

Date: 17-May-2010 TITLE SEARCH PRINT
Requestor: (PA44970) ROLYN HOLDINGS INC
Folio: TITLE - CA1283659

Time: 12:32:32
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KAMLOOPS LAND TITLE OFFICE TITLE NO: CA1283659
FROM TITLE NO: LA77609

APPLICATION FOR REGISTRATION RECEIVED ON: 25 SEPTEMBER, 2009
ENTERED: 01 OCTOBER, 2009

REGISTERED OWNER IN FEE SIMPLE:
RICHARD WAYNE PETERS, CARPENTER
CHRISTINE JOY PETERS, PAINTER
820 17TH STREET SE
SALMON ARM, BC
V1E 0A4
AS JOINT TENANTS

TAXATION AUTHORITY:
CITY OF SALMON ARM

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 026-439-948
LOT 28 SECTION 13 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS
DIVISION YALE DISTRICT PLAN KAP79114

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

RIGHT OF WAY
J68131 1974-11-27 08:59
REGISTERED OWNER OF CHARGE:
DISTRICT OF SALMON ARM
J68131
REMARKS: PART ON PLAN A11481 INTER ALIA

COVENANT
KX134201 2005-09-23 14:23
REGISTERED OWNER OF CHARGE:
CITY OF SALMON ARM
KX134201
REMARKS: INTER ALIA

STATUTORY BUILDING SCHEME
KX157893 2005-11-03 11:22
REGISTERED OWNER OF CHARGE:
0703904 B.C. LTD.
INCORPORATION NO. 0703904
KX157893
REMARKS: INTER ALIA

MORTGAGE
CA1283660 2009-09-25 08:27
REGISTERED OWNER OF CHARGE:
SALMON ARM SAVINGS AND CREDIT UNION
INCORPORATION NO. FI-120

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PROPERTY DISCLOSURE STATEMENT RESIDENTIAL





Date of disclosure: May 18, 2010

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

ADDRESS/BARE-LAND STRATA LOT #: 820 - 17th Street S.E. Salmon Arm, B.C. V1E 0A4 (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 REPLIES. 			
	YES	NO	DO NOT KNOW	DOES NOT APPLY	
1. LAND					
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		RP CR			
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		RP CR			
C. Is there a survey certificate available?			RP CR		
D. Are you aware of any current or pending local improvement levies/charges?		RP CR			
E. Have you received any other notice or claim affecting the Premises from any person or public body?		RP CR			
2. SERVICES					
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____					
B. Are you aware of any problems with the water system?		RP CR			
C. Are records available regarding the quantity and quality of the water available?			RP CR		
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____					
E. Are you aware of any problems with the sanitary sewer system?		RP CR			
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		RP CR			
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				RP CR	
3. BUILDING					
A. To the best of your knowledge, are the exterior walls insulated?	RP CR				
B. To the best of your knowledge, is the ceiling insulated?	RP CR				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		RP CR			
D. Has a final building inspection been approved or a final occupancy permit been obtained?	RP CR				
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	RP CR				
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		RP CR			
G. Are you aware of any structural problems with any of the buildings?		RP CR			
H. Are you aware of any additions or alterations made in the last sixty days?					
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		RP CR			

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 820 - 17th Street S.E.

Salmon Arm, B.C.

V1E 0A4

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?		RP. Q		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		RP. Q		
L. Are you aware of any damage due to wind, fire or water?		RP. Q		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: ____/____ years)		RP. Q		
N. Are you aware of any problems with the electrical or gas system?		RP. Q		
O. Are you aware of any problems with the plumbing system?		RP. Q		
P. Are you aware of any problems with the swimming pool and/or hot tub?				RP. Q
Q. Do the Premises contain unauthorized accommodation?		RP. Q		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		RP. Q		
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.)		RP. Q		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	RP. Q			
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? _____			RP. Q	
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		RP. Q		
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?		RP. Q		

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

RP	Q		
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 INITIALS

May 18, 2010

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DATE OF DISCLOSURE

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Salmon Arm, B.C.

V1E 0A4

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.

☒ RA
SELLER(S)

☒ [Signature]
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 17th day of MAY yr. 2010.
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.

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