

**TITLE SEARCH PRINT**

2018-09-05, 14:21:20

File Reference: Lot 49

Requestor: Robert McKibbin

Declared Value \$65000

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

<b>Land Title District</b>	KAMLOOPS
Land Title Office	KAMLOOPS
<b>Title Number</b>	CA3287577
From Title Number	LA158004
<b>Application Received</b>	2013-08-13
<b>Application Entered</b>	2013-08-16
<b>Registered Owner in Fee Simple</b>	
Registered Owner/Mailing Address:	MARILEN LEA CUMMING, PROJECT TECHNICIAN 210 WILLIAMSTOWN CLOSE AIRDRIE, AB T4B 0X9 ADMINISTRATOR OF THE ESTATE OF DANNY LEE CUMMING, DECEASED, SEE CA3287577
<b>Taxation Authority</b>	Vernon Assessment Area
<b>Description of Land</b>	
Parcel Identifier:	006-428-070
Legal Description:	LOT 49 SECTION 18 TOWNSHIP 22 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 23440
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b>	
Nature:	STATUTORY BUILDING SCHEME
Registration Number:	H6733
Registration Date and Time:	1973-02-12 09:43
Remarks:	INTER ALIA SEC 24B LRA
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	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  
SEPT. 5 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 PAGESDate of disclosure: September 5, 2018

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

**ADDRESS:** Lot 49 Forest Drive

Blind Bay

V0E 2W2

(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?		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, septic systems, crops etc.		X			
<b>2. SERVICES</b>					
A. Indicate the water system(s) the Land uses: Municipal <input type="checkbox"/> Community <input checked="" 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?		X			
C. Are records available regarding the quantity and quality of the water available?		X			
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)?		X			
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				✓	

→ DS  
NC        
INITIALS

September 5, 2018

PAGE 2 of 2 PAGES

DATE OF DISCLOSURE

ADDRESS: Lot 49 Forest Drive

Blind Bay

VOE 2W2

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.

