

TITLE SEARCH PRINT

File Reference: BIGRob.ca

Declared Value \$26,925 1/2

2023-07-14, 16:27:17

Requestor: Lynn McKibbon

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

Title Number

From Title Number

KC74565

X132336

Application Received

1989-09-20

Application Entered

1989-09-20

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

JOHN FREDERICK BAILEY, MANAGER
54 FAIRVIEW DR
WILLIAMS LAKE, BC
V2G 3T1** POA
Barbara Anne Holm
Attached***Taxation Authority**

Vernon Assessment Area

Description of Land

Parcel Identifier:

004-878-655

Legal Description:

LOT 4 SECTION 17 TOWNSHIP 21 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS
DIVISION YALE DISTRICT PLAN 16480**Legal Notations**HERETO IS ANNEXED EASEMENT 128162E OVER PART LOT 1, PLAN 16480 ON
PLAN A2999 SEE 282784HERETO IS ANNEXED EASEMENT 128164E OVER PART LOT 3, PLAN 16480
ON PLAN A2999 SEE 282785HERETO IS ANNEXED EASEMENT 128166E OVER PART LOT 5, PLAN 16480
ON PLAN A2999 SEE 282786HERETO IS ANNEXED EASEMENT C19938 OVER PARTS LOT A, PLAN 18191 ON
PLANS A2999 AND A8366 SEE C19936HERETO IS ANNEXED EASEMENT D1816 OVER PART LOT 2, PLAN 14217 EXCEPT
PLANS 14997, 16480 AND 18191 ON PLAN A2999 SEE 255739

TITLE SEARCH PRINT

File Reference: BIGRob.ca

Declared Value \$26,925 1/2

2023-07-14, 16:27:17

Requestor: Lynn McKibbon

HERETO IS ANNEXED EASEMENT 128161E OVER PART LOT 2, PLAN 16480 ON
PLAN A2999 SEE 282783

Charges, Liens and Interests

Nature: EASEMENT
Registration Number: 127790E
Remarks: INTER ALIA
PART ON PLAN A2999
APPURTENANT TO LOT 2 PLAN 16480

Nature: EASEMENT
Registration Number: 128163E
Registration Date and Time: 1966-08-26 15:31
Remarks: INTER ALIA
PART ON PLAN A2999
APPURTENANT TO LOT 1, PLAN 16480

Nature: EASEMENT
Registration Number: 128165E
Registration Date and Time: 1966-08-26 15:33
Remarks: INTER ALIA
PART ON PLAN A2999
APPURTENANT TO LOT 3, PLAN 16480

Nature: EASEMENT
Registration Number: 128167E
Registration Date and Time: 1966-08-26 15:35
Remarks: INTER ALIA
PART ON PLAN A2999
APPURTENANT TO LOT 5, PLAN 16480

Nature: EASEMENT
Registration Number: C19937
Registration Date and Time: 1968-08-06 15:10
Remarks: INTER ALIA
PART ON PLAN A2999
APPURTENANT TO LOT A, PLAN 18191

Nature: EASEMENT
Registration Number: D1815
Registration Date and Time: 1969-01-22 14:14
Remarks: PART ON PLAN A2999 APPURTENANT TO LOT 2,
PLAN 14217 EXCEPT PLANS 14997, 16480 AND 18191

TITLE SEARCH PRINT

File Reference: BIGRob.ca

Declared Value \$26,925 1/2

2023-07-14, 16:27:17

Requestor: Lynn McKibbon

Nature:	MORTGAGE
Registration Number:	KX61719
Registration Date and Time:	2005-05-18 12:17
Registered Owner:	ROYAL BANK OF CANADA

Duplicate Indefeasible Title	NONE OUTSTANDING
-------------------------------------	------------------

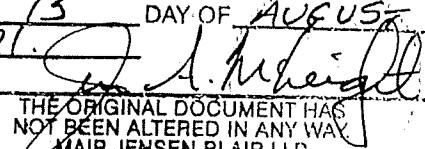
Transfers	NONE
------------------	------

Pending Applications	NONE
-----------------------------	------

ENDURING POWER OF ATTORNEY

THIS ENDURING POWER OF ATTORNEY is given on JUNE 23, 2021, by JOHN FREDERICK BAILEY, "Retired", of 4746 Sunnybrae Canoe Point Road, Tappen, British Columbia, V0E 2X1.

