

Date: 07-May-2011 TITLE SEARCH PRINT
Requestor: (PA44970) ROLYN HOLDINGS INC
Folio: TITLE - CA1123398

Time: 11:28:20
Page 001 of 002

KAMLOOPS LAND TITLE OFFICE TITLE NO: CA1123398
FROM TITLE NO: CA568234

APPLICATION FOR REGISTRATION RECEIVED ON: 26 MAY, 2009
ENTERED: 29 MAY, 2009

REGISTERED OWNER IN FEE SIMPLE:
BRANDON CONRAD SUTTON, LINESMAN
3957 LAKESHORE ROAD
KELOWNA, BC
V1W 1V3

TAXATION AUTHORITY:
CITY OF SALMON ARM

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 019-142-731
STRATA LOT 31 SECTION 14 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN KAS1576 TOGETHER WITH AN INTEREST
IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE
MUNICIPAL ACT (SEE DF KH85601)

HERETO IS ANNEXED EASEMENT KH112097 OVER THAT PART OF LOT 2 PLAN
KAP52591 SHOWN AS PARCEL A ON PLAN KAP53552

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
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STATUTORY RIGHT OF WAY

KH106892	1994-11-01	14:53
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REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
KH106892

REMARKS: INTER ALIA

STATUTORY RIGHT OF WAY

KH106893	1994-11-01	14:53
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REGISTERED OWNER OF CHARGE:

BC TEL (REG NO 1801A)
KH106893

REMARKS: INTER ALIA

MORTGAGE

CA568235	2007-09-13	16:21
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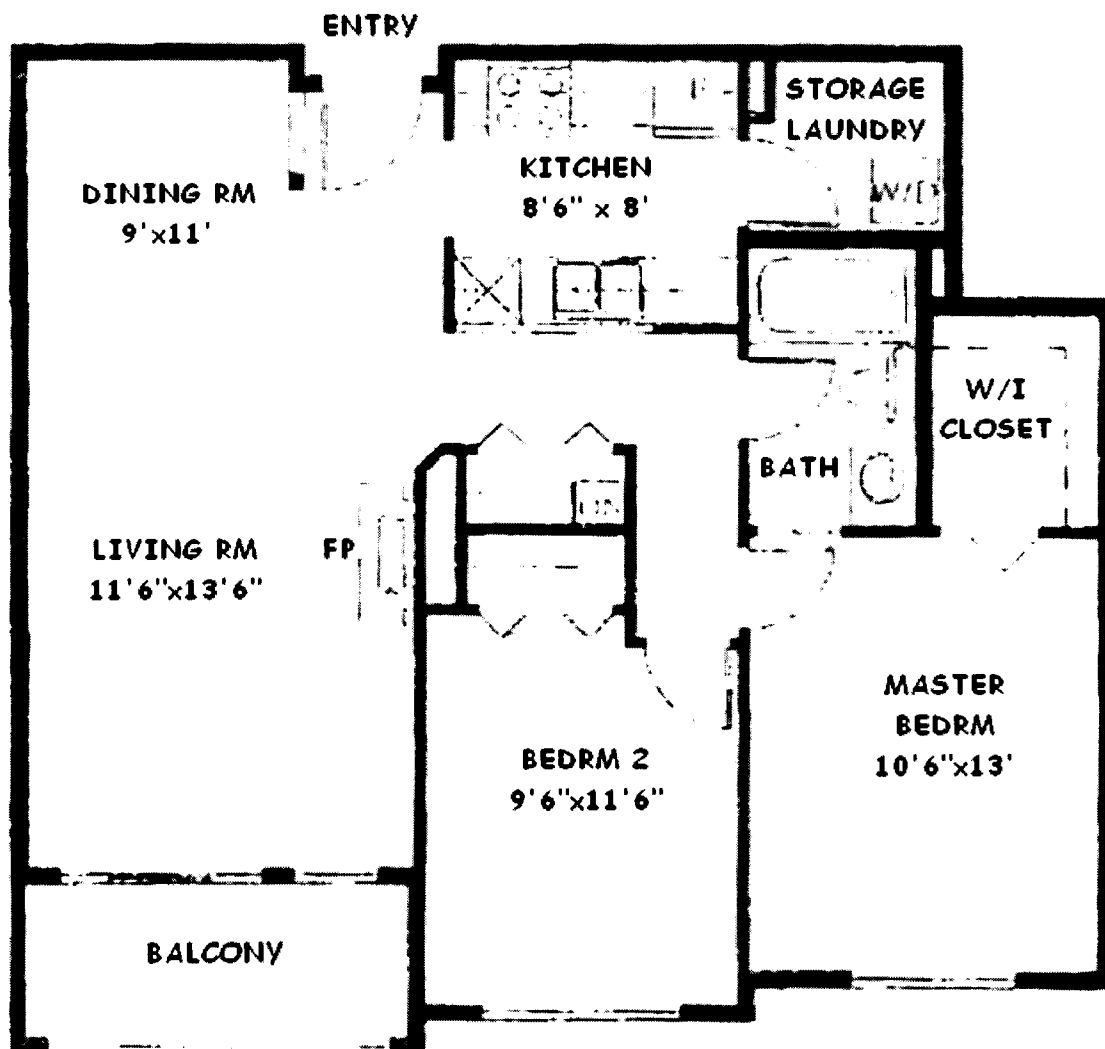
REGISTERED OWNER OF CHARGE:

