

TITLE SEARCH PRINT

File Reference: McKay

2017-05-09, 14:53:55

Requestor: Robert McKibbin

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

KV43263

V18538

Application Received

2003-04-24

Application Entered

2003-05-01

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

DOUGLAS ALAN MACKAY, BUSINESSMAN

DARLA LEA MACKAY, HIS WIFE

RR #1

SITE 9 COMP 12

TAPPEN, BC

VOE 2X0

AS JOINT TENANTS

Taxation Authority

VERNON ASSESSMENT AREA

Description of Land

Parcel Identifier:

009-203-591

Legal Description:

LOT B SECTION 27 TOWNSHIP 21 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS

DIVISION YALE DISTRICT PLAN 13452 EXCEPT PLANS 21243 AND KAP73208

Legal Notations

HERETO IS ANNEXED EASEMENT X85542 OVER PART OF THE W 1/2 OF THE NE 1/4

SEC 27, TWP 21, RGE 10, W6M, KDYD EXCEPT PLANS 24985 AND 27303 SHOWN

AS PCL. A ON PLAN 36377

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. M11420HERETO IS ANNEXED EASEMENT KC25426 OVER PART LOT 3 PLAN 27307 EXCEPT
PLAN 31079 AND LOT A PLAN 31079 SHOWN AS PARCEL A ON PLAN A12662

TITLE SEARCH PRINT

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2017-05-09, 14:53:55

Requestor: Robert McKibbon

Charges, Liens and Interests

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	KD78967
Registration Date and Time:	1990-09-28 15:01
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature:	MORTGAGE
Registration Number:	CA1774843
Registration Date and Time:	2010-10-21 10:12
Registered Owner:	THE TORONTO-DOMINION BANK

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 3 PAGES



Date of disclosure: May 10, 2017

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

ADDRESS/BARE-LAND STRATA LOT #: 3977 Myers Frontage Road
Tappen

V0E 2X0

(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?		<i>DAM</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any existing tenancies, written or oral?		<i>DAM</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>DAM</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Is there a survey certificate available?		<i>DAM</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Are you aware of any current or pending local improvement levies/charges?		<i>DAM</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>DAM</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
B. Are you aware of any problems with the water system?		<i>DAM</i>	<input checked="" type="checkbox"/>	
C. Are records available regarding the quantity of the water available?		<i>DAM</i>	<input checked="" type="checkbox"/>	
D. Are records available regarding the quality of the water available?		<i>DAM</i>	<input checked="" type="checkbox"/>	
E. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
F. Are you aware of any problems with the sanitary sewer system?		<i>DAM</i>	<input checked="" type="checkbox"/>	
G. Are there any current service contracts; (i.e., septic removal or maintenance)?		<i>DAM</i>	<input checked="" type="checkbox"/>	
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		<i>DAM</i>	<input checked="" type="checkbox"/>	
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	<i>DAM</i>			
B. To the best of your knowledge, is the ceiling insulated?	<i>DAM</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>DAM</i>	<input checked="" type="checkbox"/>	
D. Has a final building inspection been approved or a final occupancy permit been obtained?				<i>DAM</i>
E. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? <input type="checkbox"/> ii.) received WETT certificate? <input type="checkbox"/>				<i>DAM</i>
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		<i>DAM</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any structural problems with any of the buildings?		<i>DAM</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any additions or alterations made in the last sixty days?		<i>DAM</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<i>DAM</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

DAM *DM*

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3977 Myers Frontage Road

Tappen

V0E 2X0

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?		DAM		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		DAM		
L. Are you aware of any damage due to wind, fire or water?		DAM		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years) ORIGINAL + '84 on Metal.		DAM		
N. Are you aware of any problems with the electrical or gas system?		DAM		
O. Are you aware of any problems with the plumbing system?		DAM		
P. Are you aware of any problems with the swimming pool and/or hot tub?				DAM
Q. Do the Premises contain unauthorized accommodation?		DAM		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		DAM		
S. 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, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		DAM		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		DAM		
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? _____		DAM		
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		DAM		
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?		DAM		
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 Heritage Conservation Act or under municipal legislation?		DAM		

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

DAM	DN
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INITIALS

May 10, 2017

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3977 Myers Frontage Road

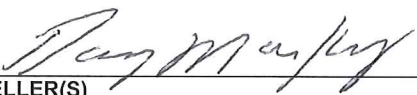
Tappen

V0E 2X0

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 
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 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.