1. I appoint my sister, BARBARA ANNE HOLM, "Retired", of Unit #2 – 12925 17th Avenue, Surrey, British Columbia, V4A 8S7, to be my Attorney in accordance with the *Power of Attorney Act*, to make decisions on my behalf and to do on my behalf anything that I can lawfully do by an agent, in relation to my financial affairs; provided that if BARBARA ANNE HOLM should predecease me, or should refuse or be unable to act or continue to act as my Attorney, then, I appoint my step-daughter, JULIE ANN PATTERSON, "Health Care Aide", of 13 Donchi Place, Clearwater, British Columbia, V0E 1N2, to be my Attorney in accordance with the *Power of Attorney Act*, to make decisions on my behalf and to do on my behalf anything that I can lawfully do by an agent, in relation to my financial affairs. An Attorney can confirm another Attorney is unable or unwilling to act by signing a Statutory Declaration to that effect.
2. In accordance with the *Power of Attorney Act* I declare that my Attorney may exercise this authority while I am still capable and the authority of my Attorney continues despite my subsequent mental incapability.
3. I hereby revoke all prior Enduring Powers of Attorney I have made previously.
4. In making this Power of Attorney, I am aware:
 - (a) of the property I have and its approximate value;
 - (b) of the obligations I owe to my dependants;
 - (c) that my Attorney will be able to do on my behalf anything in respect of my financial affairs that I could do if capable except make a Will, subject to any conditions or restrictions set out in this Power of Attorney;
 - (d) that unless my Attorney manages my business and property prudently, this value may decline;
 - (e) that there is a possibility my Attorney could misuse the authority given to my Attorney by this Power of Attorney; and
 - (f) that I may, while capable, revoke this Power of Attorney.

CERTIFIED A TRUE COPY
THIS 13 DAY OF AUGUST
2021

THE ORIGINAL DOCUMENT HAS
NOT BEEN ALTERED IN ANY WAY
MAIR JENSEN BLAIR LLP
Barristers and Solicitors
700 - 275 Lansdowne Street
Kamloops, BC V2C 6H6

5. Without limiting the generality of the foregoing I expressly give my Attorney the following powers:

(a) **Deal with Land**

to transfer or deal with any real property in which I have an interest including the power to rent, lease or mortgage, to buy and sell, to give a receipt and discharge for any purchase funds and to execute all documents and instruments in relation thereto and this Power of Attorney excludes the effect of section 56 of the *Land Title Act*;

(b) **Reorganize Affairs**

to reorganize my assets and affairs for the benefit of me, my estate or my family members, including but not limited to:

- (i) the creation and settling of corporations and trusts for the benefit of me, my estate or my family members and the transfer of my assets to such corporations and trusts;
- (ii) the reorganization of any corporations in which I have an interest to complete an estate freeze or otherwise benefit me, my estate or my family members; and
- (iii) the implementation of any other measures designed to achieve tax efficiencies for me, my estate or my family members.

(c) **Gifts and Loans**

to make gifts or loans of any of my assets to any of my family members and to make donations of any of my assets to any registered charities if my Attorney in my Attorney's absolute discretion, has reason to believe that I would want to make such gifts, loans or donations;

(d) **Investment Power**

to invest my money (including monies arising from the sale and conversion of my assets) in any investment or investments which my Attorney shall in my Attorney's absolute discretion deem advantageous to me, including the purchase and retention of real property, not being limited to investments expressly authorized by the *Trustee Act* and to in like manner and from time to time alter or vary such investments.

6. My Attorney shall be entitled to be reimbursed from my property for reasonable out of pocket expenses properly incurred in acting as my Attorney.

7. This Enduring Power of Attorney is effective on the date it has been signed by me.

8. This Enduring Power of Attorney may be executed in counterparts and upon each party having executed a counterpart, each counterpart will have the same force and effect as an original instrument.