THE TORONTO-DOMINION BANK
CA568235

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

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#301 CAMBRIDGE COURT

870 SqFt

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: May 9, 2011

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

ADDRESS/STRATA UNIT # #301 650 3rd Street SW

Salmon Arm, BC

V1E 1P6

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 limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Property" is defined as the land on which the Unit and Common Property is constructed.

THE SELLER SHOULD INITIAL
THE APPROPRIATE REPLIES.

1. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Is the Property connected to a public sanitary sewer system?	<input checked="" type="checkbox"/>			
B. Is the Property connected to a public water system?	<input checked="" type="checkbox"/>			
C. Is the Property connected to a private or a community water system?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems with the private or community water system?		<input checked="" type="checkbox"/>		
D. Is the Property serviced by a private well?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems with the private well?		<input checked="" type="checkbox"/>		
E. Are you aware of any underground oil storage tank(s) on the Property?		<input checked="" type="checkbox"/>		
F. Is the Property serviced by a septic system/lagoon?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems with the septic system/lagoon?		<input checked="" type="checkbox"/>		
(ii) If the system was installed after May 31, 2005, are maintenance records available?		<input checked="" type="checkbox"/>		
G. (i) Has this Unit been previously occupied?	<input checked="" type="checkbox"/>			
(ii) Are you the "owner developer" as defined in the Strata Property Act?		<input checked="" type="checkbox"/>		
H. Nature of Interest/Ownership				
Freehold <input checked="" type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/>				
Undivided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative <input type="checkbox"/>				
I. Management Company				
Name of Manager <u>Dan Ewert</u> Telephone <u>832-3033</u>				
Address _____				
J. Strata Council President's Name <u>Dawn Didow</u> Telephone <u>833 0902</u>				
K. Strata Council Secretary Treasurer's Name _____ Telephone _____				
L. Are the following documents available?	NO	Yes, Can Be Obtained From		
Bylaws <input type="checkbox"/>	<input type="checkbox"/>	_____		
Rules/Regulations <input type="checkbox"/>	<input type="checkbox"/>	_____		
Year-to-date Financial Statements <input type="checkbox"/>	<input type="checkbox"/>	_____		
Current Year's Operating Budget <input type="checkbox"/>	<input type="checkbox"/>	_____		
All Minutes of Last 24 Months Including <input type="checkbox"/>	<input type="checkbox"/>	_____		
Council, Special and AGM Minutes <input type="checkbox"/>	<input type="checkbox"/>	_____		
Engineer's Report and/or Building Envelope Analysis <input type="checkbox"/>	<input type="checkbox"/>	_____		
M. What is the monthly strata fee per month? \$ <u>161.51</u>				
	YES	NO	DO NOT KNOW	DOES NOT APPLY
Does this include: Management?	<input checked="" type="checkbox"/>			
Heat?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Hot Water?	<input checked="" type="checkbox"/>			
Gas Fireplace?	<input checked="" type="checkbox"/>			
Garbage?	<input checked="" type="checkbox"/>			
Sewer?	<input checked="" type="checkbox"/>			
Recreation?				<input checked="" type="checkbox"/>
Cable?				<input checked="" type="checkbox"/>
Gardening?				<input checked="" type="checkbox"/>
Caretaker?				<input checked="" type="checkbox"/>
Water?				<input checked="" type="checkbox"/>
Other?				<input checked="" type="checkbox"/>

