

**TITLE SEARCH PRINT**

File Reference: Peters

2018-06-27, 14:26:32

Requestor: Robert McKibbin

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

<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	KAMLOOPS KAMLOOPS
<b>Title Number</b> From Title Number	KV65437 KT16995
<b>Application Received</b>	2003-06-11
<b>Application Entered</b>	2003-06-24
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	NANCY MARGARET PETERS, HOMEMAKER 217 QUEENS AVENUE NEW WESTMINSTER, BC V3L 1J7 AS TO AN UNDIVIDED 1/3 INTEREST
Registered Owner/Mailing Address:	KEN PETERS, AIRCRAFT PILOT 217 QUEENS AVENUE NEW WESTMINSTER, BC V3L 1J7 IN TRUST SEE KM86353 AS TO AN UNDIVIDED 2/3 INTEREST
<b>Taxation Authority</b>	Vernon Assessment Area
<b>Description of Land</b> Parcel Identifier: Legal Description:	025-668-412 LOT 2 SECTION 12 TOWNSHIP 23 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN KAP73515
<b>Legal Notations</b>	NONE

**TITLE SEARCH PRINT**

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2018-06-27, 14:26:32

Requestor: Robert McKibbin

**Charges, Liens and Interests**

Nature: COVENANT  
Registration Number: KM14084  
Registration Date and Time: 1998-02-12 09:00  
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA  
REPRESENTED BY THE MINISTRY OF ENVIRONMENT, LANDS AND  
PARKS  
COLUMBIA SHUSWAP REGIONAL DISTRICT  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: KR116355  
Registration Date and Time: 2001-12-07 11:32  
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: KR116356  
Registration Date and Time: 2001-12-07 11:32  
Registered Owner: TELUS COMMUNICATIONS INC.  
INCORPORATION NO. 55549A  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: KT101064  
Registration Date and Time: 2002-09-16 10:19  
Registered Owner: THE CROWN IN RIGHT OF CANADA  
Remarks: INTER ALIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

NONE

**Pending Applications**

NONE

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT  
**LAND ONLY**

**This form is intended to be used for vacant land.**

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

**EFFECT OF THE PROPERTY DISCLOSURE STATEMENT:**

The property disclosure statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

"The attached Property Disclosure Statement dated  
June 27 yr. 2018 is incorporated into  
and forms part of this contract."

**ANSWERS MUST BE COMPLETE AND ACCURATE:**

The property disclosure statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer "do not know" or "does not apply" if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

**BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES:**

The buyer must still make the buyer's own inquiries after receiving the property disclosure statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the property disclosure statement or on an inspection report.

**FOUR IMPORTANT CONSIDERATIONS:**

1. The seller is legally responsible for the accuracy of the information which appears on the property disclosure statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the property disclosure statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the property disclosure statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's own inquiries concerning the premises in addition to reviewing a property disclosure statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a property disclosure statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the property disclosure statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.



# PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 2 PAGES



BRITISH COLUMBIA  
REAL ESTATE  
ASSOCIATION

Date of disclosure: June 27, 2018

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

**ADDRESS:** 6037 Eagle Bay Road Eagle Bay V0E 1T0 (the "Land")

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. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY	
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		X			
B. Are you aware of any existing tenancies, written or oral?		N/A			
B. Are you aware of any past or present underground oil storage tank(s) on the Land?		X			
C. Is there a survey certificate available?		X			
D. Are you aware of any current or pending local improvement levies/charges?		X			
E. Have you received any other notice or claim affecting the Land from any person or public body?		X			
F. Is the Land managed forest lands?		X			
G. Is the Land in the Agricultural Land Reserve?		X			
H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		X			
I. Are you aware of any fill materials anywhere on the Land?		X			
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		X			
K. Are you aware of any uncapped or unclosed water wells on the Land?		X			
L. Are you aware of any water licences affecting the Land?		X			
M. Has the Land been logged in the last five years?		X			
(i) If yes, was a timber mark/licence in place?					
(ii) If yes, were taxes or fees paid?					
N. Is there a plot plan available showing the location of wells, <u>septic systems</u> , crops etc.	✓				
<b>2. SERVICES</b>					
A. Indicate the water system(s) the Land uses: <u>NONE</u> Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other <u>Lake Intake is available</u>		X			
B. Are you aware of any problems with the water system?				✓	
C. Are records available regarding the quantity and quality of the water available?				✓	
D. Indicate the sanitary sewer system the Land is 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 _____					
E. Are you aware of any problems with the sanitary sewer system? <u>No Pump</u>	✓				
F. Are there any current service contracts (i.e., septic removal or maintenance)?		X			
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		X			

  
INITIALS

DATE OF DISCLOSURE

ADDRESS: 6037 Eagle Bay Road

Eagle Bay

VOE 1T0

3. BUILDING: (Not Applicable)	YES	NO	DO NOT KNOW	DOES NOT APPLY
4. GENERAL:				
A. Are you aware if the Land has been used as a marijuana grow operation or to manufacture illegal drugs?		X		
B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		X		
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?		X		

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

#### 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 Land and, if desired, to have the Land 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 agencies or their representatives warrant or guarantee the information provided about the Land.

\*PREC represents Personal Real Estate Corporation

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# Shuswap Lake