EXECUTION(S):

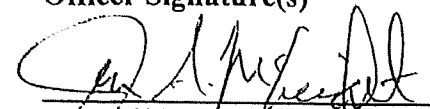
OFFICER CERTIFICATION:

EXECUTION DATE

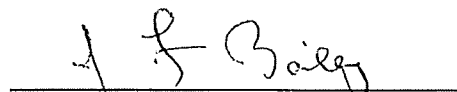
Officer Signature(s)

Y M D

Donor(s) Signature(s)


JAMES MCCREIGHT
Barrister & Solicitor
MAIR JENSEN BLAIR LLP
700 - 275 LANSDOWNE ST.
KAMLOOPS, BC V2C 6H6

2021 06 23


JOHN FREDERICK BAILEY

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, 1996 R.S.B.C., C. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

EXECUTION(S):

OFFICER CERTIFICATION:

EXECUTION DATE

Officer Signature(s)

Y M D

Attorney's Signature(s)

2021

BARBARA ANNE HOLM

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, 1996 R.S.B.C., C. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

8. This Enduring Power of Attorney may be executed in counterparts and upon each party having executed a counterpart, each counterpart will have the same force and effect as an original instrument.

EXECUTION(S):

OFFICER CERTIFICATION:

EXECUTION DATE

Officer Signature(s)

Y M D

Donor(s) Signature(s)

2021

JOHN FREDERICK BAILEY

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, 1996 R.S.B.C., C. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

EXECUTION(S):

OFFICER CERTIFICATION:

EXECUTION DATE

Officer Signature(s)

Y M D

Attorney's Signature(s)

2021 08 09

Barbara A. Holm
BARBARA ANNE HOLM



A. LINA LEE
Barrister & Solicitor
1675A - 128TH STREET
SURREY, B.C. V4A 3V2
TELEPHONE: (604) 538-7074

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, 1996 R.S.B.C., C. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

EXECUTION(S):

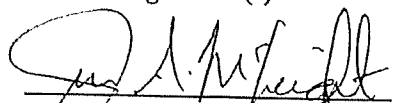
OFFICER CERTIFICATION:

EXECUTION DATE

Officer Signature(s)

Y M D

Attorney's Signature(s)



2021 06 23



JULIE ANN PATTERSON

JAMES McCREIGHT

Barrister & Solicitor

MAIR JENSEN BLAIR LLP

700 - 275 LANSDOWNE ST.

KAMLOOPS, BC V2C 6H6

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, 1996 R.S.B.C., C. 124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

CANADA
PROVINCE OF
BRITISH COLUMBIA

) IN THE MATTER of a
) Power of Attorney granted by
) JOHN FREDERICK BAILEY unto
) BARBARA ANNE HOLM

TO WIT:

DECLARATION

I, BARBARA ANNE HOLM, of 13 Unit #2 – 12925 17th Avenue, Surrey, British Columbia, V4A 8S7, DO SOLEMNLY DECLARE THAT:

1. I am the Attorney appointed by the foregoing Power of Attorney.
2. At the time of such appointment, namely, the 23 day of JUNE, 2021, I was of the full age of nineteen years.
3. I do not provide, for compensation, personal care or health care services to the adult who named me as attorney, or I do provide those services, but I am a child, parent or spouse of the adult.
4. I am not an employee of a facility in which the adult resides and through which he or she receives personal care or health care services, or I am such an employee, but I am a child, parent or spouse of the adult.
5. I am not a witness to the signing of the Power of Attorney.

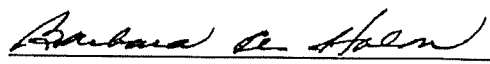
AND I make this solemn Declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED BEFORE ME at Surrey,)
in the Province of British Columbia, this)
9 day of August, 2021.)
)
)
)
)
)
)
)


A Commissioner for taking Affidavits within British Columbia
A Notary Public in and for the Province of British Columbia



A. LINA LEE
Barrister & Solicitor
1675A - 128TH STREET
SURREY, B.C. V4A 3V2
TELEPHONE: (604) 538-7074


BARBARA ANNE HOLM

CANADA
PROVINCE OF
BRITISH COLUMBIA

) IN THE MATTER of a
) Power of Attorney granted by
) JOHN FREDERICK BAILEY unto
) JULIE ANN PATTERSON