RE INITIALS

Date of disclosure: May 9/2011

PAGE 2 of 3 PAGES

ADDRESS/STRATA UNIT # #301 650 3rd Street SW

Salmon Arm, BC

V1E 1P6

1. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. (i) Number of Unit parking stalls <u>42</u> included and specific numbers <u>42</u> (ii) Are these (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/> Provide details on page 3, Section 3, Additional Comments				
O. Storage Locker? (i) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Number(s) _____ (ii) Are these (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/> Provide details on page 3, Section 3, Additional Comments				
P. Does the Unit have any equipment leases or service contracts; i.e., security systems, water purification, etc.?		<u>NO</u>		
Q. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		<u>NO</u>		
R. Are you aware of any pet restrictions?	<u>NO</u>			
S. Are you aware of any rental restrictions?		<u>NO</u>		
T. Are you aware of any age restriction?		<u>NO</u>		
U. Are you aware of any other restrictions? If so, provide details on page 3, Section 3 Additional Comments.		<u>NO</u>		
V. Are you aware of any special assessment(s) voted on or proposed? (i) For how much?		<u>NO</u>		
W. Have you paid any special assessment(s) in the past 5 years? (i) For how much?		<u>NO</u>		
X. Are you aware of any current or pending local improvement levies/charges?		<u>NO</u>		
Y. Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?		<u>NO</u>		
Z. Was this Unit constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach Owner Builder Declaration and Disclosure Notice.)			<u>NO</u>	
AA. Is this Unit or related common property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<u>NO</u>		
BB. Are you aware of any agreement that provides for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		<u>NO</u>		
CC. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) in respect of the Property or Unit?		<u>NO</u>		
DD. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(ii) in respect of the Property or Unit?		<u>NO</u>		

For the purposes of Clauses 1.CC. and 1.DD. 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


 INITIALS

Date of disclosure: May 9/2011

PAGE 3 of 3 PAGES

ADDRESS/STRATA UNIT # #301 650 3rd Street SW

Salmon Arm, BC

V1E 1P6

2. STRUCTURAL: (Respecting the Unit and Common Property.)	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Has a final building inspection been approved or a final occupancy permit been obtained?	<input checked="" type="checkbox"/>			
B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	<input checked="" type="checkbox"/>			
C. Are you aware of any additions or alterations made without a required permit?		<input checked="" type="checkbox"/>		
D. Are you aware of any structural problems with any of the buildings on the Property?		<input checked="" type="checkbox"/>		
E. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/>		
F. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>		
G. Are you aware of any infestation or unrepaired damage by insects or rodents?		<input checked="" type="checkbox"/>		
H. Are you aware of any leakage or unrepaired damage?		<input checked="" type="checkbox"/>		
I. Are you aware of any problems with the electrical system?		<input checked="" type="checkbox"/>		
J. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
K. Are you aware if the Unit, or any other unit, or the Property have been used as a marijuana grow operation or to manufacture illegal drugs?		<input checked="" type="checkbox"/>		
L. Are you aware of any problems with the swimming pool and/or hot tub?				<input checked="" type="checkbox"/>
M. 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?			<input checked="" type="checkbox"/>	
N. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		<input checked="" type="checkbox"/>		

3. 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 property 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 property and, if desired, to have the property inspected by an inspection service of the buyer's choice.

