

**TITLE SEARCH PRINT**

File Reference: Nagy  
Declared Value \$130000

2015-05-19, 11:34:24  
Requestor: Robert McKibbon

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

**Land Title District**  
Land Title Office

KAMLOOPS  
KAMLOOPS

**Title Number**  
From Title Number

KR113345  
KM29277

**Application Received**

2001-11-30

**Application Entered**

2001-12-04

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

ZOLTAN LESLIE NAGY, BUSINESSMAN  
SUSANN GEORGETTE NAGY, BUSINESSWOMAN  
253 COACHWOOD POINT WEST  
LETHBRIDGE, AB  
T1K 6A4  
AS JOINT TENANTS

**Taxation Authority**

VERNON ASSESSMENT AREA

**Description of Land**

Parcel Identifier:

002-919-885

Legal Description:

LOT 2 SECTION 2 TOWNSHIP 23 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS  
DIVISION YALE DISTRICT PLAN 34936

**Legal Notations**

HERETO IS ANNEXED EASEMENT W47509 OVER LOT 15 PLAN 34936

HERETO IS ANNEXED EASEMENT W47510 OVER LOT 14 PLAN 34936

HERETO IS ANNEXED EASEMENT W47511 OVER LOT 13 PLAN 34936

HERETO IS ANNEXED EASEMENT W47512 OVER LOT 12 PLAN 34936

HERETO IS ANNEXED EASEMENT W47513 OVER LOT 11 PLAN 34936

HERETO IS ANNEXED EASEMENT W47514 OVER LOT 10 PLAN 34936

HERETO IS ANNEXED EASEMENT W47515 OVER LOT 9 PLAN 34936

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HERETO IS ANNEXED EASEMENT W47516 OVER LOT 8 PLAN 34936

HERETO IS ANNEXED EASEMENT W47517 OVER LOT 7 PLAN 34936

HERETO IS ANNEXED EASEMENT W47518 OVER LOT 6 PLAN 34936

HERETO IS ANNEXED EASEMENT W47519 OVER LOT 5 PLAN 34936

HERETO IS ANNEXED EASEMENT W47520 OVER LOT 4 PLAN 34936

HERETO IS ANNEXED EASEMENT W47521 OVER LOT 3 PLAN 34936

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	W47507
Registration Date and Time:	1984-08-29 14:18
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA C/O MINISTRY OF ENVIRONMENT THE REGIONAL DISTRICT OF COLUMBIA- SHUSWAP
Remarks:	INCLUDES INDEMNITY UNDER SECTION 215(2)(A) LTA INTER ALIA

Nature:	COVENANT
Registration Number:	W47508
Registration Date and Time:	1984-08-29 14:18
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA C/O MINISTRY OF HEALTH THE REGIONAL DISTRICT OF COLUMBIA-SHUSWAP
Remarks:	SECTION 215 LTA INTER ALIA

Nature:	EASEMENT
Registration Number:	W47522
Registration Date and Time:	1984-08-29 14:19
Remarks:	APPURTENANT TO LOT 1 PLAN 34936

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE



# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: May 21, 2015

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

ADDRESS/BARE-LAND STRATA LOT #: 3513 Eagle Bay Road  
Eagle Bay, BC      VOE ITO      (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. "			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓	<del>X</del>	<del>X</del>
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		✓	<del>X</del>	<del>X</del>
C. Is there a survey certificate available?	✓		<del>X</del>	<del>X</del>
D. Are you aware of any current or pending local improvement levies/charges?		✓	<del>X</del>	<del>X</del>
E. Have you received any other notice or claim affecting the Premises from any person or public body?		✓	<del>X</del>	<del>X</del>
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other <input checked="" type="checkbox"/> <u>LAKE INTAKE</u>				
B. Are you aware of any problems with the water system?		✓	<del>X</del>	
C. Are records available regarding the quantity of the water available?	✓		<del>X</del>	
D. Are records available regarding the quality of the water available?		✓	<del>X</del>	
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?		✓	<del>X</del>	
G. Are there any current service contracts, (i.e., septic removal or maintenance)?		✓	<del>X</del>	
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		✓	<del>X</del>	
<b>3. BUILDING</b>				
A. To the best of your knowledge, are the exterior walls insulated?	✓		<del>X</del>	
B. To the best of your knowledge, is the ceiling insulated?	✓		<del>X</del>	
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		✓	<del>X</del>	
D. Has a final building inspection been approved or a final occupancy permit been obtained?	✓		<del>X</del>	
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	✓		<del>X</del>	
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		✓	<del>X</del>	
G. Are you aware of any structural problems with any of the buildings?		✓	<del>X</del>	
H. Are you aware of any additions or alterations made in the last sixty days?		✓	<del>X</del>	
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		✓	<del>X</del>	