TO WIT:

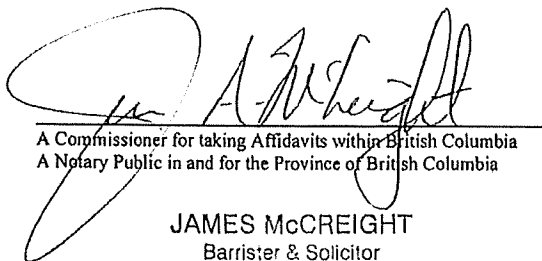
DECLARATION

I, JULIE ANN PATTERSON, of 13 Donchi Place, Clearwater, British Columbia,
V0E 1N2, DO SOLEMNLY DECLARE THAT:

1. I am the Alternate Attorney appointed by the foregoing Power of Attorney.
2. At the time of such appointment, namely, the 23 day of JUNE, 2021,
I was of the full age of nineteen years.
3. I do not provide, for compensation, personal care or health care services to the adult
who named me as attorney, or I do provide those services, but I am a child, parent
or spouse of the adult.
4. I am not an employee of a facility in which the adult resides and through which he
or she receives personal care or health care services, or I am such an employee, but
I am a child, parent or spouse of the adult.
5. I am not a witness to the signing of the Power of Attorney.

AND I make this solemn Declaration, conscientiously believing it to be true and knowing
that it is of the same force and effect as if made under oath.

DECLARED BEFORE ME at Clearwater,)
in the Province of British Columbia, this)
23 day of JUNE, 2021.)


A Commissioner for taking Affidavits within British Columbia
A Notary Public in and for the Province of British Columbia

JAMES McCREIGHT
Barrister & Solicitor
MAIR JENSEN BLAIR LLP
700 - 275 LANSLOWNE ST.
KAMLOOPS, BC V2C 6H6


JULIE ANN PATTERSON

DATED JUNE 23, 2021

JOHN FREDERICK BAILEY

POWER OF ATTORNEY

MAIR JENSEN BLAIR LLP
Barristers and Solicitors
700 - 275 Lansdowne Street
Kamloops, British Columbia
V2C 6H6

JAM 53539-01
SIL/SS/Bailey, John Frederick /POA
June 17, 2021/June 22, 2021

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RESIDENTIAL

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 (date)
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 or other professional 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 RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: July 21 2023

The following is a statement made by the Seller concerning the premises located at:

ADDRESS: 4746 Sunnybrae Canoe Point Tappen, BC

V0E 2X1 (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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?	✓			
B. Are you aware of any existing tenancies, written or oral?		X		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		X		
D. Is there a survey certificate available?		X		
E. Are you aware of any current or pending local improvement levies/charges?		X		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		X		

2. SERVICES

A. Please indicate the water system(s) the Premises use: ☐ A water provider supplies my water (e.g., local government, private utility) ☐ I have a private groundwater system (e.g., well) ☒ Water is diverted from a surface water source (e.g., creek or lake) ☐ Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Premises already?		X		
(ii) Have you applied for a water licence and are awaiting response?		X		
C. Are you aware of any problems with the water system?		X		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?		X		

--	--	--

BUYER'S INITIALS

Bart		
------	--	--

SELLER'S INITIALS

BC1002 REV. JAN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

DATE OF DISCLOSURE

ADDRESS: 4746 Sunnybrae Canoe Point Tappen, BC

VOE 2X1

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		X		
F. Indicate the sanitary sewer system the Premises are connected to: ☐ Municipal ☐ Community ☒ Septic ☐ Lagoon ☐ Not Connected Other <u>HOLDING TANK</u>				
G. Are you aware of any problems with the sanitary sewer system?		X		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		X		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		X		

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	✓			
B. To the best of your knowledge, is the ceiling insulated?	✓			
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: (i) ☒ by local authorities? (ii) ☐ by a WETT certified inspector?		X		
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		X		
G. Are you aware of any structural problems with any of the buildings?		X		
H. Are you aware of any additions or alterations made in the last 60 days?		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		
J. Are you aware of any problems with the heating and/or central air conditioning system?		X		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		X		
L. Are you aware of any damage due to wind, fire or water?		X		