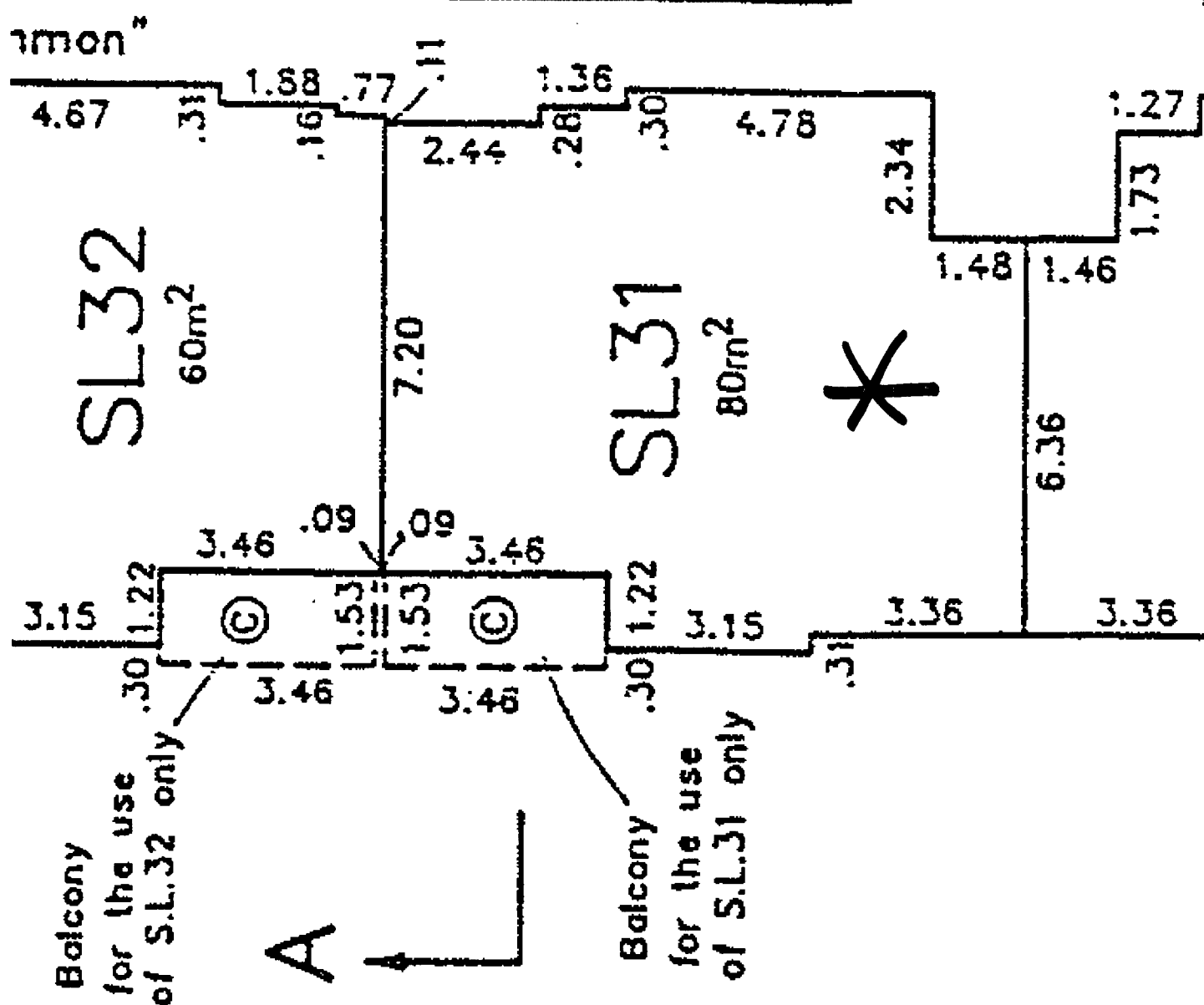
The buyer acknowledges that all measurements are approximate. The buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the buyer is concerned about the size.

BUYER(S)

