

Bare Land Strata Subdivision Plan of Lot 1, Plan KAP 57672, Sec. 22, Tp. 21, R. 10, W. 6, K. D. Y. D.

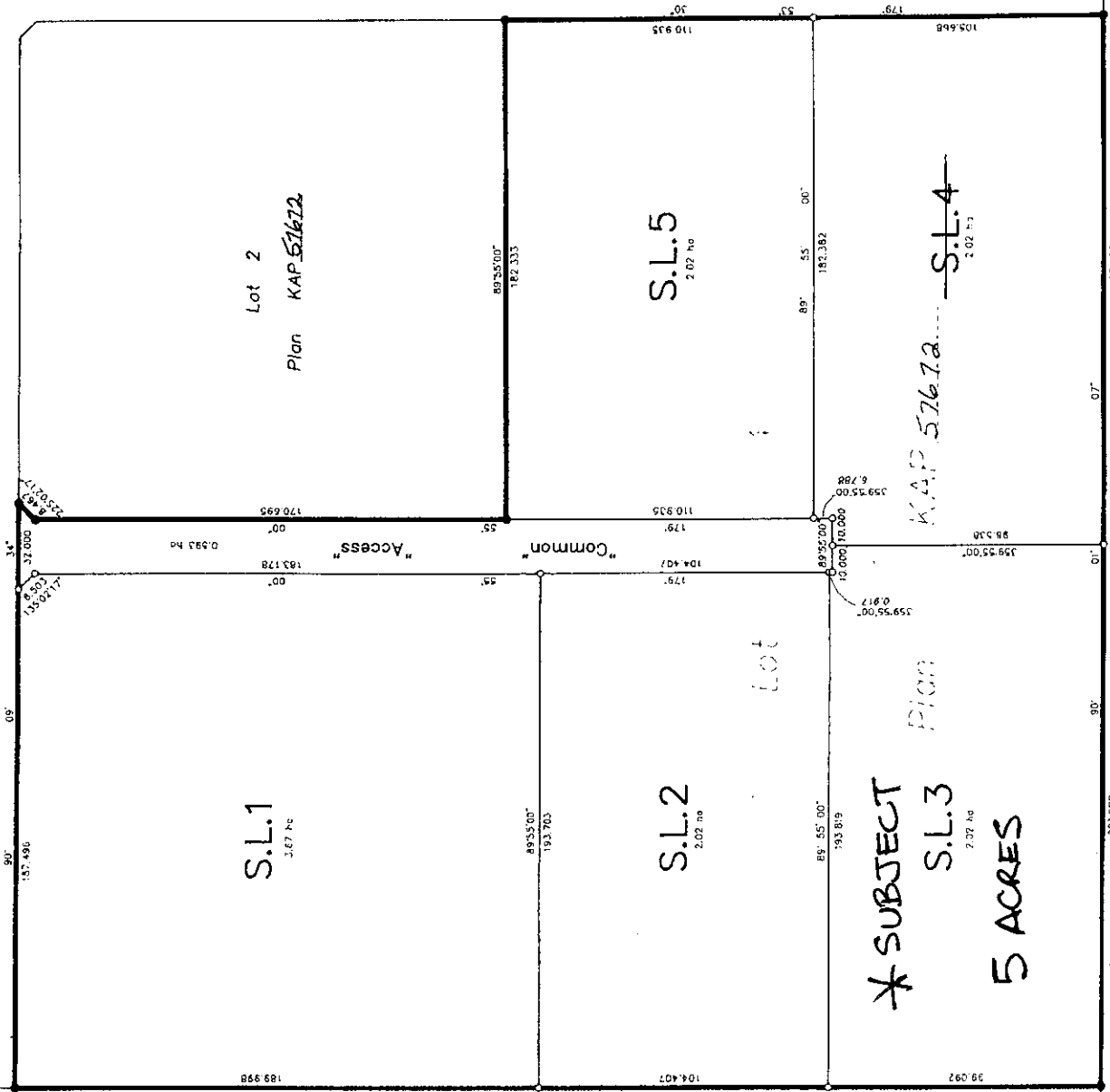
Scale 1:1250
All distances are in metres.

This plan lies within the Vernon Assessment Area and the Columbia-Shuswap Regional District

Rem. L.S. 6

Rem. L.S. 6

Road



Strata Plan No. KAS 1808

Deposited and Registered in the Land Title Office at Kamloops, B.C. this 18th day of SEPTEMBER 1996

Registrar

KK 81015

AMENDED PLANS 175 DEC. 59 (2) CONDOMINIUM ACT.
THIS 9th DAY OF DECEMBER 1997 FOR STRATA 2015 6 AND 7
SEE SHEET 1A AND K134670

LEGEND

Bearings are astronomic and are derived from Plan KAP 57672

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

APPROVAL

Approved under the Condominium Act this 5th day of September, 1996

Approving Officer for the Ministry of Transportation and Highways:

Civic Address:

- S.L.1 - Roberge Road
- S.L.2 - Roberge Road
- S.L.3 - Roberge Road
- S.L.4 - Roberge Road
- S.L.5 - Roberge Road

Total Area of "Common Access" is 0.606 ha.