--	--	--

BUYER'S INITIALS

<i>Bent</i>		
-------------	--	--

SELLER'S INITIALS

BC1002 REV. JAN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

DATE OF DISCLOSURE

ADDRESS: 4746 Sunnybrae Canoe Point Tappen, BC

VOE 2X1

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>2005</u> years) + 1994 Cabin		X		
N. Are you aware of any problems with the electrical or gas system?		X		
O. Are you aware of any problems with the plumbing system?		X		
P. Are you aware of any problems with the swimming pool and/or hot tub?				X
Q. Do the Premises contain unauthorized accommodation?		X		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		X		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		X		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		X		
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? _____ (DD/MM/YYYY)		X		
V. To the best of your knowledge, has the premises been tested for radon? (i) If yes, was the most recent test: ☐ short term or ☐ long term (more than 90 days) Level: _____ ☐ bq/m3 ☐ pCi/L on _____ date of test (DD/MM/YYYY)		X		
W. Is there a radon mitigation system on the Premises?		X		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?				

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		X		
---	--	---	--	--

--	--	--

BUYER'S INITIALS

<i>Bel</i>		
------------	--	--

SELLER'S INITIALS

BC1002 REV. JAN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

DATE OF DISCLOSURE

ADDRESS: 4746 Sunnybrae Canoe Point Tappen, BC

V0E 2X1

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		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		

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

1A. East neighbour encroaches ppty line by a few inches.

Disclosure made with the families best knowledge, however the home has not been lived in by Seller.

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 and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Barbara A. Holm

SELLER(S) Barb Holm; POA

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.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

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

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

BC1002 REV. JAN 2023

COPYRIGHT BC REAL ESTATE ASSOCIATION

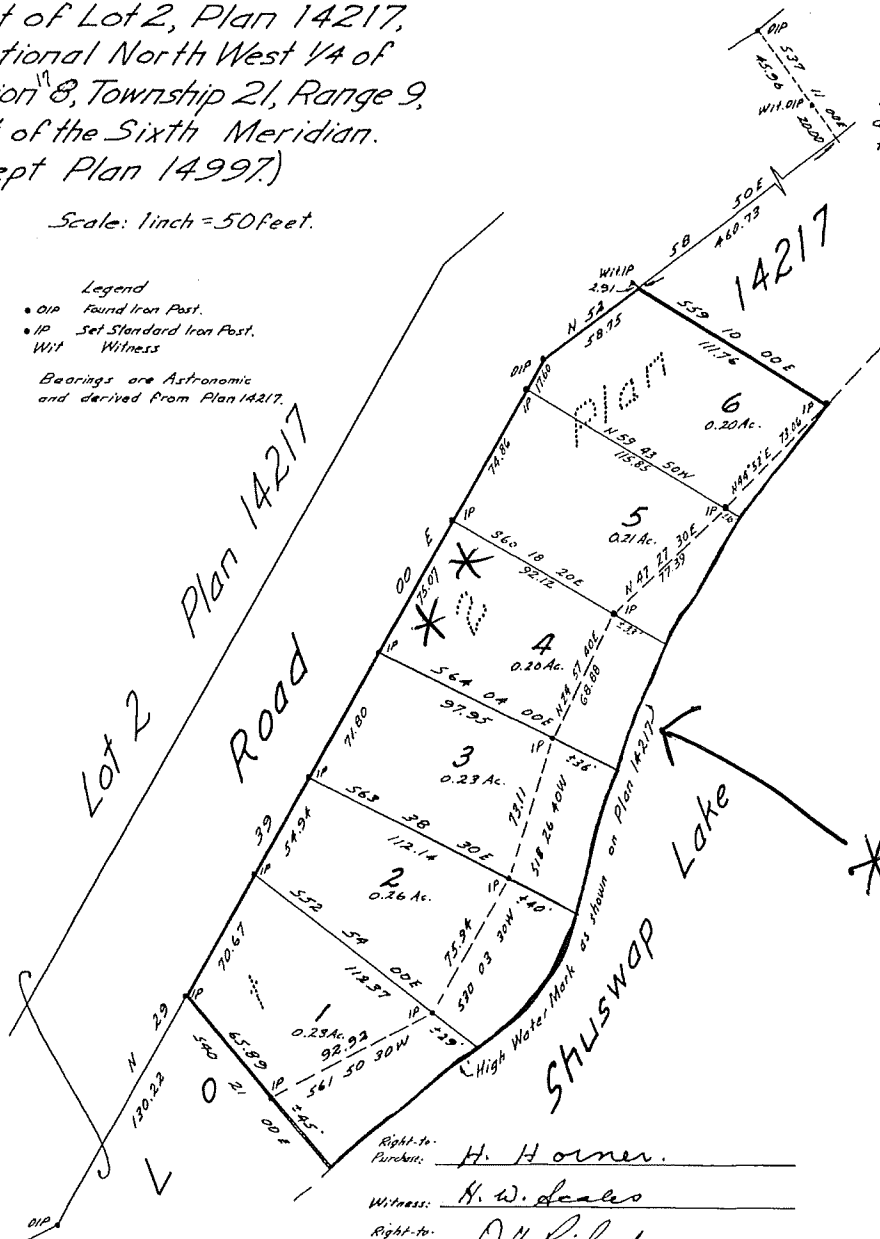
© 2023, British Columbia Real Estate Association ("BCREA"). All rights reserved. This form was developed by BCREA for the use and reproduction by BC REALTORS® and other parties authorized in writing by BCREA. Any other use or reproduction is prohibited except with prior written consent of BCREA. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA bears no liability for your use of this form.