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

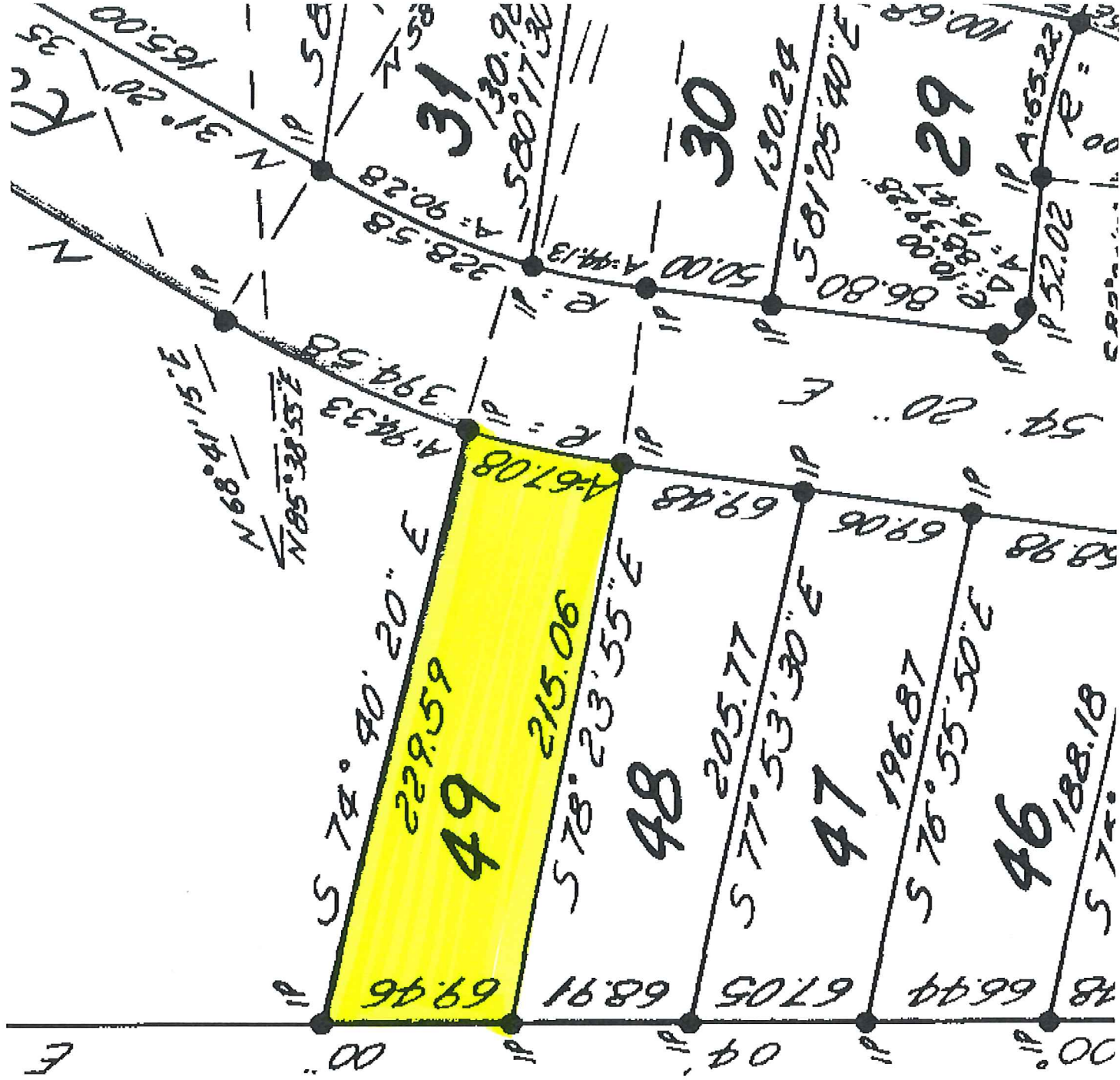
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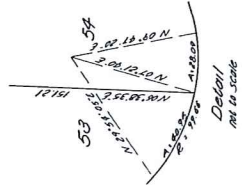
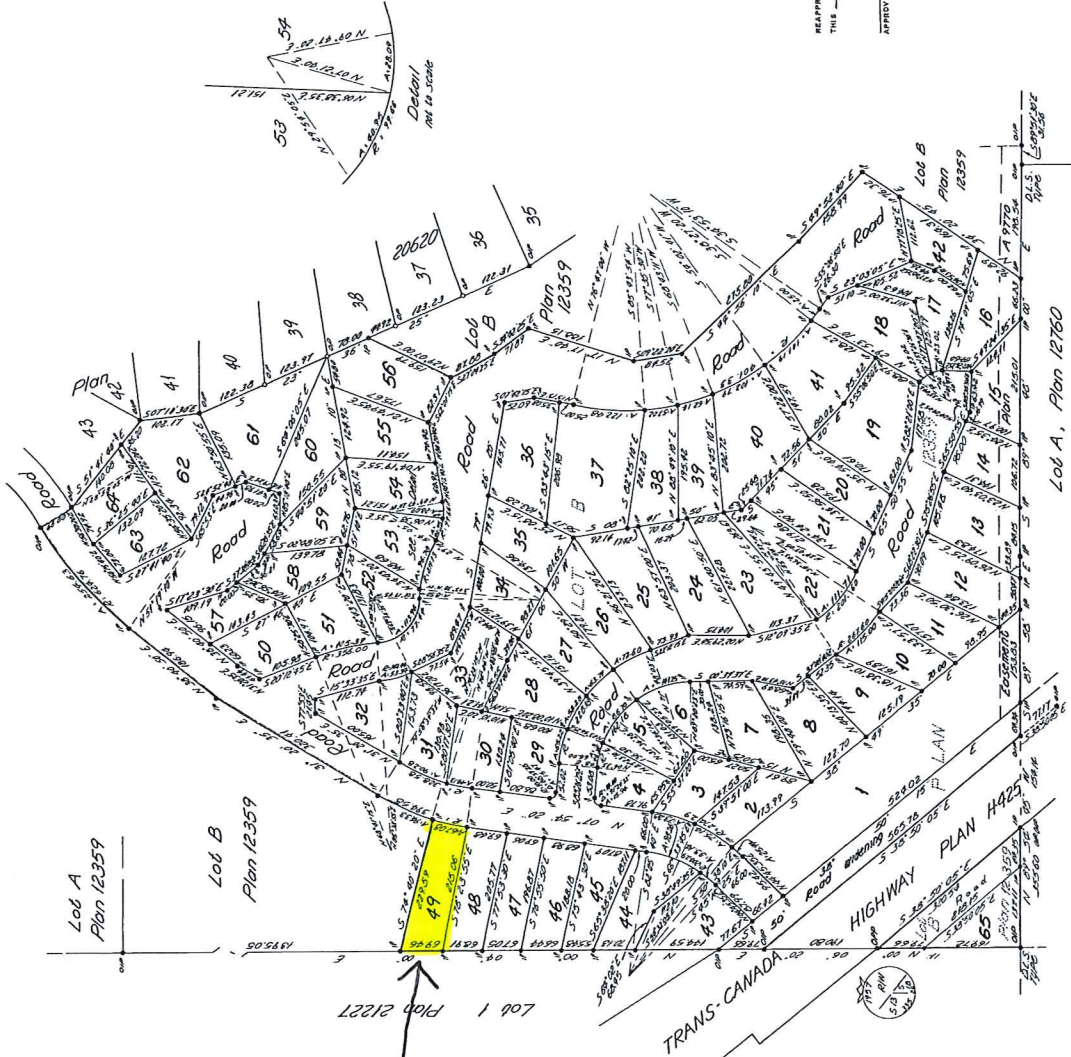
# Lot 1 Plan 21227





