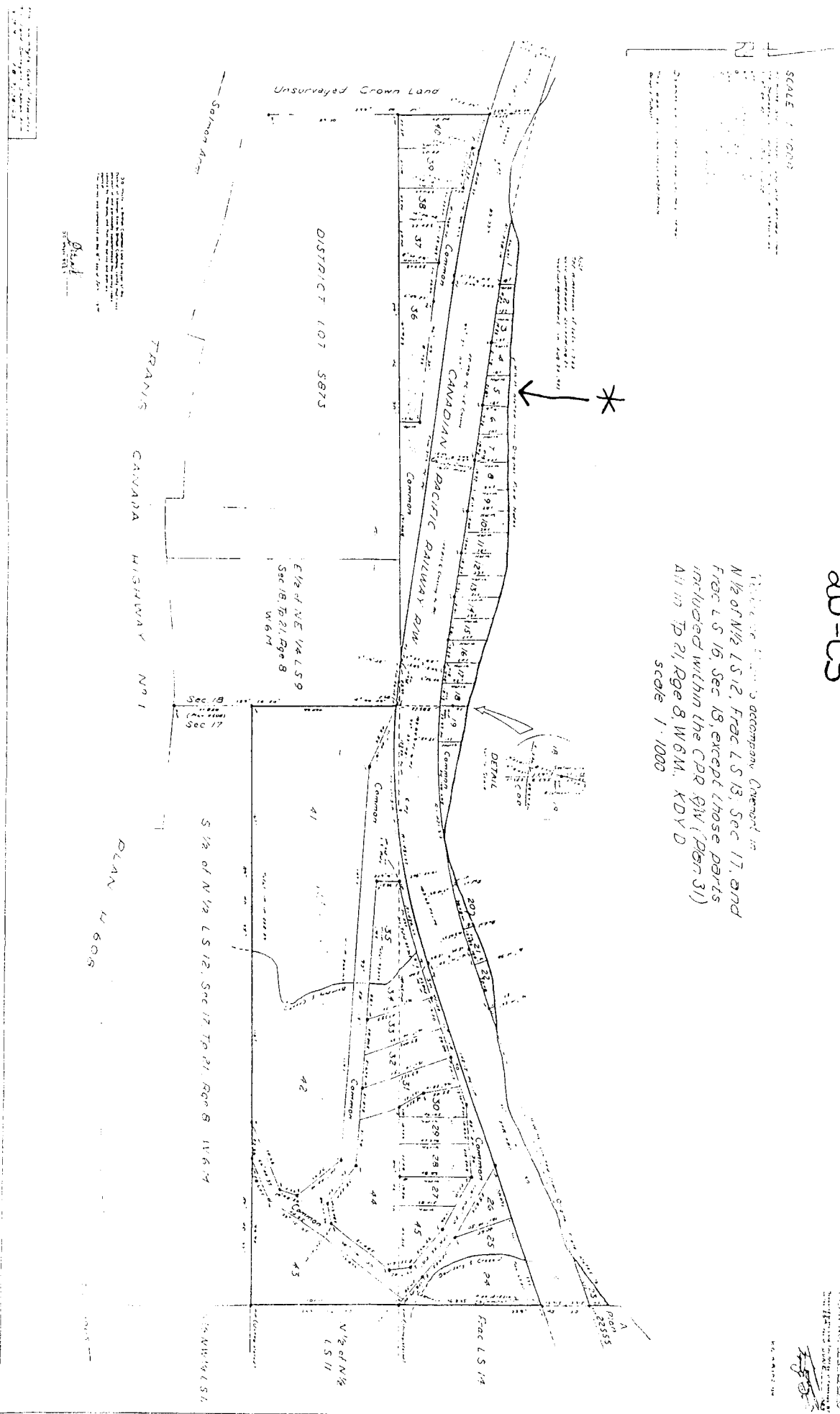
Trade-marks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or their affiliated services they provide (M.S.).

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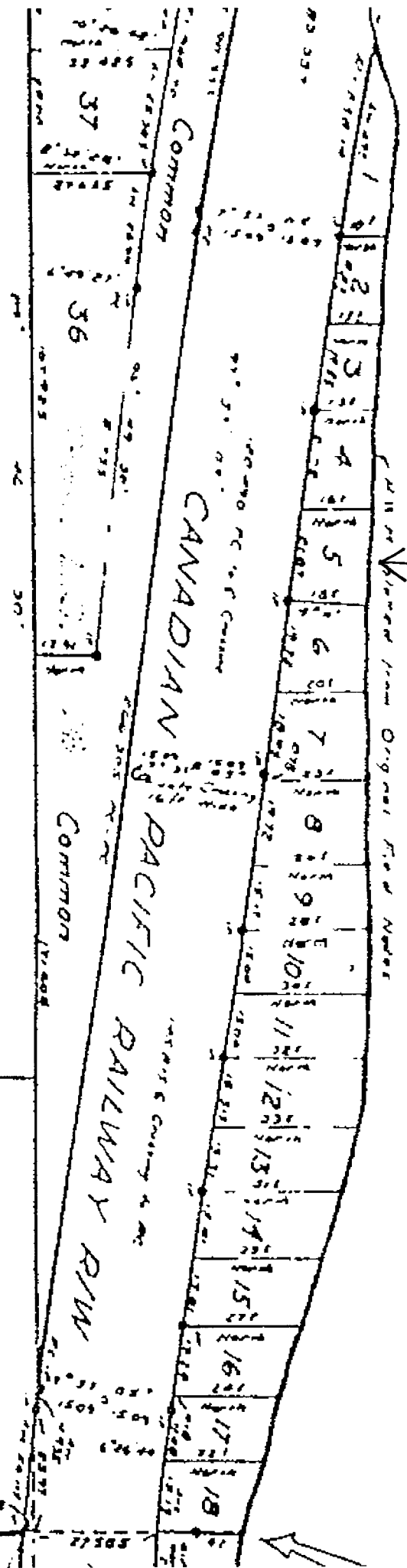
PLAN No 41.53.0

SCALE 1:1000

Notes: To be accompanied by  
N 1/2 of N 1/2 L S 12, Frac L S 13, Sec 17, and  
Frac L S 16, Sec 18, except those parts  
included within the CPR R/W (Plan 31)  
All in Tp 21, Rge 8, W 6 M, KD V D  
scale 1:1000



Note  
The dimensions of lots 1-36  
were amended according to  
mutual agreement in Aug 20, 1911 \*



DISTRICT LOT 5873

E 1/2 of NE 1/4 L 5 9  
Sec 18, Tp 21, Rge 8  
W 6 M