

**TITLE SEARCH PRINT**

File Reference: Feigel

Declared Value \$755000

2018-07-19, 14:58:21

Requestor: Robert McKibbon

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

<b>Title Issued Under</b>	STRATA PROPERTY ACT (Section 249)
<b>Land Title District</b> Land Title Office	KAMLOOPS KAMLOOPS
<b>Title Number</b> From Title Number	CA5220547 LB277008
<b>Application Received</b>	2016-05-31
<b>Application Entered</b>	2016-06-02
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	TRICIA LEANNE FEIGEL, BUSINESSWOMAN 99 WESTBROOK DRIVE EDMONTON, AB T6J 2C8

<b>Taxation Authority</b>	Vernon Assessment Area
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<b>Description of Land</b> Parcel Identifier:	026-531-674
Legal Description:	STRATA LOT 3 SECTION 27 TOWNSHIP 22 RANGE 11 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN KAS2938 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**

HERETO IS ANNEXED EASEMENT CA4346409 OVER THAT PART OF THE  
SOUTH WEST 1/4 SECTION 27 TOWNSHIP 22 RANGE 11 W6TH MERIDIAN  
KAMLOOPS DIVISION YALE DISTRICT WHICH IS NOT COVERED BY THE  
WATERS OF SHUSWAP LAKE EXCEPT:  
(1) PLAN ATTACHED TO DD 5912F;  
(2) PLANS B5406, 8408, 9416, 9920, KAP79865, KAP85492 AND EPP44150;  
SHOWN AS EASEMENT AREA 1 ON PLAN EPP48550

HERETO IS ANNEXED EASEMENT CA4346410 OVER THAT PART OF  
LOT A PLAN EPP44150 SHOWN AS EASEMENT AREA 2 ON PLAN EPP48550

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2018-07-19, 14:58:21  
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**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	KX182192
Registration Date and Time:	2005-12-19 09:16
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA COLUMBIA SHUSWAP REGIONAL DISTRICT
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	KX182195
Registration Date and Time:	2005-12-19 09:16
Registered Owner:	FISHERIES AND OCEANS CANADA
Remarks:	INTER ALIA

Nature:	STATUTORY BUILDING SCHEME
Registration Number:	KX182227
Registration Date and Time:	2005-12-19 09:19
Remarks:	INTER ALIA

Nature:	RENT CHARGE
Registration Number:	KX182228
Registration Date and Time:	2005-12-19 09:19
Registered Owner:	CAPTIAN'S VILLAGE UTILITIES INC. INCORPORATION NO. 700647
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	KX182231
Registration Date and Time:	2005-12-19 09:20
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA

<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
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<b>Transfers</b>	NONE
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<b>Pending Applications</b>	NONE
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## 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  
July 19 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 3 PAGESDate of disclosure: July 19, 2018

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

**ADDRESS:** Lot 3 Acton Place

Scotch Creek

V0E 3L0

(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?		X			
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?	✓				
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, septic systems, crops etc.		X			
<b>2. SERVICES</b>					
A. Indicate the water system(s) the Land uses: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/> Other _____					
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 type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/> Other _____					
E. Are you aware of any problems with the sanitary sewer system?				✓	
F. Are there any current service contracts (i.e., septic removal or maintenance)?				✓	
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				✓	

DS  

 INITIALS

July 19, 2018

PAGE 2 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS: Lot 3 Acton Place

Scotch Creek

V0E 3L0

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 Heritage Conservation Act 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

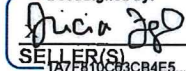
(i) dangerous or potentially dangerous to the occupants

(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.

DocuSigned by:

**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 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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WEBForms® Nov/2016

54'09" 11.340 0.113  
079'09'26" 5.529

080'13'40" 107.009

S.R.W. PCL. C

EASEMENT  
AREA 2  
84.1m<sup>2</sup>

PCL. A  
PLAN KAP79868

ACTON PLACE  
(COMMON PROPERTY)

S.R.W.

SL 6

SL 5

SL 4

SL 3

SL 2

SL 1

STRATA  
PLAN KAS2933

STRATA  
PLAN KAS2938

COVENANT  
PLAN KAP79869

SHUSWAP LAKE

865

2