# PLAN OF SUBDIVISION OF PART OF LOT B, PLAN 12359, EXCEPT PLAN 20620, NW 1/4, SEC. 18, TP.22,RGE 10,W6M, K.D.Y.D.

Scale: 1" = 100 Feet



PLAN 23440

Deposited in the Land Registry Office at  
Helmings on the 27th day of DEC 1998

Registrar [Signature]

SHULSWAP LAKE ESTATES LTD.

G. van Overbeek VICE PRESIDENT

LEGEND  
Bearings are astronomic and are derived from part of the  
West boundary of Lot A, Plan 12359.  
• 1/4 denotes a quarter section  
• 1/2 denotes a half section  
• 1/8 denotes an eighth section  
• 1/16 denotes a sixteenth section  
• 1/32 denotes a thirty-second section  
• 1/64 denotes a sixty-fourth section  
This plan lies within the Columbia - Sturgeon Regional District

Approved under the Land Registry Act  
on the 6 day of Dec 1998

[Signature]  
Approving officer, Department of Highways

Leahy C. Power, of the City of Vernon, British Columbia  
Land Surveyor, make oath and say that I was present at  
and personally supervised the survey represented by  
this plan, and that the same is a true and correct copy  
of the original survey and is in accordance with the  
provisions of the Land Survey Act.

Robert C. Power  
Sworn before me this 12 day of October 1998.

A COMMISSIONER TO TAKE OATHS AND AFFIDAVITS within British Columbia

R.C. POWER & ASSOCIATES  
2914 - 29th STREET  
VERNON, B.C. TEL: 548-9884 FILE: 2785 R



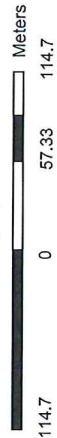
Sep 05, 2018



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.