Plan of Subdivision of
Part of Lot 2, Plan 14217,
Fractional North West 1/4 of
Section 8, Township 21, Range 9,
West of the Sixth Meridian.
(Except Plan 14997)

Scale: 1 inch = 50 feet.

- Legend
- OIP Found Iron Post.
 - IP Set Standard Iron Post.
 - Wit Witness

Bearings are Astronomic
and derived from Plan 14217.



Plan N° 16480

Deposited in the Land Registry Office
at Kamloops, British Columbia,
this 29 day of July 1966

Registrar

Owner: Helen M. Wright
Witness: H. W. Scales

I, Marilyn Browne of Salmon Arm
British Columbia land surveyor make oath
and say that I was present at and did personally
superintend the survey represented by this plan,
and that the survey and plan are correct.
The said survey was completed on the
13th day of May 1966

Marilyn Browne
Sworn before me this 21 day of June 1966

H. W. Scales
A Commissioner for taking Affidavits for the
Province of British Columbia

M.D. BROWNE
B.C. Land Surveyor
Salmon Arm B.C.
11-66 F43-43-45

Approved under the Land Registry Act
this 23rd day of June 1966

J. W. Scales
Approving Officer for the
Department of Highways

Right to Purchase: H. Horner.

Witness: H. W. Scales

Right to Purchase: D. H. Richardson

Witness: H. W. Scales

Right to Purchase: Kenneth L. Lemaire

Witness: H. W. Scales

4746 SUNNYBRAE CANOE POINT RD TAPPEN VOE 2X1

Area-Jurisdiction-Roll: 20-789-03831.000



Total value **\$1,086,000**

2023 assessment as of July 1, 2022

Land \$676,000

Buildings \$410,000

Previous year value \$1,007,000

Land \$652,000

Buildings \$355,000

Property information

Year built 2005

Description MH - Double Wide

Bedrooms

Baths

Carports C

Garages G

Land size .2 Acres

First floor area 1,000

Second floor area

Basement finish area

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

LOT 4, PLAN KAP16480, SECTION 17, TOWNSHIP 21, RANGE 9, MERIDIAN W6, KAMLOOPS DIV OF YALE LAND DISTRICT, MANUFACTURED HOME REG.# 90535

PID: 004-878-655

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width 25 Ft

Length 40 Ft

Total area 1000 Sq Ft

Comments

Property has more than one structure; Property Details are for main building only