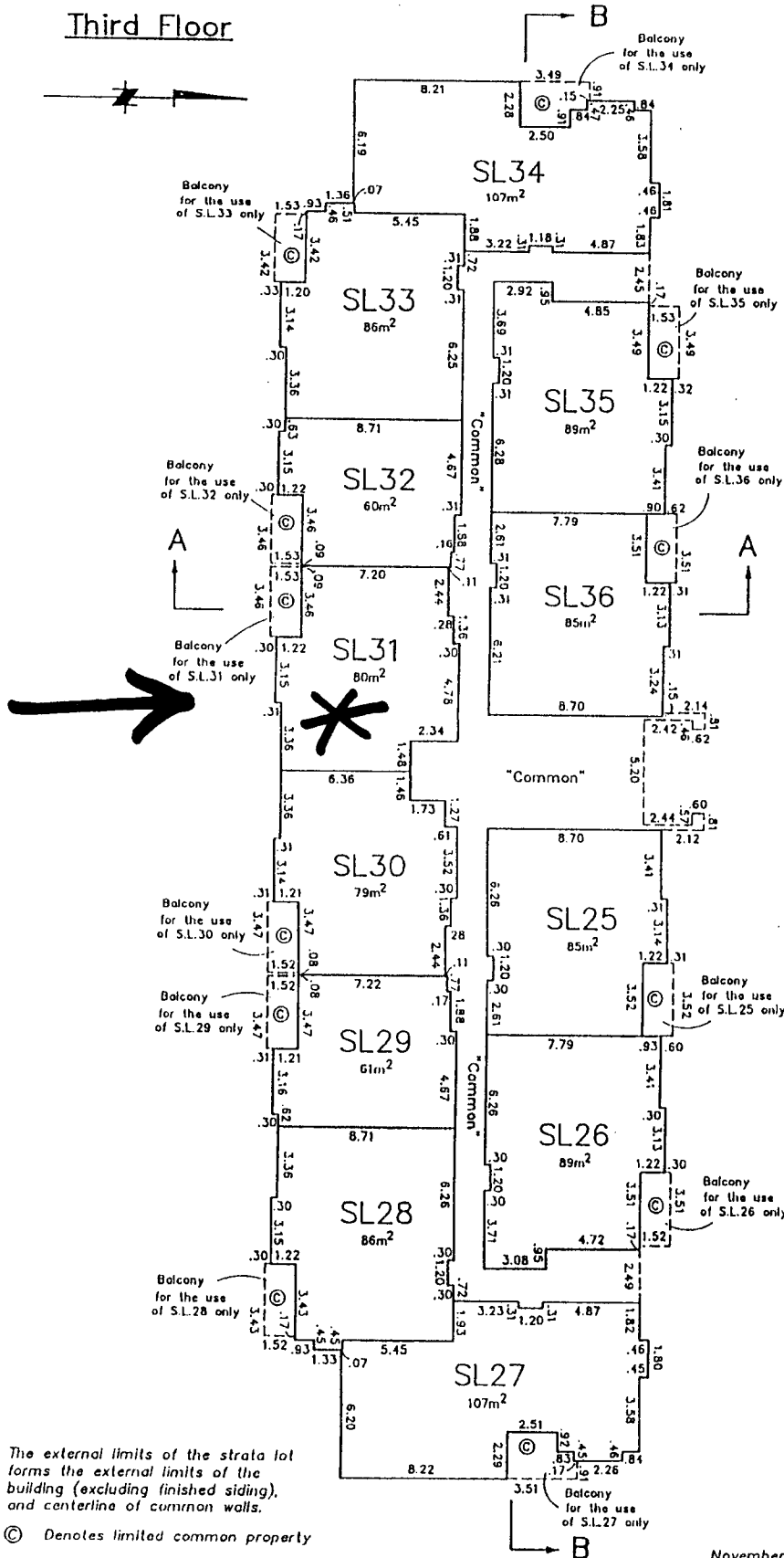
BUYER(S)

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 property.

12/ 12/ 12/
INITIALS



Third Floor



The external limits of the strata lot forms the external limits of the building (excluding finished siding), and centerline of common walls.