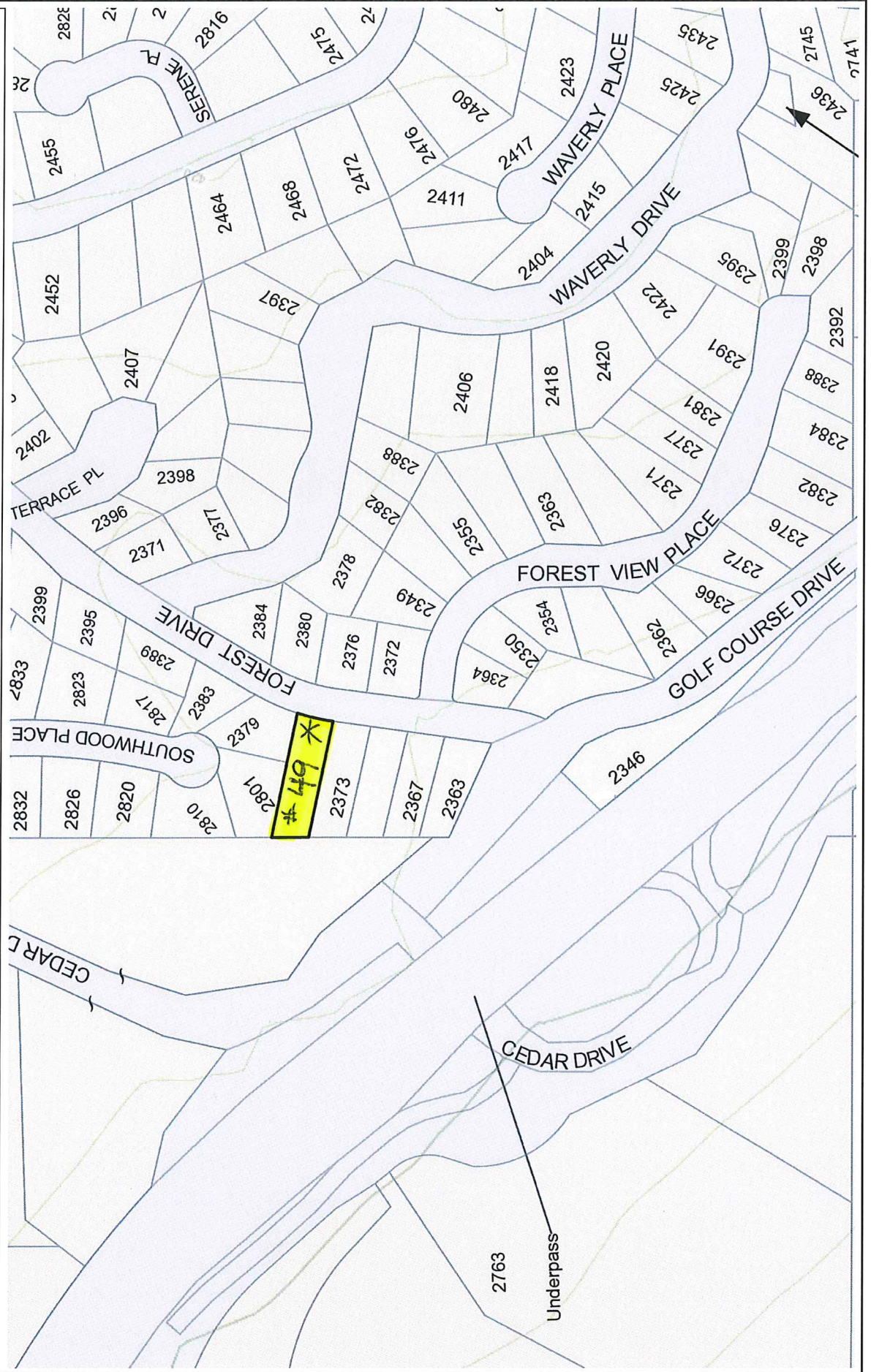


Scale 1: 4,514



## Map Notes

LOT # 49







## 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

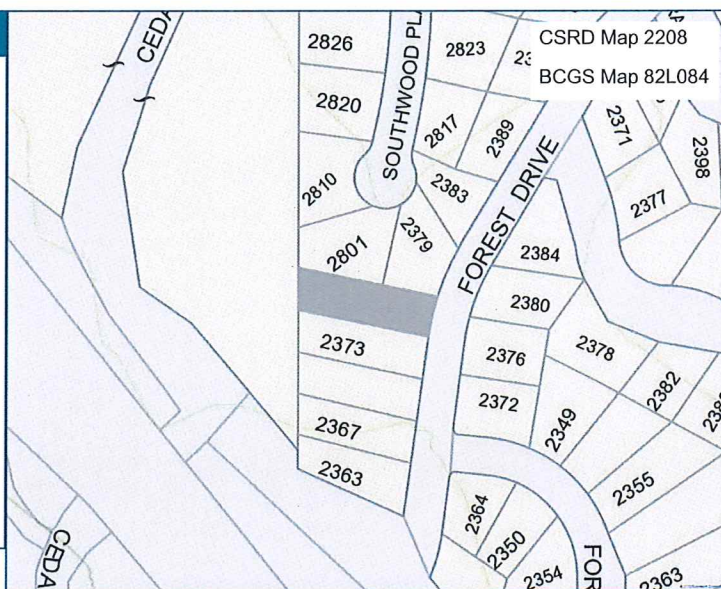
## Property Report

Parcel Number (PID): 006-428-070  
IDParcel: cchp0807  
Report Date: 9/5/2018

### Property Details

Address:	FOREST DR
PID:	006-428-070
Roll:	78907714000
Electoral Area:	C
Local Area:	Cedar Heights
Ownership:	Private
Zoning:	Bylaw 701: R1 - Low Density Residential
OCP:	Bylaw 725: NR - Neighbourhood Residential
Lakes Zoning:	No Lakes Zoning
Building:	No Building Regulation
GIS Lot Size:	0.14 HA   0.34 Acres *
Taxable Value:	\$51,300
Percent in ALR:	0

\* 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:	23440	Section:	18	Land District:	Kamloops
District Lot:		Township:	22	Freeform:	L 49 SEC 18 TP 22 R 10 W OF THE 6TH MERIDIAN KAMLOOPS DIVISION
Block:		Range:	10		YALE DISTRICT PL 23440
Lot:	49	Meridian:	6		

### BCAA - Property Details

Roll Number:	78907714000
Roll Year:	2018
Assess Area:	20 - Vernon
Jurisdiction:	789 - Salmon Arm Rural
Neighbourhood:	520 - Shus Lk Est, Cedar Hghts&Lk Cnt
Regional District:	08 - Columbia Shuswap
Electoral Area:	C
School District:	83
Hospital District:	03
Use Category:	001 - Single Family Residence
Actual Use:	001 - Vacant Residential Less Than 2 Acres
Manual Class:	
Tenure:	01 - Crown-Granted

### BCAA - Minor Taxing

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

### BCAA - Valuation

Taxable	\$51,300
Exempt	\$0
<b>Net Taxable Value</b>	<b>\$51,300</b>

### BCAA - Sales History

Current Sale	\$65,000	2013
First Previous	\$68,000	2006
Second Previous	\$35,000	2006