

Declared Value \$ 833900

Requestor: Lynn McKibbon

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

**Title Issued Under** STRATA PROPERTY ACT (Section 249)

**Land Title District** KAMLOOPS  
Land Title Office KAMLOOPS

**Title Number** LB129188  
From Title Number KX158495

**Application Received** 2007-10-29

**Application Entered** 2007-11-01

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: DARWIN IVOR RAMBO, ELECTRICAL ENGINEER  
JANET RUTH SAUNDERS, HOMEMAKER  
6091 - 187TH STREET  
SURREY, BC  
V3S 7P3  
AS JOINT TENANTS

**Taxation Authority** CITY OF SALMON ARM

**Description of Land**  
Parcel Identifier: 026-477-564  
Legal Description:  
STRATA LOT 18 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

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

HERETO IS ANNEXED EASEMENT KV14299 OVER PART OF STRATA LOT 2  
STRATA PLAN KAS2499 AS SHOWN ON PLAN KAP72741

**Charges, Liens and Interests**

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

Nature: EASEMENT  
Registration Number: KH21897  
Registration Date and Time: 1994-03-09 11:42  
Remarks: INTER ALIA PART SHOWN ON PLAN KAP51866  
APPURTENANT TO STRATA LOTS 1 TO 17 INCLUSIVE  
AND THE COMMON PROPERTY OF STRATA PLAN KAS1404

Nature: EASEMENT  
Registration Number: KH21899  
Registration Date and Time: 1994-03-09 11:42  
Remarks: PART SHOWN ON PLAN KAP51867 APPURTENANT TO STRATA  
LOTS 1 TO 17 INCLUSIVE STRATA PLAN KAS1404 AND  
THE COMMON PROPERTY OF 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

**TITLE SEARCH PRINT**

2015-03-02, 14:03:14

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Nature: EASEMENT  
Registration Number: KJ17105  
Registration Date and Time: 1995-03-03 09:06  
Remarks: INTER ALIA  
APPURTENANT TO THE S 1/2 OF THE N 1/2 OF THE  
NW 1/4 OF SEC 8, TWP 20, RG 10, W6M KDYD  
EXCEPT PLANS B563 AND KAP54055

Nature: EASEMENT  
Registration Number: KK66676  
Registration Date and Time: 1996-08-02 10:17  
Remarks: INTER ALIA  
APPURTENANT TO THE COMMON PROPERTY OF STRATA  
PLAN KAS1404

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

# PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: March 15, 2015

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

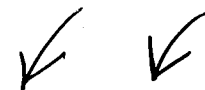
**ADDRESS/STRATA UNIT #:** 6650 15 Ave SW Salmon Arm, BC V1E 3B3 (the "Unit")

**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.



1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any current or pending local improvement levies/charges?		DR	<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?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. SERVICES				
A. Are you aware of any problems with the water system?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any problems with the sanitary sewer system?		DR	<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?	DR			
B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	DR			
C. (i) Has this Unit been previously occupied?	DR			
(ii) Are you the "owner developer" as defined in the Strata Property Act?		DR	<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.?		DR	<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.?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are you aware of any structural problems with any of the buildings in the Development?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any problems with the heating and/or central air conditioning system?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any damage due to wind, fire or water?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any infestation or unrepaired damage by insects or rodents?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J. Are you aware of any leakage or unrepaired damage?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any problems with the electrical or gas system?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any problems with the plumbing system?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Are you aware of any pet restrictions?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

DR DR ☐ ☐

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DATE OF DISCLOSURE

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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?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any age restrictions?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? _____		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Have you paid any special assessment(s) in the past 5 years? (i) For how much? <u>\$2200 - upgrade water</u>	DR		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
U. Are you aware of any problems with the swimming pool and/or hot tub?	DR		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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?		DR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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.)				DR
Y. Is this Unit or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				DR
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? _____		DR		<input checked="" type="checkbox"/>
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>Dr. Steve Connor / Janet</u> Telephone _____ Strata Council Secretary Treasurer's Name <u>Ruth Saunders / Welton</u> Telephone _____				
DD. Are the following documents available?	Yes	No	Can be obtained from:	
Bylaws	<input checked="" type="checkbox"/>			
Rules/Regulations	<input checked="" type="checkbox"/>			
Year-to-date Financial Statements	<input checked="" type="checkbox"/>			
Current Year's Operating Budget	<input checked="" type="checkbox"/>			
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	<input checked="" type="checkbox"/>			
Engineer's Report and/or Building Envelope Assessment		<input checked="" type="checkbox"/>		
Strata Plan	<input checked="" type="checkbox"/>			
Depreciation Report		<input checked="" type="checkbox"/>		
Reserve Fund Study		<input checked="" type="checkbox"/>		
EE. What is the monthly strata fee? \$ <u>100</u>				

DR	<u>JS</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?	DR				Recreation?	DR			
Heat?		DR			Cable?		DR		
Hot Water?		DR			Gardening?	DR			
Gas Fireplace?		DR			Caretaker	DR			
Garbage?		DR			Water?	DR			
Sewer?		DR			Other?				

GG. (i) Number of Unit parking stalls N/A 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?		DR		
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?		DR		
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?		DR		

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

DR	<i>[Signature]</i>	
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5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

3.U: POOL LINER WILL NEED REPLACING SOON.

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 D Rambo  
SELLER(S)

X J Ruth Saunders  
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.