Map

Neighbouring properties

Sample sold properties





Columbia Shuswap Regional District

555 Harbourfront Dr. NE, Salmon Arm, BC V1E 4P1
Phone: 250.832.8194 | Fax: 250.832.3375
Web: www.csr.bc.ca | E-Mail: info@csr.bc.ca

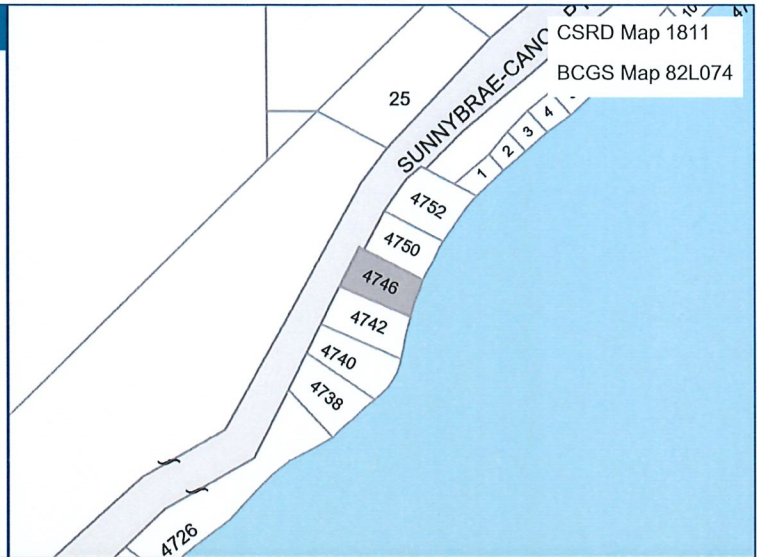
Property Report

Parcel Name or PID: 004-878-655
IDParcel: csbp0099
Report Date: 6/22/2023

Property Details

Address: 4746 Sunnybrae-Canoe Pt Rd
Name/PID: 004-878-655
Roll: 78903831000
Electoral Area: C
Local Area: Tappen
Ownership: Private
GIS Lot Size: 0.08 HA | 0.20 Acres *
Percent in ALR: 0
Legal Description: L 4 SEC 17 TP 21 R 9 W OF THE 6TH MERIDIAN
KAMLOOPS DIVISION YALE DISTRICT PL 16480

* Lot size is approximate. Refer to the legal plan to obtain the official size. Contact the CSRD if there is a discrepancy between the CSRD lot size data and another authority.



Planning and Development

Building: Bylaw 660-03: Building Regulation and Inspection
Zoning: Bylaw 900: FG1 - Foreshore General 1
Bylaw N/A: No Zoning

OCP: Bylaw 725: RR2 - Rural Residential 2

Related Planning Files and Permits:

Application Type - Status	File Number	Entered
---------------------------	-------------	---------

Property potentially in one or more of the following CSRD permit application areas:

Floodplain
Foreshore and Water (Dock and Buoy)
Hazardous Lands (Steep Slope)
Lakes 100m
Riparian Areas Regulation (RAR)

* This information is generated automatically from various sources. Contact the CSRD to verify requirements for this property.

BCAA - Property Details

Roll Number: 78903831000
Assess Area: 20 - North Okanagan
Jurisdiction: 789 - Salmon Arm Rural
Neighbourhood: 511 - Waterfront Tappen to Bastion Bay
School District: 83 - North Okanagan-Shuswap
Hospital District: 03 - North Okanagan/Columbia Shuswap
Class: 01 - Residential
Subclass: 0102 - Residential Single Family
Actual Use: 038 - Manufactured Home (Not In Manufactured Home Park)
Manual Class: 1624 - MH - Double Wide - Good Q

Minor Taxing:

EA C FIRE SERVICE SRVA 56
Fireworks Area C SRVA#57
Okanagan Reg Library LSA#28
S Shuswap Liq Waste SRVA#39
Shuswap Watershed Council SRVA#69