The address for service of documents of the Strata Corporation is:

The Owners, Strata Plan No. KAS 1808
R.R. 1, Site B.C. 57,
Tappen, B.C.
V0E 2X0

J. C. Johnson, a British Columbia land surveyor, of the District of Salmon Arm 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 survey was completed on the 14th day of June, 1996

B.C.L.S.

BROWNE, JOHNSON & ASSOC.
B.C. LAND SURVEYORS,
SALMON ARM, B.C.
File: 294-96 Fd. 3/9 p. 32-37

07/10/2009 07:00

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PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



PAGE 1 of 2 PAGES

Date of disclosure: _____

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

ADDRESS: 3410 Roberge Place

Tapscott, BC

V0E 2X2

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 REPLIES.

1. GENERAL

YES	NO	DO NOT KNOW	DOES NOT APPLY
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- | | | | | |
|---|---|---|---|---|
| A. Are the premises connected to a public sanitary sewer system? | | / | | |
| B. Are the premises connected to a public water system? | | / | | |
| C. Are the premises connected to a private or a community water system? | | / | | |
| (i) If yes, are you aware of any problems with the private or community water system? | | | / | |
| D. Is the property serviced by a private well? | / | | / | |
| (i) If yes, are you aware of any problems with the private well? | | / | / | |
| E. Is the property serviced by a septic system/lagoon? | / | | / | |
| (i) If yes, are you aware of any problems with the septic system/lagoon? | | / | / | |
| (ii) If the system was installed after May 31, 2005, are maintenance records available? | | | / | / |
| F. Do the premises contain unauthorized accommodation? | | / | / | / |
| G. Are you aware of any underground oil storage tank(s) on the property? | | / | / | / |
| H. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way? | | / | / | / |
| I. Are you aware of any current or pending local improvement levies/charges? | | / | / | / |
| J. Have you received any other notice or claim affecting the property from any person or public body? | | / | / | / |
| K. Are there any equipment leases or service contracts, e.g., security systems, water purification, etc.? | | / | / | / |
| L. Were these premises constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1989? (If so, attach required Owner Builder Declaration and Disclosure Notice.) | | / | | |
| M. Are these premises covered by home warranty insurance under the Homeowner Protection Act? | | / | / | / |
| N. 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 premises? | | / | / | / |
| O. 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 premises? | | / | / | / |

For the purposes of Clauses 1.N. and 1.O. 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

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INITIALS

07/10/2009 07:00

PAGE 07/09

Date of Disclosure _____

PAGE 2 of 2 PAGES

ADDRESS 3410 Roberge Place

Tappen, BC

VOE 2X2

2. STRUCTURAL:

YES NO DO NOT KNOW DOES NOT APPLY

- A. To the best of your knowledge, are the exterior walls insulated? ☒ YES
- B. To the best of your knowledge, is the ceiling insulated? ☒ YES
- C. To the best of your knowledge, have the premises ever contained asbestos insulation? ☒ NO
- D. Has a final building inspection been approved or a final occupancy permit been obtained? ☒ DOES NOT APPLY
- E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities? ☒ DOES NOT APPLY
- F. Are you aware of any additions or alterations made without a required permit and final inspection? ☒ DOES NOT APPLY
- G. Are you aware of any additions or alterations made in the last sixty days? ☒ DOES NOT APPLY
- H. Are you aware of any structural problems with the premises or other buildings on the property? ☒ DOES NOT APPLY
- I. Are you aware of any problems with the heating and/or central air conditioning system? ☒ DOES NOT APPLY
- J. Are you aware of any moisture and/or water problems in the walls, basement or crawl space? ☒ DOES NOT APPLY
- K. Are you aware of any damage due to wind, fire or water? ☒ DOES NOT APPLY
- L. Are you aware of any infestation or unrepaired damage by insects or rodents? ☒ DOES NOT APPLY
- M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 13 years) ☒ DOES NOT APPLY
- N. Are you aware of any problems with the electrical system? ☒ DOES NOT APPLY
- O. Are you aware of any problems with the plumbing system? ☒ DOES NOT APPLY
- P. Are you aware if the premises or property have been used as a marijuana grow operation or to manufacture illegal drugs? ☒ DOES NOT APPLY
- Q. Are you aware of any problems with the swimming pool and/or hot tub? ☒ DOES NOT APPLY

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.

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 property.