*PREC represents Personal Real Estate Corporation

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Columbia Shuswap Regional District

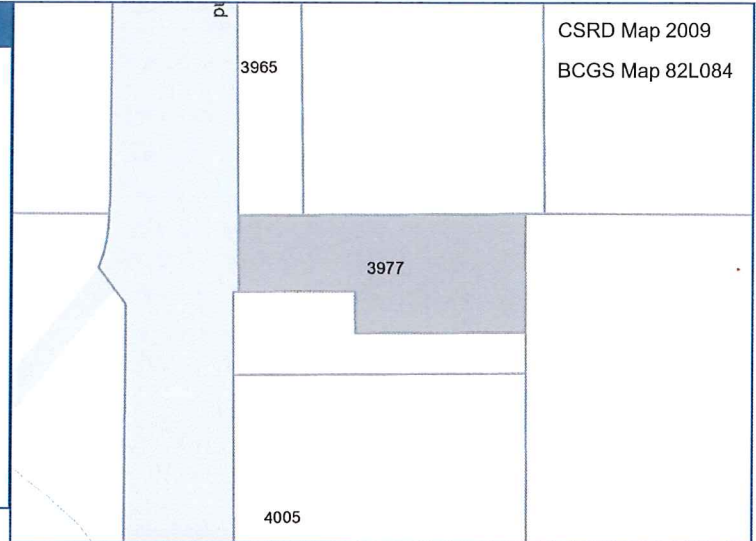
555 Harbourfront Dr. NE, Salmon Arm, BC V1E 4P1
Phone: 250.832.8194 | Fax: 250.832.3375
Web: www.csr.d.bc.ca | E-Mail: inquiries@csr.d.bc.ca

Property Report

Parcel Number (PID): 009-203-591
IDParcel: ccrp0122
Report Date: 5/4/2017

Property Details

Address: 3977 Myers Frtg Rd
PID: 009-203-591
Roll: 78906676000
Electoral Area: C
Local Area: Carlin
Ownership: Private
Zoning: Bylaw N/A: No Zoning
OCP: Bylaw 725: AG - Agriculture
Lakes Zoning: No Lakes Zoning
GIS Lot Size: 1.05 HA | 2.60 Acres *
Taxable Value: \$174,000
Percent in ALR: 100



* Lot size is approximate. Refer to the legal plan to obtain the official size. Contact the CSR D if there is a discrepancy between the CSR D lot size data and another authority.

Legal Description

Legal Plan:	13452	Section:	27	Land District:	Kamloops
District Lot:		Township:	21	Freeform:	L B SEC 27 TP 21 R 10 W OF THE 6TH MERIDIAN KAMLOOPS DIVISION
Block:		Range:	10		YALE DISTRICT PL 13452 EXC PLS 21243 & KAP73208
Lot:	B	Meridian:	6		

BCAA - Property Details

Roll Number: 78906676000
Roll Year: 2017
Assess Area: 20 - Vernon
Jurisdiction: 789 - Salmon Arm Rural
Neighbourhood: 500 - Carlin To Squilax (Backland)
Regional District: 08 - Columbia Shuswap
Electoral Area: C
School District: 83
Hospital District: 03
Use Category: 060 - Acreage
Actual Use: 060 - 2 Acres Or More (Single Family Dwelling, Duplex)
Manual Class: 0090 - 1 Sty Sfd - After 1930 - Std
Tenure: 01 - Crown-Granted

BCAA - Minor Taxing

Defined Area	Elect Area C Sub-Regional Fire Service, Fireworks Area C, Sorrento/Blind Bay Fire Dept, South Shuswap Sewer
Specified-Regional	Sorrento / Blind Bay Park
Service Area	Okanagan Regional Library, Shuswap Watershed
Improvement District	
Local Community	

BCAA - Valuation

Taxable	\$236,000
Exempt	\$62,000
Net Taxable Value	\$174,000

BCAA - Sales History

Current Sale	\$0	2003
First Previous	\$50,000	1983
Second Previous	\$57,000	1982

May 04, 2017

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Not to be used for navigation.



Scale 1: 2,257



Map Notes