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 INITIALS

May 21, 2015

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DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3513 Eagle Bay Road

Eagle Bay, BC

VOE 170

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?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>2006</u> years)		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any problems with the swimming pool and/or hot tub?			<input checked="" type="checkbox"/>	N/A
Q. Do the Premises contain unauthorized accommodation?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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.)		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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? _____		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. GENERAL</b>				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are you aware if the property, or 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?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

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INITIALS

May 21, 2015

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DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3513 Eagle Bay Road Eagle Bay, BC VOE 1T0

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 [Signature] SELLER(S) x [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 \_\_\_ 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.

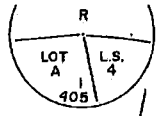
BUYER(S) BUYER(S)

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.

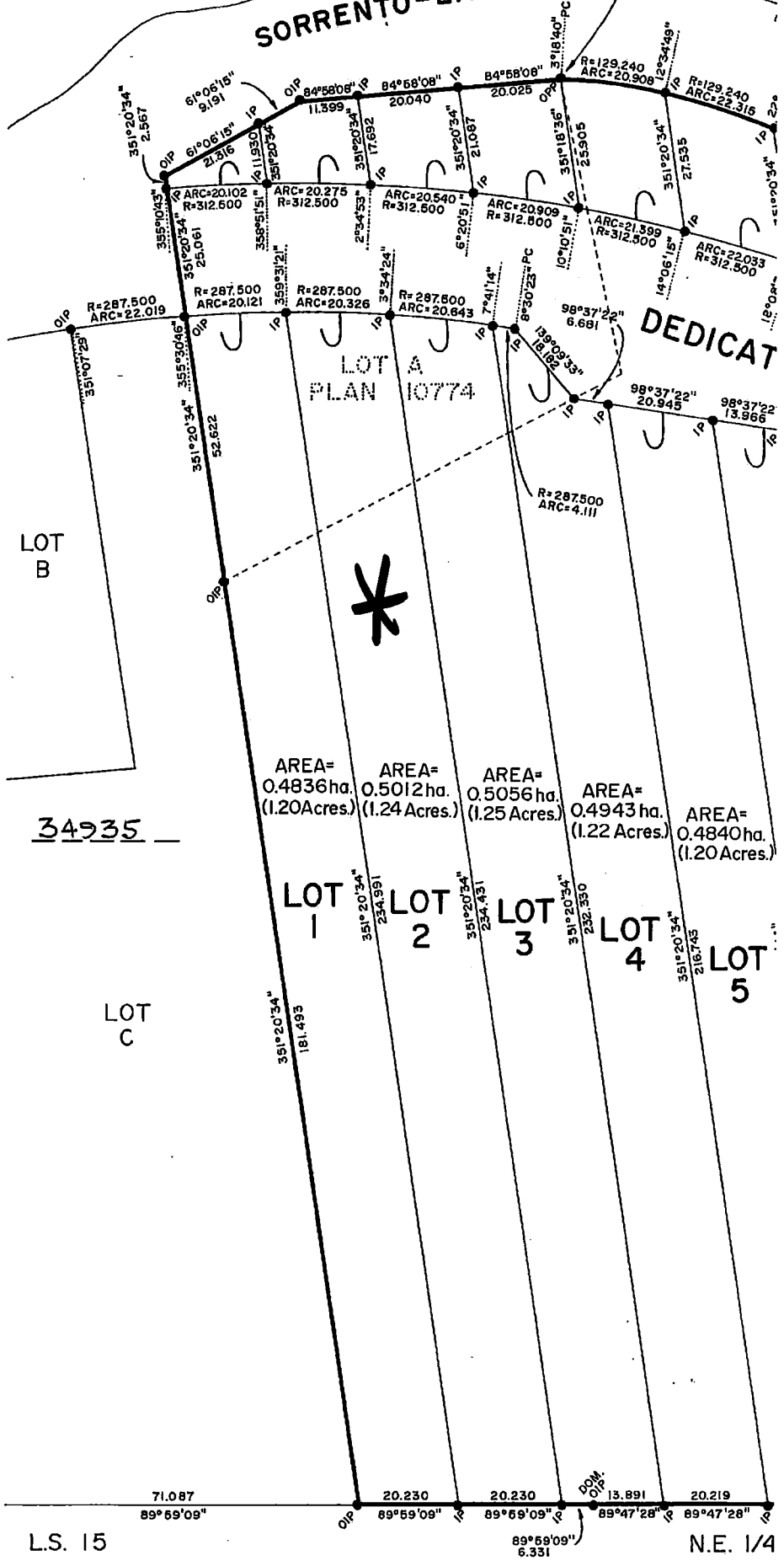
\*PREC represents Personal Real Estate Corporation