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INITIALS

BC1002 REV. SEPT/08

COPYRIGHT BCREA
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Date: 09/07/10 TITLE SEARCH PRINT - KAMLOOPS
Requestor: (PZ41255) ABSTRACT REGISTRY SERVICES LTD.
TITLE - LB319923

Time: 10:33:00
Page: 001

KAMLOOPS LAND TITLE OFFICE TITLE NO: LB319923
FROM TITLE NO: LB42300

APPLICATION FOR REGISTRATION RECEIVED ON: 25 JUNE, 2009
ENTERED: 04 JULY, 2009

REGISTERED OWNER IN FEE SIMPLE:
THERESA ANN TREMEER, ACCOUNTANT
P.O. BOX 103
TAPPEN, BC
VOE 1X0

TAXATION AUTHORITY:
VERNON ASSESSMENT AREA

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 023-546-280
STRATA LOT 3 SECTION 22 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN KAS1808 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:

HERETO IS ANNEXED EASEMENT K18299 OVER PART OF LS 7 SEC 22 TWP 21
RGE 10 W6M KDYD ON PLAN A11739

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
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STATUTORY RIGHT OF WAY

KF105668	1992-10-23	13:06
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REGISTERED OWNER OF CHARGE:

BC GAS INC., (INC NO 368361)

KF105668

REMARKS: INTER ALIA SECTION 214 LAND TITLE ACT

STATUTORY RIGHT OF WAY

KK42443	1996-05-24	09:48
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REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

KK42443

REMARKS: INTER ALIA

STATUTORY RIGHT OF WAY

KK42444	1996-05-24	09:48
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REGISTERED OWNER OF CHARGE:

BC TEL

INCORPORATION NO. A1801

KK42444

REMARKS: INTER ALIA

EASEMENT

CONTINUES ON PAGE 002

Date: 09/07/10 TITLE SEARCH PRINT - KAMLOOPS
Requestor: (PZ41255) ABSTRACT REGISTRY SERVICES LTD.
TITLE - LB319923

Time: 10:33:01

Page: 002

KM24892 1998-03-17 08:54
REMARKS: APPURTENANT TO STRATA LOT 2 STRATA PLAN KAS1808

MORTGAGE
LB60361 2007-05-29 13:00
REGISTERED OWNER OF CHARGE:
SALMON ARM SAVINGS AND CREDIT UNION
LB60361

"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 ***

Date: 09/07/10 COMMON PROPERTY - KAMLOOPS
Requestor: (PZ41255) ABSTRACT REGISTRY SERVICES LTD.
STRATA PLAN - KAS1808

Time: 10:40:35
Page: 001

LEGAL NOTATIONS:

HERETO IS ANNEXED EASEMENT K18299 OVER PART OF LS 7 SEC 22 TWP 21
RGE 10 W6M KDYD ON PLAN A11739

HERETO IS ANNEXED EASEMENT K18300 OVER PART OF LS 6 SEC 22 TWP 21
RGE 10 W6M KDYD ON PLAN A11739

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

STATUTORY RIGHT OF WAY

KF105668 1992-10-23 13:06

REGISTERED OWNER OF CHARGE:

BC GAS INC., (INC NO 368361)

KF105668

REMARKS: INTER ALIA SECTION 214 LAND TITLE ACT

STATUTORY RIGHT OF WAY

KK42443 1996-05-24 09:48

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

KK42443

REMARKS: INTER ALIA

STATUTORY RIGHT OF WAY

KK42444 1996-05-24 09:48

REGISTERED OWNER OF CHARGE:

BC TEL

INCORPORATION NO. A1801

KK42444

REMARKS: INTER ALIA

EASEMENT

KV77853 2003-07-04 14:31

REMARKS: PART SHOWN ON PLAN KAP73646 APPURTENANT TO LOT 1
PLAN KAP73645

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

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

07/07/09

1

*Data supplied to the Board by the Assessment Authority is to be used
as a source for statistical information and not for solicitation or mailing
purposes of any kind. Section 71 (1) - (3) Bill 21*

Roll Number: 000000000006661013
Jurisdiction: 789 Salmon Arm Rural
PID Number: 023-546-280

Owner Information

Name: N/A, N/A
Additional: ,
Address: 3410 ROBERGE PL TAPPEN BC
Postal Code: V0E2X2

Additional Owners See Page 2

Property Address: 3410 ROBERGE PL

Equity: 00 REGISTERED OWNER
Tenure: Crown--Granted

Legal Description

Fixed: Lot: 3, Plan#: KAS1808, Section: 22, Range: 10, District Lot: , Block: , Land District: Kamloops Div
of Yale, Township: 21

Free-Form: Meridian W6.

Indian Band:

Reservation:

Lot Size: 5

Zoning:

Actual Use: 2 Acres or More--Single Family Dwelling, Duplex

BCAA Descr: 1 Sty Sfd - after 1980 - New Standard

(manual class)

Prop Class:

Tax Class: 00 ALL FULLY TAXABLE LAND, STRUCTURES, ETC.

Total-Land: \$155,000. Roll Year: 2010

Total - Impr: \$396,000.

Gross Taxes: \$2,645.24 Tax Year: 2008

Sale Data

	<u>Sale Date</u>	<u>Sale Price</u>	<u>Sale Type</u>
Current Sale	04/2007	\$668,000.	Improved Single Property Cash Transaction
Previous Sales	04/2002	\$285,000.	Improved Single Property Cash Transaction
	10/1996	\$75,000.	Vacant Single Property Cash Transaction