

KAMLOOPS LAND TITLE OFFICE TITLE NO: LA141339
FROM TITLE NO: KX130166

APPLICATION FOR REGISTRATION RECEIVED ON: 11 OCTOBER, 2006
ENTERED: 19 OCTOBER, 2006

REGISTERED OWNER IN FEE SIMPLE:
ZEKAI DEMIR, BUSINESSMAN
FERN CORA KEZAR, BUSINESSWOMAN
2718 SUNNYDALE DRIVE
BLIND BAY, BC
V0E 1H1
AS JOINT TENANTS

TAXATION AUTHORITY:
VERNON ASSESSMENT AREA

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 026-368-668
LOT 1 SECTION 8 TOWNSHIP 22 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS
DIVISION YALE DISTRICT PLAN KAP78674

LEGAL NOTATIONS:

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. M11420

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL
ACT, SEE KJ91347

HERETO IS ANNEXED RESTRICTIVE COVENANT KK77863 OVER THOSE PARTS OF
LOTS 1-17 (INCLUSIVE) AND LOTS 20-36 (INCLUSIVE) PLAN KAP57608 SHOWN
ON PLAN KAP57610

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

COVENANT

KC94604 1989-11-21 15:12

REGISTERED OWNER OF CHARGE:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS
RE-

PRESENTED BY THE MINISTER OF ENVIRONMENT AND COLUMBIA SHUSWAP
REGIONAL

DISTRICT

KC94604

REMARKS: INTER ALIA

SECTION 215 LAND TITLE ACT

STATUTORY RIGHT OF WAY

KK77865 1996-09-09 10:37

REGISTERED OWNER OF CHARGE:

SHUSWAP SANITATION INC.

INCORPORATION NO. 451563

AS TO AN UNDIVIDED 1/2 INTEREST

TITLE - LA141339

KK77865
SHUSWAP LAKE UTILITIES LTD.
INCORPORATION NO. 89379
AS TO AN UNDIVIDED 1/2 INTEREST
KK77865
REMARKS: INTER ALIA

STATUTORY RIGHT OF WAY
KK77868 1996-09-09 10:37
REGISTERED OWNER OF CHARGE:
BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
KK77868
REMARKS: INTER ALIA

STATUTORY RIGHT OF WAY
KK77869 1996-09-09 10:37
REGISTERED OWNER OF CHARGE:
BC TEL
INCORPORATION NO. 1801A
KK77869
REMARKS: INTER ALIA

STATUTORY BUILDING SCHEME
KX104682 2005-08-03 11:37
REMARKS: INTER ALIA

RENT CHARGE
KX104683 2005-08-03 11:37
REGISTERED OWNER OF CHARGE:
SHUSWAP LAKE UTILITIES LTD.
INCORPORATION NO. 89379
KX104683
REMARKS: INTER ALIA

RENT CHARGE
KX104684 2005-08-03 11:37
REGISTERED OWNER OF CHARGE:
SHUSWAP SANITATION INC.
INCORPORATION NO. 451563
KX104684
REMARKS: INTER ALIA

MORTGAGE
LB46385 2007-04-26 11:14
REGISTERED OWNER OF CHARGE:
CANADIAN IMPERIAL BANK OF COMMERCE
LB46385

CERTIFICATE OF PENDING LITIGATION
LB333831 2009-08-25 14:07
REGISTERED OWNER OF CHARGE:

SHUSWAP LAKE ESTATES LTD.
LB333831

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"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 ***

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: June 29, 2011





The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 2718 Sunnyside Drive
Blind Bay, BC

V0E 1H1

(the "Premises")

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.		THE SELLER SHOULD INITIAL THE APPROPRIATE REPLY.			
		YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND					
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?			7CK		
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?			7CK		
C. Is there a survey certificate available?			7CK		
D. Are you aware of any current or pending local improvement levies/charges?			7CK		
E. Have you received any other notice or claim affecting the Premises from any person or public body?			7CK		
2. SERVICES					
A. Indicate the water system(s) the Premises use: Municipal Community <input checked="" type="checkbox"/> Private Well Not Connected Other		7CK	7CK		
B. Are you aware of any problems with the water system?			7CK		
C. Are records available regarding the quantity and quality of the water available?			7CK		
D. Indicate the sanitary sewer system the Premises are connected to: Municipal Community <input checked="" type="checkbox"/> Septic Lagoon Not Connected Other		7CK			
E. Are you aware of any problems with the sanitary sewer system?			7CK		
F. Are there any current service contracts; (i.e., septic removal or maintenance)?					7CK
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?					7CK
3. BUILDING					
A. To the best of your knowledge, are the exterior walls insulated?		7CK			
B. To the best of your knowledge, is the ceiling insulated?		7CK			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			7CK		
D. Has a final building inspection been approved or a final occupancy permit been obtained?		7CK			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?		7CK			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?			7CK		
G. Are you aware of any structural problems with any of the buildings?			7CK		
H. Are you aware of any additions or alterations made in the last sixty days?			7CK		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?			7CK		

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 2718 Sunnydale Drive

Blind Bay, BC

V0E 1H1

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		FCK		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		FCK		
L. Are you aware of any damage due to wind, fire or water?		FCK		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>5</u> years)		FCK		
N. Are you aware of any problems with the electrical or gas system?		FCK		
O. Are you aware of any problems with the plumbing system?		FCK		
P. Are you aware of any problems with the swimming pool and/or hot tub?				FCK
Q. Do the Premises contain unauthorized accommodation?		FCK		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		FCK		
S. Were these Premises 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 required Owner Builder Declaration and Disclosure Notice.)		FCK		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	FCK			
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		FCK		
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		FCK		
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 Premises?		FCK		

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

INITIALS

June 29, 2011

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DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 2718 Sunnydale Drive

Blind Bay, BC

V0E 1H1

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 property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

X Fern C. Hysa
SELLER(S)

X Z. Deun
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 Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

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 Premises.