\*PREC represents Personal Real Estate Corporation

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AMU 1404(1) FIRST SHEET, SHEET 1a OF 3 SHEETS

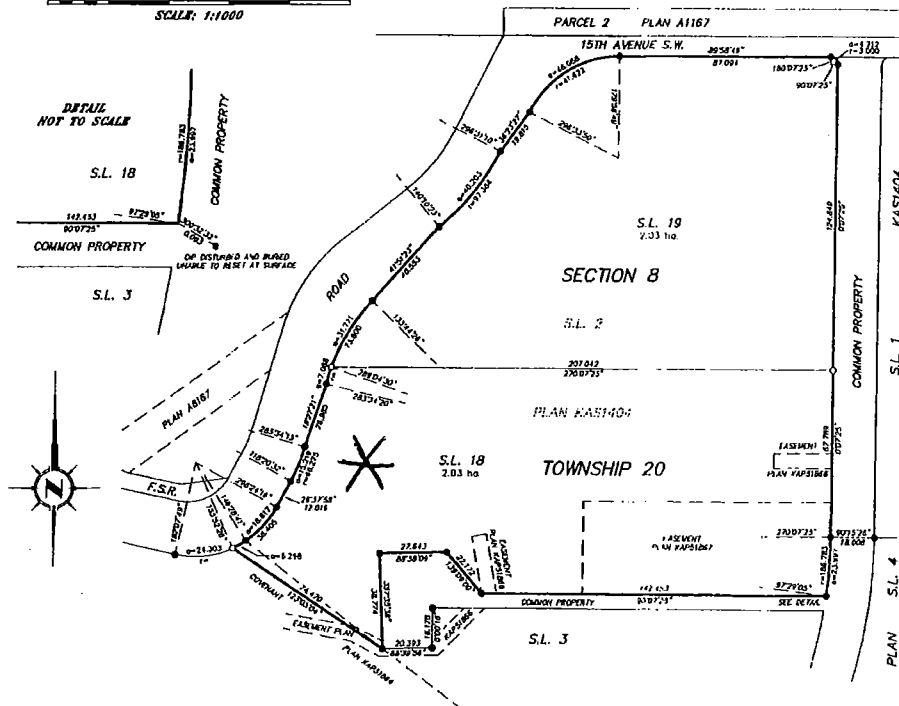
**SUBDIVISION PLAN OF STRATA LOT 2, SEC. 8, TP. 20, R. 10, W6M,  
KAMLOOPS DIVISION YALE DISTRICT, PLAN KAS1404**  
PURSUANT TO SECTION 459 OF THE STRATA PROPERTY ACT

**PLAN KAS 1404**

DEPOSITED IN THE LAND TITLE OFFICE AT KAMLOOPS, B.C.,  
ON THE 4<sup>TH</sup> DAY OF NOVEMBER, 2004  
By *[Signature]*  
DEPUTY REGISTRAR

KV. 58495  
*[Signature]*

B.C.G.S. # B2L064  
SCALE: 1:1000



**LEGEND**

BEARINGS ARE NAD 83/1983 AND ARE DERIVED FROM  
PLAN EASTERN  
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

● SURVEYED STANDARD HIGH POST FOUND  
○ SURVEYED STANDARD HIGH POST PLACED  
SL DEMONSTRATES STRATA LOT

THIS PLAN LIES WITHIN THE DISTRICT OF SALMON AND  
THIS PLAN LIES WITHIN THE COLUMBIA SHASTA REGIONAL DISTRICT

DINC ADDRESS  
S.L. 18 8500 - 15th AVENUE S.W.  
S.L. 19 4910 - 15th AVENUE S.W.

APPROVED PURSUANT TO THE STRATA PROPERTY ACT  
ON THE 4<sup>TH</sup> DAY OF NOVEMBER, 2004

*Carl P. [Signature]*  
APPROVING SURVEYOR FOR THE DISTRICT OF SALMON AND  
S117

REGISTERED OWNER:

MARIA MARGARET APPELBEIT

ELDEST BROTHER APPELBEIT

WITNESS AS TO SIGNATURE

WITNESS OCCUPATION

WITNESS ADDRESS

MORTGAGEE  
BANK OF MONTREAL

AUTHORIZED DONOR

AUTHORIZED DONOR

WITNESS AS TO SIGNATURE

WITNESS OCCUPATION

WITNESS ADDRESS

*[Signature]*  
BANKER  
P.O. BOX 490  
SALMON ARM  
B.C.

I, ROBERT BARR, BEING A QUALIFIED LAND SURVEYOR OF THE  
CITY OF KAMLOOPS IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT  
AND PERSONALLY SUPERVISED THE SURVEY REPRESENTED BY THIS PLAN  
AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS  
COMPLETED ON THE 17TH DAY OF JUNE, 2004. THE PLAN WAS COMPLETED  
AND CHECKED, AND THE SURVEY FIELD BOOKS (IF ANY) ON THE  
24TH DAY OF JUNE, 2004.

*[Signature]*  
ROBERT BARR

B.C.L.S.

MONABEE SURVEYING AND GEOMATICS  
BC LAND SURVEYORS AND GEOMATICS ENGINEERS  
2001 51st Avenue, Kamloops, B.C.  
Tel: 250-835-4500 Fax: 250-835-4501  
File # 0010 Registered Office

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