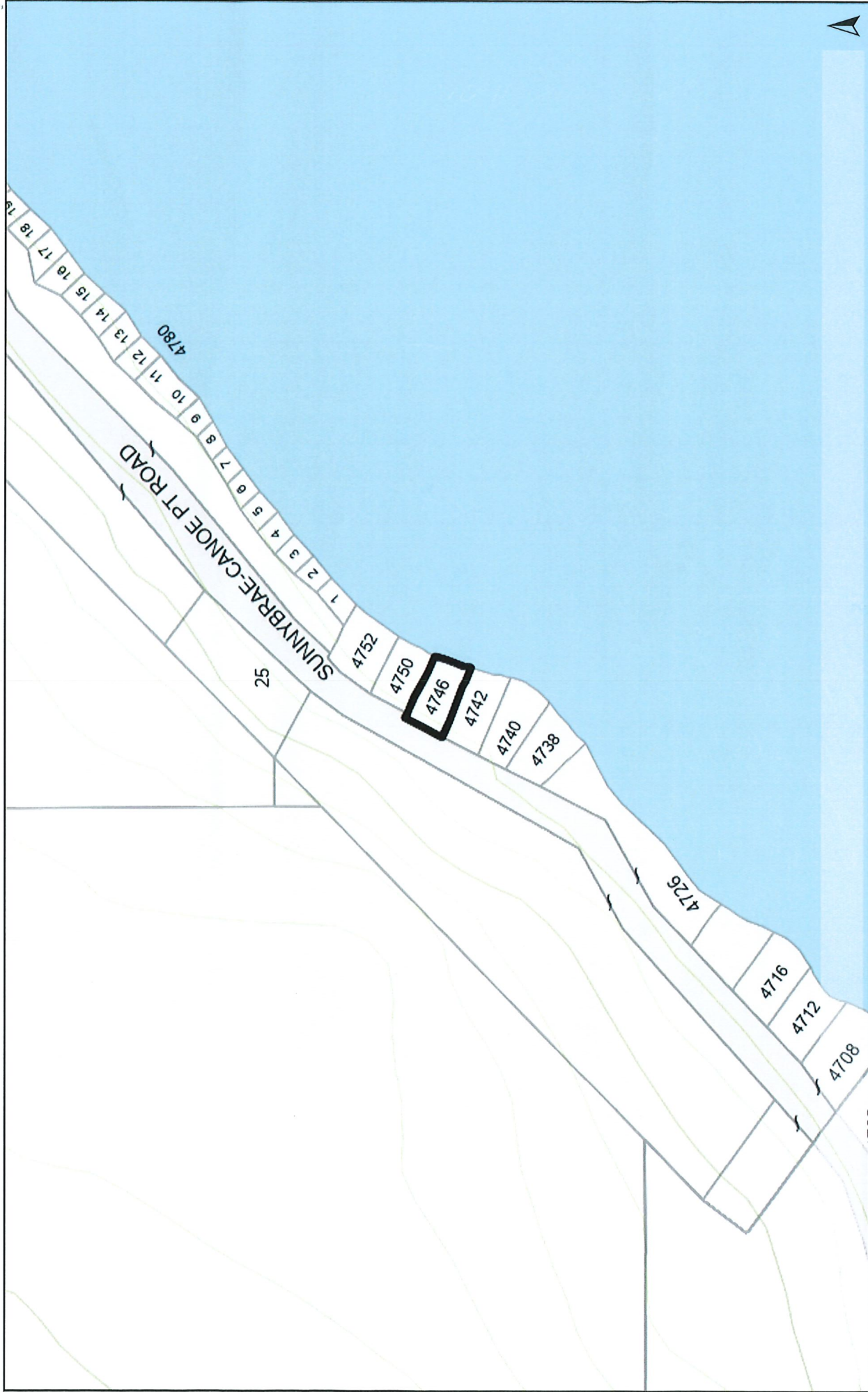
Assessment:

Land	\$676,000
Improvements	\$410,000
Gross Value	\$1,086,000
Exempt:	\$0
Net Value	\$1,086,000

Sale History:

2006/03/09	\$75,744
1989/09/20	\$26,925
1986/08/10	\$41,500

* This information is generated and provided by the BC Assessment Authority. Please contact BCAA if you have any questions.



Notes

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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes