

Date: 10-Dec-2011
Requestor: (PA44970)
Folio:

TITLE SEARCH PRINT
ROLYN HOLDINGS INC
TITLE - CA1237372

Time: 18:58:25
Page 001 of 002

KAMLOOPS LAND TITLE OFFICE TITLE NO: CA1237372
FROM TITLE NO: LB181942

APPLICATION FOR REGISTRATION RECEIVED ON: 21 AUGUST, 2009
ENTERED: 04 SEPTEMBER, 2009

REGISTERED OWNER IN FEE SIMPLE:
CHAD TREVOR CLARK, BUSINESSMAN
55 PATTERSON DRIVE SW
CALGARY, AB
T3H 2B8

TAXATION AUTHORITY:
DISTRICT OF SICAMOUS

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 027-452-158
STRATA LOT 16 DISTRICT LOT 452 KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN
KAS3391 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:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE KW150195

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE KW150197

HERETO IS ANNEXED EASEMENT LA45720 OVER PART OF LOT 1 PLAN KAP80720
SHOWN AS PARCEL A ON PLAN KAP80731

HERETO IS ANNEXED EASEMENT LA45721 OVER PART OF LOT 1 PLAN KAP80730
SHOWN AS PARCEL B ON PLAN KAP80731

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE LB100317

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

COVENANT

LA45726 2006-04-07 15:03

REGISTERED OWNER OF CHARGE:

DISTRICT OF SICAMOUS

LA45726

REMARKS: INTER ALIA

STATUTORY RIGHT OF WAY

LA45728 2006-04-07 15:04

REGISTERED OWNER OF CHARGE:

DISTRICT OF SICAMOUS

LA45728

REMARKS: INTER ALIA

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PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: December 12, 2011

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 16 1130 Riverside Ave Sicamous V0E 2V1 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:
 _____ Principal Residence Residence(s) _____ Barn(s) _____ Shed(s)
 _____ Other Building(s) Please describe _____

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. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

THE SELLER SHOULD MARK THE APPROPRIATE BOXES

| | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|---|-----|----|-------------|----------------|
| 1. LAND | | | | |
| A. Are you aware of any past or present underground oil storage tank(s) in or on the Development? | | X | | |
| B. Are you aware of any current or pending local improvement levies/charges? | | X | | |
| C. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body? | | X | | |
| 2. SERVICES | | | | |
| A. Are you aware of any problems with the water system? | | X | | |
| B. Are you aware of any problems with the sanitary sewer system? | | X | | |
| 3. BUILDING Respecting the Unit and Common Property | | | | |
| A. Has a final building inspection been approved or a final occupancy permit been obtained? | X | | | |
| B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities? | | | X | |
| C. (i) Has this Unit been previously occupied? | X | | | |
| (ii) Are you the "owner developer" as defined in the Strata Property Act? | | X | | |
| D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.? | | X | | |
| E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.? | | X | | |
| F. Are you aware of any structural problems with any of the buildings in the Development? | | X | | |
| G. Are you aware of any problems with the heating and/or central air conditioning system? | | X | | |
| H. Are you aware of any damage due to wind, fire or water? | | X | | |
| I. Are you aware of any infestation or unrepaired damage by insects or rodents? | | X | | |
| J. Are you aware of any leakage or unrepaired damage? | | X | | |
| K. Are you aware of any problems with the electrical or gas system? | | X | | |
| L. Are you aware of any problems with the plumbing system? | | X | | |
| M. Are you aware of any pet restrictions? | X | | | |

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December 12, 2011

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 16 1130 Riverside Ave

Sicamous

V0E 2V1

| 3. BUILDING Respecting the Unit and Common Property. (continued) | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|--|-----------------|----|-------------------------|----------------|
| N. Are you aware of any rental restrictions? | X | | | |
| O. Are you aware of any age restrictions? | | X | | |
| P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments. | | X | | |
| Q. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? | | X | | |
| R. Have you paid any special assessment(s) in the past 5 years? (i) For how much? <u>dock security gate paid separately</u> | X | | | |
| S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit? | | X | | |
| T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit? | | X | | |
| U. Are you aware of any problems with the swimming pool and/or hot tub? | | X | | |
| V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer? | | X | | |
| W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property? | | X | | |
| X. Was this Unit 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 Owner Builder Declaration and Disclosure Notice) | | | X | |
| Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act? <u>include so</u> | X | | | |
| Z. Is there a current "EnerGuide for Houses" rating number available for this unit? i) If so, what is the rating number? ii) When was the energy assessment report prepared? | | | X | |
| AA. Nature of Interest/Ownership: Freehold <input checked="" type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative <input type="checkbox"/> | | | | |
| BB. Management Company Name of Manager _____ Telephone _____ Address _____ | | | | |
| CC. If self managed. Strata Council President's Name <u>Shirley Strata Sicamous</u> Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____ | | | | |
| DD. Are the following documents available? | Yes | No | Can be obtained from: | |
| Bylaws | X | | } <u>Shirley Strata</u> | |
| Rules/Regulations | X | | | |
| Year-to-date Financial Statements | X | | | |
| Current Year's Operating Budget | X | | | |
| All Minutes of Last 24 Months Including Council, Special and AGM Minutes | X | | | |
| Engineer's Report and/or Building Envelope Assessment | X | X | | |
| Strata Plan | X | | | |
| Depreciation Report | | X | | |
| Reserve Fund Study | | X | | |
| EE. What is the monthly strata fee? \$ | <u>~ \$ 680</u> | | | |

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 16 1130 Riverside Ave

Sicamous

VOE 2V1

3. BUILDING Respecting the Unit and Common Property. (continued)

| Does this monthly fee include | YES | NO | DO NOT KNOW | DOES NOT APPLY | | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|-------------------------------|-----|----|-------------|----------------|-------------|-----|----|-------------|----------------|
| Management? | X | | | | Recreation? | | X | | |
| Heat? | | X | | | Cable? | | X | | |
| Hot Water? | | X | | | Gardening? | X | | | |
| Gas Fireplace? | | X | | | Caretaker | X | | | |
| Garbage? | X | | | | Water? | | X | | |
| Sewer? | | | X | | Other? | | | | |

GG. (i) Number of Unit parking stalls many included and specific numbers NO
 (ii) Are these (a) Limited Common Property? (b) Common Property? (c) Rented? (d) Long Term Lease? (e) Other?

HH. (i) Storage Locker? Yes No Number(s) _____
 (ii) Are these (a) Limited Common Property? (b) Common Property? (c) Rented? (d) Long Term Lease? (e) Other?

| 4. GENERAL | YES | NO | DO NOT KNOW | DOES NOT APPLY |
|--|-----|----|-------------|----------------|
| A. Are you aware if the Unit, or any other unit, or the Development 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 Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Property or Unit? | | 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

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 16 1130 Riverside Ave

Sicamous

VOE 2V1

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

I also paid for an extra large horseboat slip that is assigned to unit 16. there are 2 side by side 20 foot slips along with a large 40' slip that faces the channel opposite to the 2 20' slips.

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.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

X [Signature] Jan 8/12 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 Development and, if desired, to have the Development inspected by a licensed inspection service of the buyer's choice.

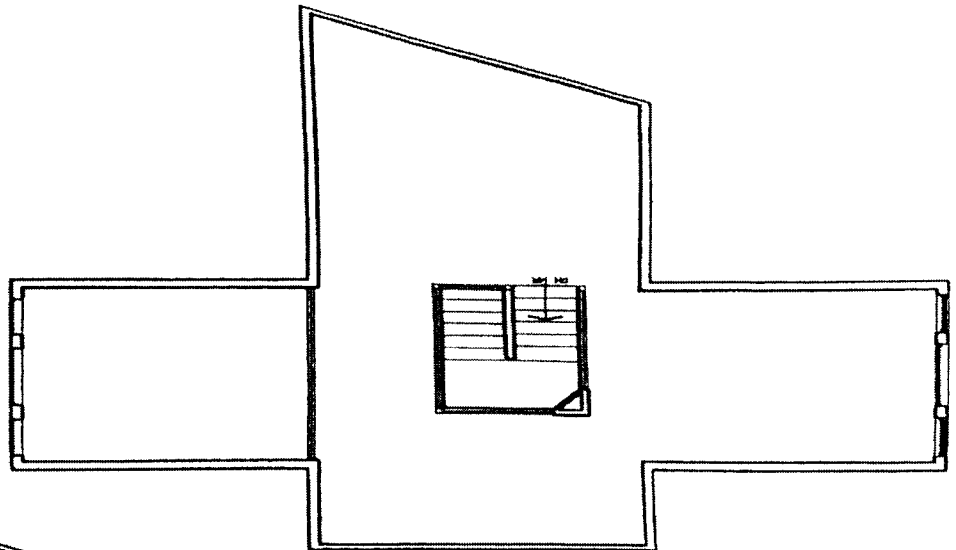
The buyer acknowledges that all measurements are approximate. The buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the buyer is concerned about the size.

BUYER(S) BUYER(S)

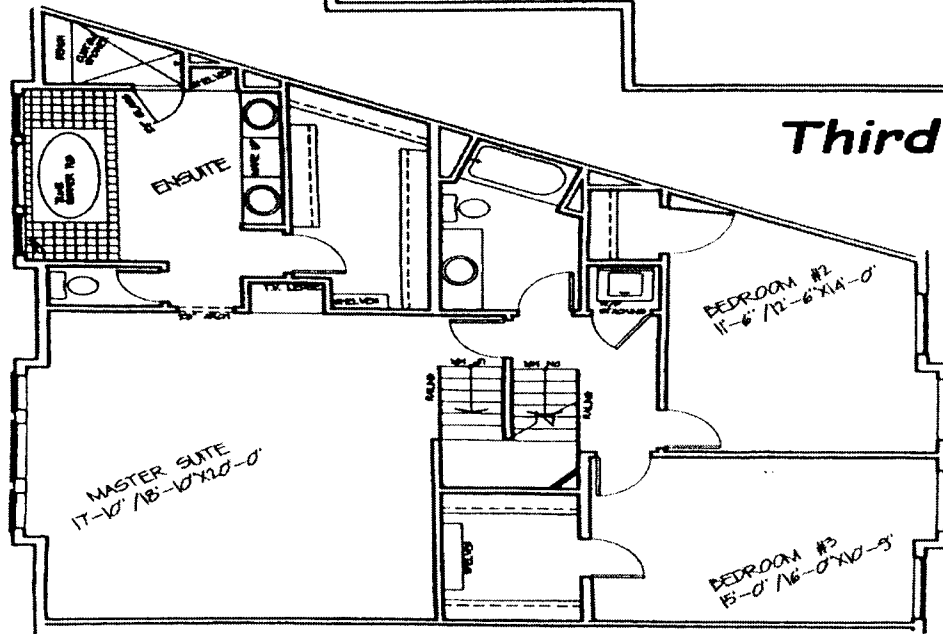
The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the strata Unit or the Development.

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

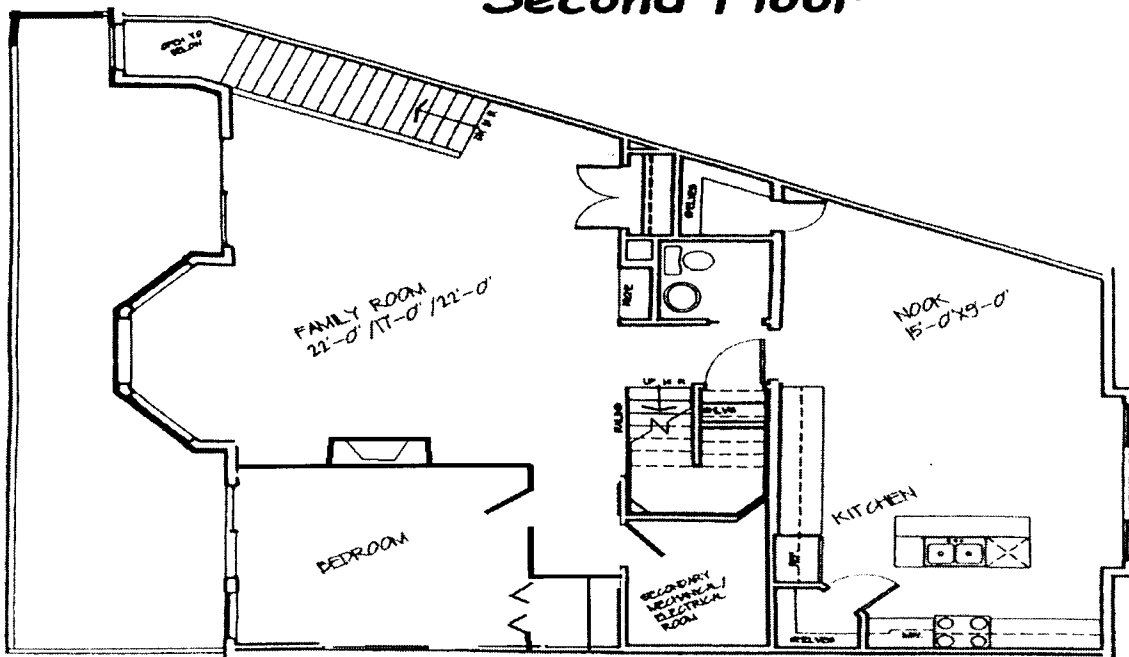
Unit #16 - 3400 Square Feet



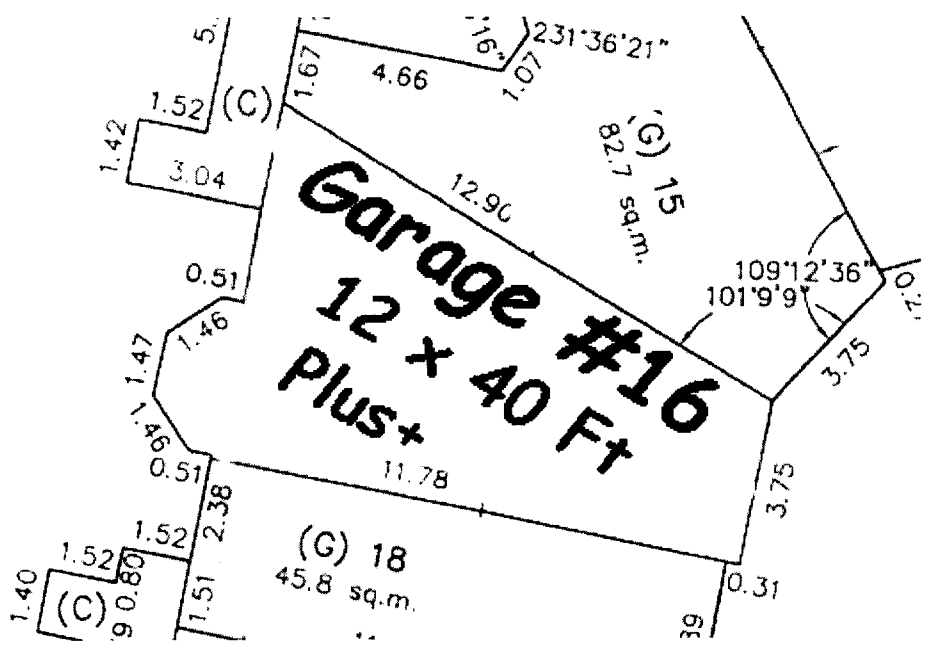
Third Floor



Second Floor



Main Floor



**Attached Tandem Garage
& Storage Area**