

TITLE SEARCH PRINT

2014-06-26, 13:13:11

Requestor: lynn@rolyn.biz

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

Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	CA2126513 LB93036
Application Received	2011-08-02
Application Entered	2011-08-08
Registered Owner in Fee Simple Registered Owner/Mailing Address:	STEVEN ANDREW MCWHIRTER, SALES AND MARKETING SHARRON LOUISE MCWHIRTER, BOOKKEEPER #9, 6500 - 15TH AVENUE, SW SALMON ARM, BC V1E 1R5 AS JOINT TENANTS
Taxation Authority	CITY OF SALMON ARM
Description of Land Parcel Identifier: Legal Description:	018-679-919 STRATA LOT 9 SECTION 8 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN KAS1404 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT SEE PLAN M11420 TO PART FORMER LOT 3 PLAN 23577 EXCEPT PLAN 33554 IS ANNEXED EASEMENT H4971 OVER THAT PART OF LOT 2 PLAN 23577 DESCRIBED SEE H4971 HERETO IS ANNEXED EASEMENT KH21895 OVER PART OF LOT 1 PLAN 35392 EXCEPT PLAN 43857 AND PLAN KAP51863 AS SHOWN ON PLAN 41526 HERETO IS ANNEXED EASEMENT KH21897 OVER PART OF LOT 1 PLAN 35392 EXCEPT PLANS 43857 AND KAP51863 AND OVER PART OF STRATA LOTS 2 AND 3 STRATA PLAN KAS1404 AS SHOWN ON PLAN KAP51866

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HERETO IS ANNEXED EASEMENT KH21899 OVER PART OF STRATA LOT 2 STRATA
PLAN KAS1404 AS SHOWN ON PLAN KAP51867

Charges, Liens and Interests

Nature: EASEMENT
Registration Number: H4972
Registration Date and Time: 1973-02-01 10:02
Remarks: PART FORMER LOT 3 PLAN 23577 INTER ALIA PART
DESCRIBED SEE H4972 APPURTENANT TO LOT 2 PL 23577

Nature: COVENANT
Registration Number: T46804
Registration Date and Time: 1982-10-18 11:27
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH
COLUMBIA C/O
MINISTRY OF ENVIRONMENT & REGIONAL DISTRICT OF COLUMBIA
SHUSWAP
Remarks: PART FORMER LOT 3 PL 23577 INTER ALIA SECTION 215
LTA
MODIFIED BY KD59816

Nature: COVENANT
Registration Number: KD59816
Registration Date and Time: 1990-07-18 14:21
Remarks: PART FORMER LOT 3 PLAN 23577
SECTION 215 LAND TITLE ACT
MODIFICATION OF T46804

Nature: STATUTORY RIGHT OF WAY
Registration Number: KG123281
Registration Date and Time: 1993-12-13 11:15
Registered Owner: BC TEL
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: KG123282
Registration Date and Time: 1993-12-13 11:15
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: KH21891
Registration Date and Time: 1994-03-09 11:40
Registered Owner: DISTRICT OF SALMON ARM
Remarks: INTER ALIA SECTION 215 LAND TITLE ACT

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Nature:	EASEMENT
Registration Number:	KH21901
Registration Date and Time:	1994-03-09 11:42
Remarks:	PART SHOWN ON PLAN KAP51868 APPURTENANT TO STRATA LOT 12 STRATA PLAN KAS1404

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	KH21902
Registration Date and Time:	1994-03-09 11:43
Remarks:	INTER ALIA SECTION 216 LAND TITLE ACT WITH PRIORITY OVER OVER KG53862

Nature:	MORTGAGE
Registration Number:	CA2126514
Registration Date and Time:	2011-08-02 09:06
Registered Owner:	BANK OF MONTREAL

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
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Pending Applications	NONE
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PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES

Date of disclosure: June 28, 2014

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

ADDRESS/STRATA UNIT #: #9 6500 15 Ave SW Salmon Arm V1E 1R5 (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
1. LAND				
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. SERVICES				
A. Are you aware of any problems with the water system?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any problems with the sanitary sewer system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. BUILDING Respecting the Unit and Common Property				
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. (i) Has this Unit been previously occupied?	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
(ii) Are you the "owner developer" as defined in the Strata Property Act?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Does the Unit have any equipment leases or service contracts; e.g., security systems, water purification, etc.?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Are you aware of any additions or alterations made without a required permit; e.g., building, electrical, gas, etc.?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are you aware of any structural problems with any of the buildings in the Development?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any infestation or unrepaired damage by insects or rodents?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J. Are you aware of any leakage or unrepaired damage?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Are you aware of any pet restrictions?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: #9 6500 15 Ave SW

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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?		✓		
O. Are you aware of any age restrictions?		✓		
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.		✓		
Q. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? _____	✓			
R. Have you paid any special assessment(s) in the past 5 years? (i) For how much? _____	✓			
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?	✓			
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		✓		
U. Are you aware of any problems with the swimming pool and/or hot tub?		✓		
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?	✓			
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?	✓			
X. 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.)		✓		
Y. Is this Unit or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		✓		
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? _____		✓		
AA. 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"/>				
BB. Management Company _____ Name of Manager _____ Telephone _____ Address _____				
CC. If self managed, Strata Council President's Name <u>Steve Connor</u> Telephone _____ Strata Council Secretary Treasurer's Name <u>Janet Walton</u> Telephone _____				
DD. Are the following documents available?	Yes	No	Can be obtained from:	
Bylaws	✓			
Rules/Regulations	✓			
Year-to-date Financial Statements	✓			
Current Year's Operating Budget	✓			
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	✓			
Engineer's Report and/or Building Envelope Assessment	✓			
Strata Plan	✓			
Depreciation Report	✓			
Reserve Fund Study	✓			
EE. What is the monthly strata fee? \$ <u>800 per year</u>				



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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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cable?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gardening?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Fireplace?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Caretaker <i>Common grounds</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GG. (i) Number of Unit parking stalls _____ included and specific numbers _____

(ii) Are these: (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented? ☐ (d) Long Term Lease? ☐ (e) Other? ☐HH. (i) Storage Locker? Yes ☐ No ☐ Number(s) _____(ii) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

<i>SN</i>	<i>SM</i>		
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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.

X

SELLER(S)

X

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.

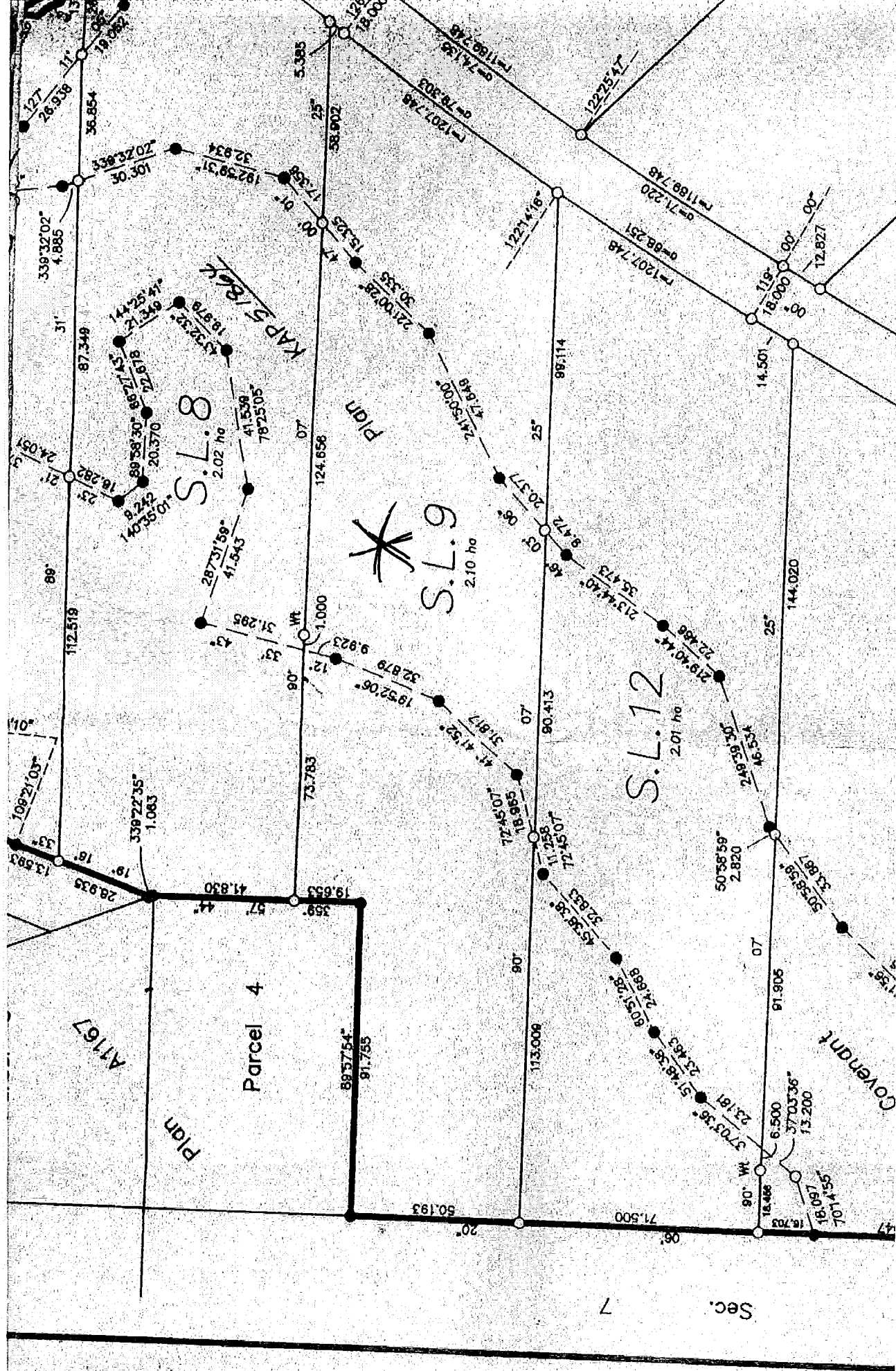
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BC1003 REV. NOV 2012

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STRATA PLAN NO. KAS 1704

Deposited and Registered in the Land Titles Office of Vancouver, B.C.
Date: 11th day of October, 1975.

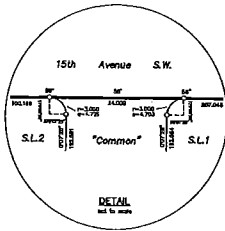
KH21570
HS.

Bare Land Strata Subdivision of Lot 1, Plan KAP 51863 Sec. 8, Tp. 20, R. 10, W. 6M, K.D.Y.D.

Scale 1:1250 B.C.S.S. 82L.064

All distances are in metres.

District of Salmon Arm



Rem. S. 1/2 of the N. 1/2 of the N.W. 1/4 of Sec. 8

60th Street
Lot 1 P.L. KAP 44521

N. 1/2 of the N. 1/2
of L.S. 8 & 10

Rem.

Lot 1

Plan 35392

Sec. 7

N.E. 1/4

Sec. 7

S.E. 1/4

Plan 23577

Lot 1

Plan 23577

Plan 23577

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