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SHL



# SORRENTO-EAGLE BAY



LOT B

LOT A  
PLAN  
10774

DEDICAT

34935

AREA= 0.4836 ha. (1.20 Acres.)    AREA= 0.5012 ha. (1.24 Acres.)    AREA= 0.5056 ha. (1.25 Acres.)    AREA= 0.4943 ha. (1.22 Acres.)    AREA= 0.4840 ha. (1.20 Acres.)

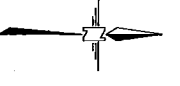
LOT 1    LOT 2    LOT 3    LOT 4    LOT 5

LOT C

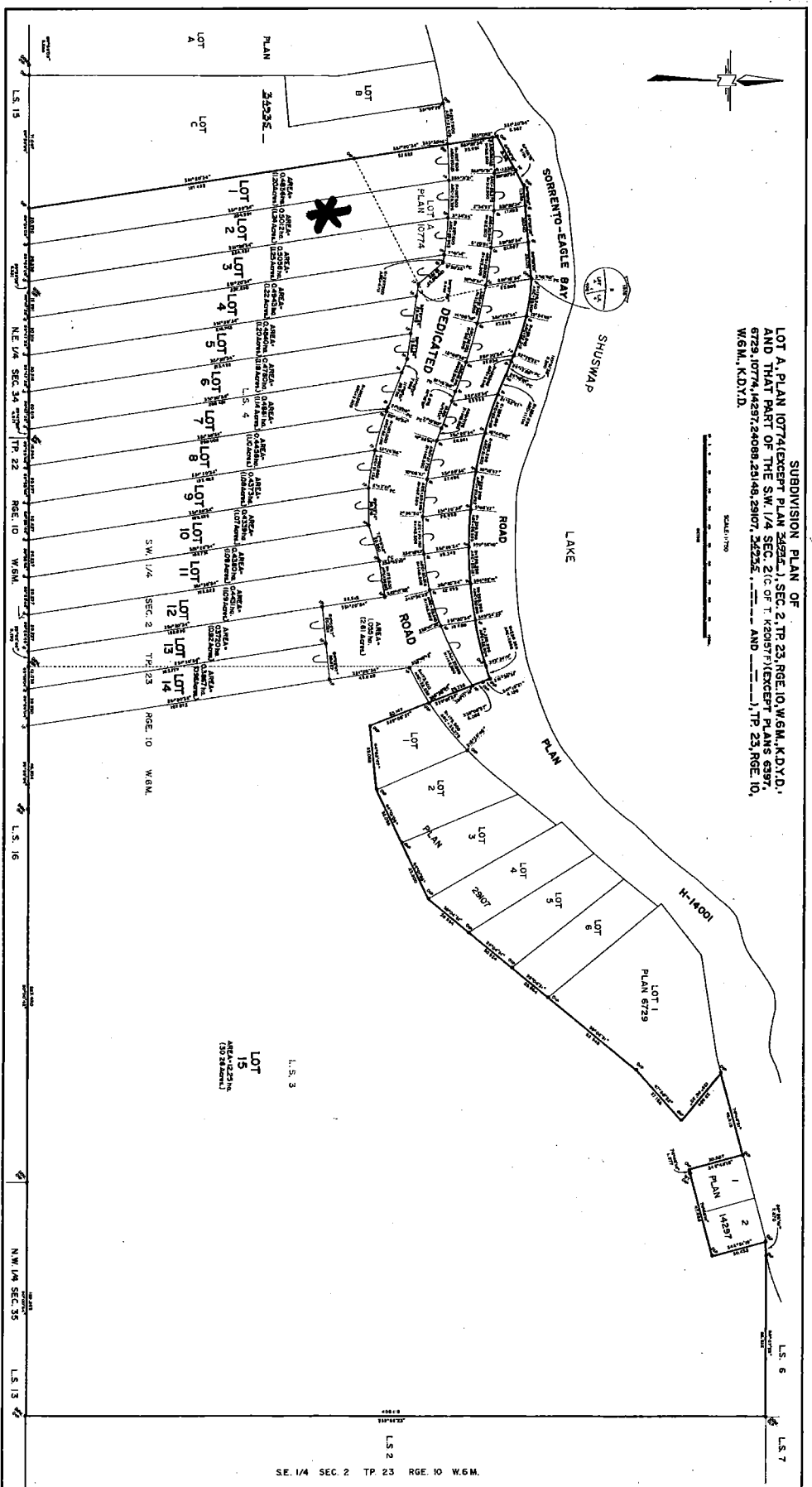
L.S. 15

N.E. 1/4

SUBDIVISION PLAN OF  
 LOT A PLAN 10774 (EXCEPT PLAN 34295, 1) SEC. 2, TP. 23, RGE. 10 W.6.M. K.D.Y.D.,  
 AND THAT PART OF THE SW 1/4 SEC. 2 (C OR 1, 10285) EXCEPT PLAN 6388,  
 6729, 10774, 14287, 24089, 24148, 29107, 34295, AND \_\_\_\_\_, TP. 23, RGE. 10,  
 W.6.M., K.D.Y.D.



SCALE 1/8" = 10'



Plan No. 34295

APPROVAL

WITNESSES

OWNER

LEGAL NOTICE

NOTICE TO THE PUBLIC

NOTICE TO THE PARTIES

NOTICE TO THE ADJACENT OWNERS

NOTICE TO THE STATE

NOTICE TO THE COUNTY

NOTICE TO THE TOWNSHIP

NOTICE TO THE RANGE

NOTICE TO THE MERIDIAN

NOTICE TO THE SECTION

NOTICE TO THE QUARTER

NOTICE TO THE LOT

NOTICE TO THE AREA

NOTICE TO THE PERCENTAGE

NOTICE TO THE DEED

NOTICE TO THE MORTGAGE

NOTICE TO THE LEASE

NOTICE TO THE EASEMENT

NOTICE TO THE EJECTMENT

NOTICE TO THE REVERSION

NOTICE TO THE REMAINDER

NOTICE TO THE LIFE ESTATE

NOTICE TO THE TRUST

NOTICE TO THE PROBATE

NOTICE TO THE ESTATE

NOTICE TO THE INHERITANCE

NOTICE TO THE SUCCESSION

NOTICE TO THE DEVOLUTION

NOTICE TO THE TRANSFER

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