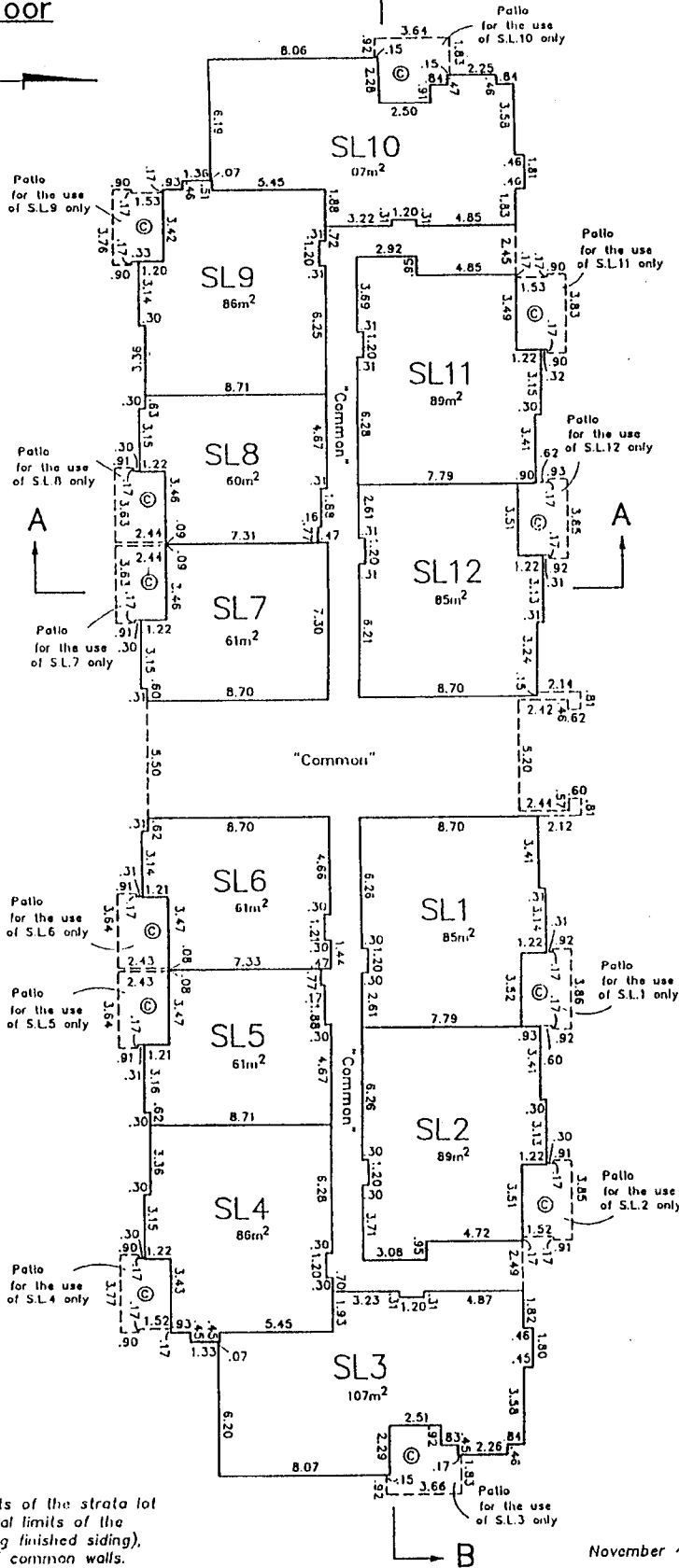
© Denotes limited common property

November 4, 1994

#301 ; S.L #31

First Floor

B Strata Plan No.KAS_____



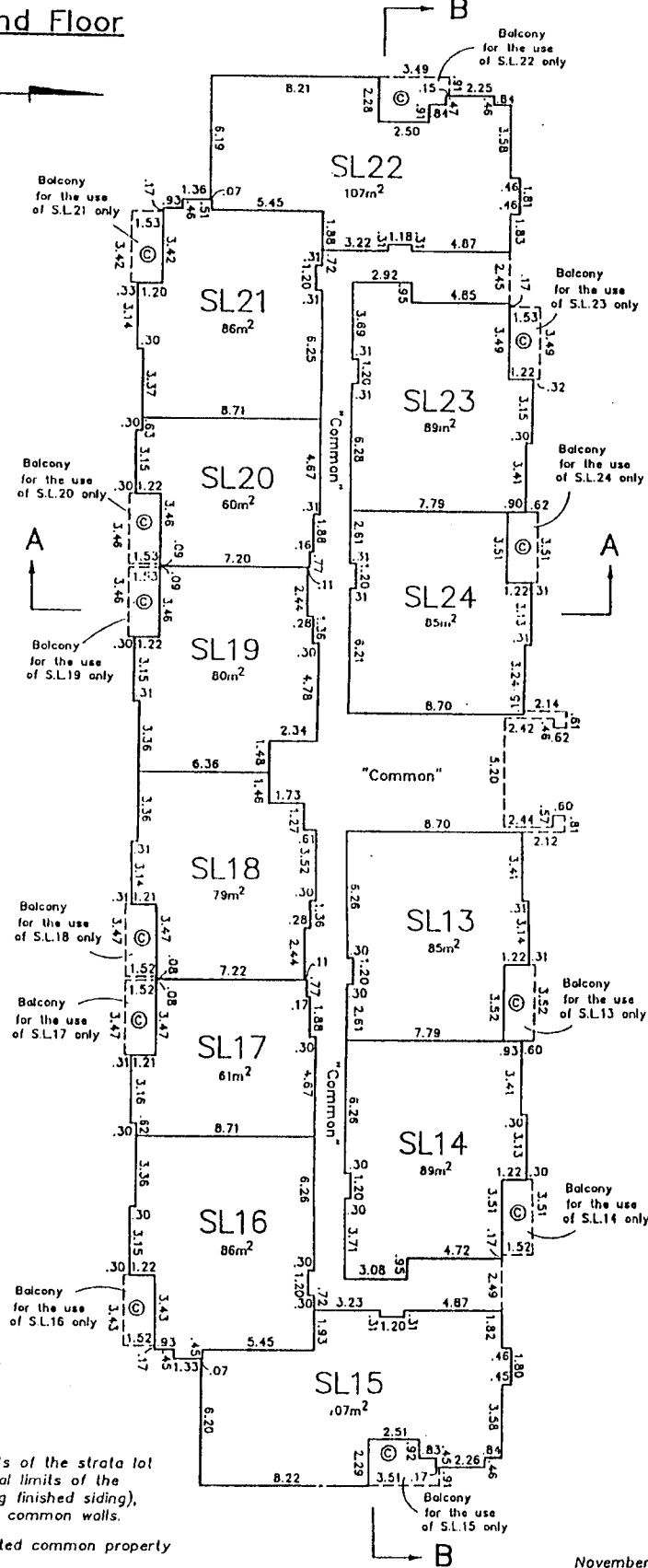
Plan of
Strata Lots 1 to 12

Scale 1:200

The external limits of the strata lot forms the external limits of the building (excluding finished siding), and centerline of common walls.

November 4, 1994 B.C.L.S.

