

TITLE SEARCH PRINT

File Reference: 1720

2015-08-28, 12:31:44

Requestor: Robert McKibbin

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

Land Title District KAMLOOPS
Land Title Office KAMLOOPS

Title Number LB213725
From Title Number CA750577

Application Received 2008-06-25

Application Entered 2008-06-25

Registered Owner in Fee Simple
Registered Owner/Mailing Address: JAMES HOWARD WILSON, MANAGER
PO BOX 815
SALMON ARM, BC
V1E 4N9

Taxation Authority CITY OF SALMON ARM

Description of Land
Parcel Identifier: 026-797-984
Legal Description:
LOT 22 SECTION 24 TOWNSHIP 20 RANGE 10 WEST OF THE 6TH MERIDIAN KAMLOOPS
DIVISION YALE DISTRICT PLAN KAP81860

Legal Notations NONE

Charges, Liens and Interests

Nature: COVENANT
Registration Number: LA124943
Registration Date and Time: 2006-09-07 10:00
Registered Owner: CITY OF SALMON ARM
Remarks: INTER ALIA

Nature: STATUTORY BUILDING SCHEME
Registration Number: LA135609
Registration Date and Time: 2006-09-29 08:51
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 1720

2015-08-28, 12:31:44
Requestor: Robert McKibbin

Nature: MORTGAGE
Registration Number: CA750578
Registration Date and Time: 2008-04-14 08:52
Registered Owner: THE TORONTO-DOMINION BANK

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: September 2, 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 #: 1720 24 Street NE
Salmon Arm, BC V1E (the "Premises")

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

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 1720 24 Street NE

Salmon Arm, BC V1E

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?		X	<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?		X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		X	<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>8</u> years)		X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?		X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any problems with the swimming pool and/or hot tub?		N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		N/A	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	X		<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? _____		X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		X	<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?		X	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

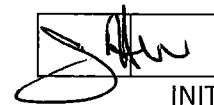
For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

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



INITIALS

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ADDRESS/BARE-LAND STRATA LOT #: 1720 24 Street NE

Salmon Arm, BC

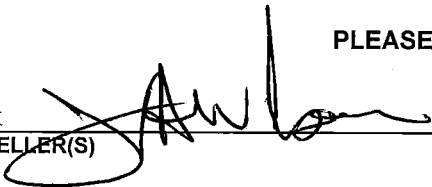
V1E

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)



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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BROWNE JOHNSON LAND SURVEYORS*

BRITISH COLUMBIA AND CANADA LANDS

Box 362, Salmon Arm, B.C. V1E 4N5 (250)832-9701

B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

To: Ed Lucas,
c/o Lucas Homes,
4295 Todd Place,
Armstrong, B.C.

Your File:

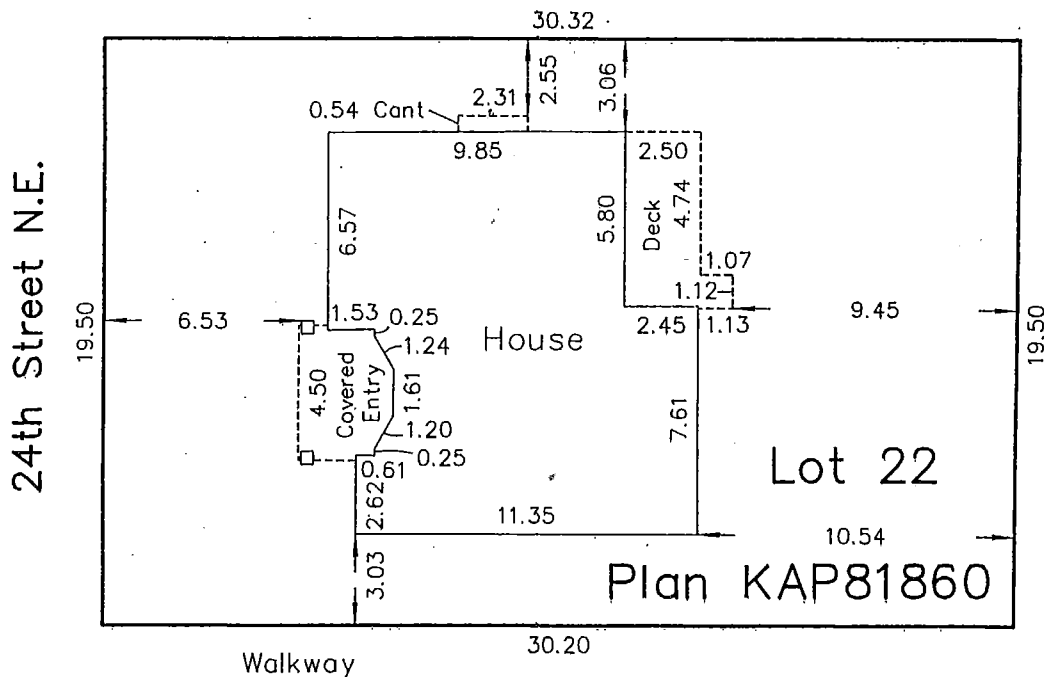
Re: Lot 22, Plan KAP81860,
Section 24, Township 20, Range 10,
W6M, K.D.Y.D.

Parcel Identifier(PID): 026-797-984

Civic Address: 24th St.N.E.

List of documents registered on title which may affect
the location of improvements:

Building Scheme LA135609
Covenant LA124943



1720 - 24th Street NE, Salmon Arm



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City of Salmon Arm

500 - 2 Avenue NE

Mailing Address: Box 40

Salmon Arm, BC V1E 4N2

Tel: (250) 803-4000 Fax: (250) 803-4041

www.salmonarm.ca



February 28, 2008

Lucas Homes
Ed Lucas
4295 Todd Place
Armstrong BC V0E 1B4

FINAL OCCUPANCY PERMIT

Building Permit #: 11633B
Zoning at Date of Issuance: R-1
Occupancy Code/Use Approval: C/SFD

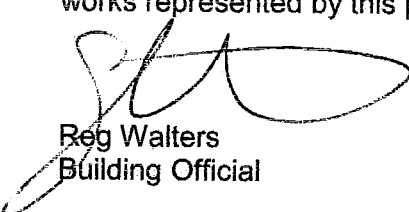
PURSUANT TO THE PROVISIONS OF SALMON ARM BUILDING BYLAW #3535, THE BUILDING LOCATED AT:

Address: 1720 – 24 Street NE
Legal: Lot 22, Plan KAP81860, Section 24, Township 20, Range 10

A field inspection was conducted at the above premises for the health and safety aspects of the work as defined in Section 2.11 of Building Bylaw #3535 and on February 28, 2008, final approval was given as per Section 16.2 for a single family dwelling (1299 ft²) over partially finished basement for foyer, den and laundry (313 ft²), double garage and covered patio.

The issuance of an occupancy certificate shall in no way be construed as relieving the permit applicant (owner/contractor) of responsibility for corrections that may arise from incorrect application of the requirements of the Building Regulations of British Columbia.

NOTICE: This certificate is not a warranty that the subject building complies with all the City of Salmon Arm and Provincial regulations covering zoning and building construction, or that it is without defect. The City of Salmon Arm depends upon the owner, constructor and designer of works represented by this permit to ensure compliance with BC Building Regulations.


Reg Walters
Building Official

RW/sg

cc: Utilities Roll #04459.122
Finance Department