Second Floor



Plan of
Strata Lots 13 to 24

Scale 1:200

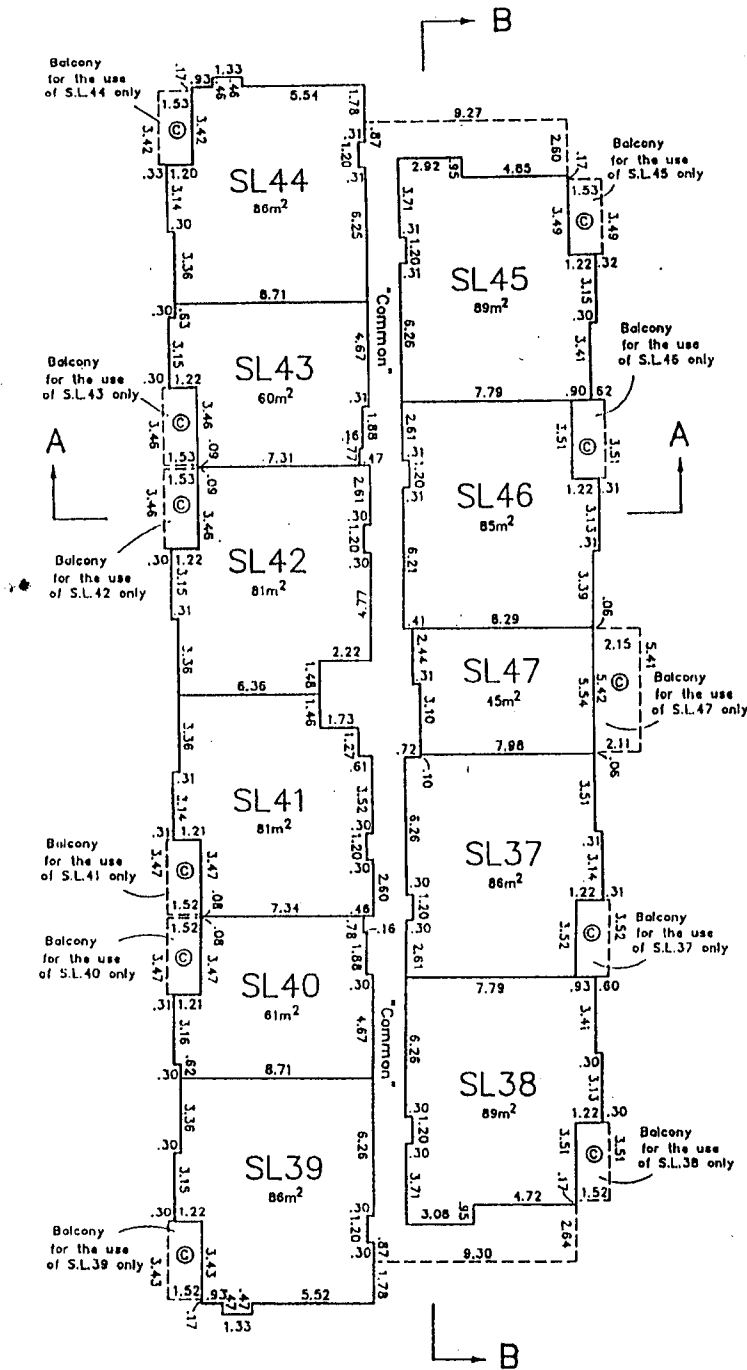


The external limits of the strata lot forms the external limits of the building (excluding finished siding), and centerline of common walls.

© Denotes limited common property

November 4, 1994 B.C.L.S.

Fourth Floor



The external limits of the strata lot forms the external limits of the building (excluding finished siding), and centerline of common walls.

© Denotes limited common property

November 4, 1994 B.C.L.S.

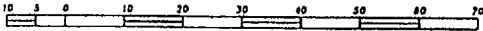
Strata Plan No.KAS 1576

Strata Plan of
Lot 3, Plan KAP52591,
Sec.14, Tp.20, R.10,
W6M, K.D.Y.D.

Deposited and Registered in the Land Title Office at Kamloops, B.C.
this 3. day of Feb 1995.

IAN C.B. SMITH
Registrar

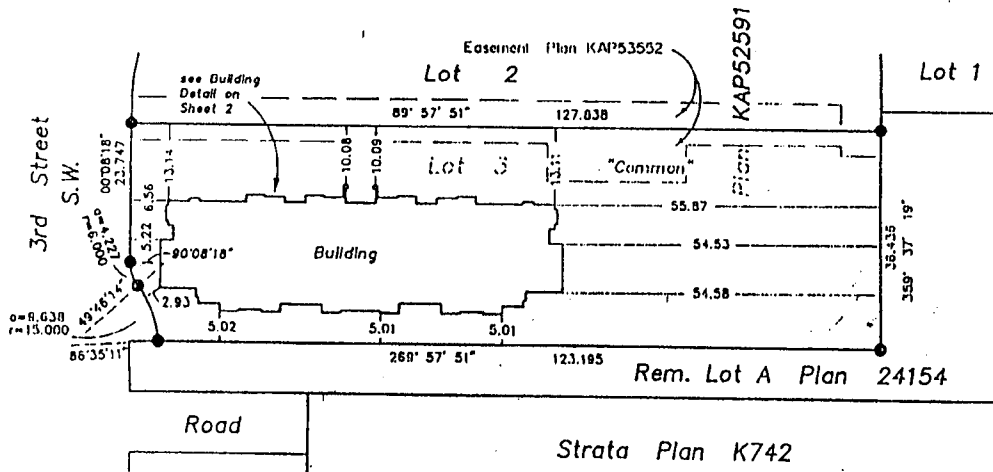
Scale 1:750 B.C.G.S. 82L.064



All distances are in metres.

This plan lies within the District of Salmon Arm, Vernon Assessment
Area and Columbia-Shuswap Regional District.

The civic address of the building is: 650 - 3rd Street S.W., Salmon Arm, B.C.



LEGEND

Bearings are astronomic and are derived
from Plan KAP52591.

- Standard Iron Post Found
- "Common" Denotes common property as
defined in the Condominium Act
- © Denotes limited common property
as defined in the Condominium Act
- S.L. Denotes Strata Lot

The address for service of
documents of the Strata

Corporation is:

The Owners, Strata Plan No.KAS _____
c/o Brooke, McManus & Jackson,
Barristers & Solicitors,
Box 67, Salmon Arm, B.C. V1E 4N2

I, Marilyn Browne of the District of
Salmon Arm, a British Columbia land
surveyor, hereby certify that the
buildings erected on the parcel
described above lie wholly within
the external boundaries of that
parcel. Dated at Salmon Arm,
B.C. this 4th day of November, 1994.

.....
B.C.L.S.

BROWNE, JOHNSON & ASSOC.
B.C. LAND SURVEYORS,
SALMON ARM, B.C.
File: 817-94