

For Multi-Picture Tour Go To:
www.mitten-realty-services.com



24467 50 Avenue, Langley

\$599,800.00

**A Gorgeous Setting To Enjoy Life And Raise Your Family.
Parklike 1.21 Acres With Older 1187 Sq. Ft Rancher & 62' x 20' Garage**

Absolutely gorgeous 1.21 acre on quiet street in desirable Salmon River uplands. This would make a great building site or buy the older home and renovate. 62 x 20 garage shop w/gym, 3 bays and more. There is also a covered shallow pool area. Gorgeous level acre on quiet street in desirable Salmon River uplands area. A rare find and a must see.

Doug or Bonnie Mitten

at



Prudential

**Power Play
Realty**

604-533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

Main Floor Area: 1,187 Square Feet
Living Room: 20' x 11'7



Kitchen: 20' x 13'



4-Piece Main Bathroom



Bedroom: 11'8 x 11'6

Bedroom: 11'8 x 9'6

Bedroom: 11'8 x 9'6

Laundry

Garage: 62' x 20'

🚩 **Older Garage With 23' x 20' 'Studio' At One End.**



Property: 165.68' x 319.22' – 1.21 Acres

Features Of This Property:

- 🚩 **Absolutely Gorgeous 1.21 Acre On Quiet Street In Desirable Salmon River Uplands. Property Is Zoned SR-1 & In The ALR.**
- 🚩 **This Would Make A Great Building Site Or Buy The Older Home And Renovate. 62 X 20 Garage Shop W/Gym, 3 Bays And More.**
- 🚩 **There Is Also A Covered Shallow Pool Area.**
- 🚩 **Gorgeous Level Acre On Quiet Street In Desirable Salmon River Uplands Area. A Rare Find And A Must See.**
- 🚩 **Seller Makes No Representations Regarding The Well.**
- 🚩 **Seller Is Aware & Hereby Discloses That The Septic Tank May Be Partially Under The Covered Porch Area At The Rear Of The Home.**





Doug or Bonnie Mitten



at



Prudential

**Power Play
Realty**

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24467 50



Legend

0 50 100 m

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.



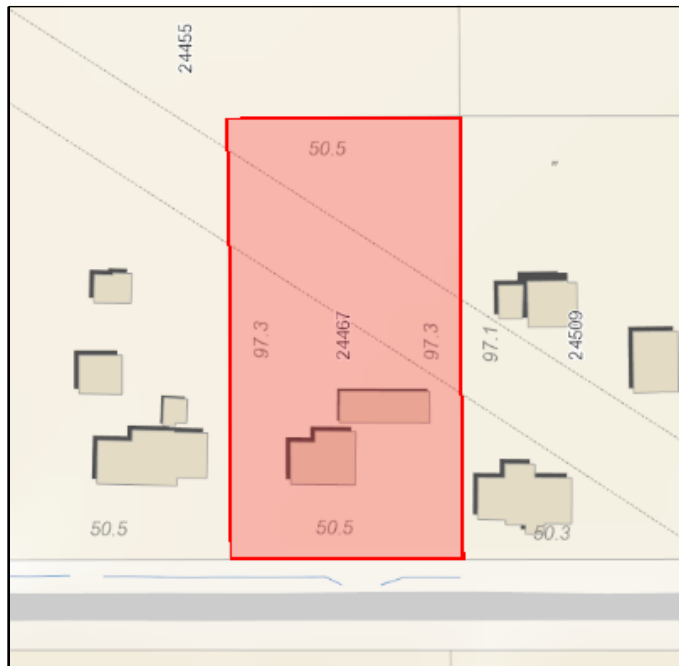
Map printed on: 20 January 2015 at 12:54:57

House: 24467
 Street: 50 AVE
 Unit:
 Property #: 118051
 Plan #: NWP19761
 PID: 010-580-085
 Folio: 0375214008

Block:
 Section: 3
 Township: 11
 Lot: 4
 Lot Size: 1.21

Lot
 Description:

Legal Description: LT 4, SEC 3, TWP 11, NWD, PL NWP19761



Tempest

Code	Code Value	Value
ACTUAL USE	000	SINGLE FAMILY DWELLING
ADAPTABLE FLEX HOUSING	N	NO - ADAPTABLE FLEX HOUSING
ALR	Y	IN ALR
BOARD OF VARIANCE	N	NOT APPLICABLE
BURNING PERMITTED	Y	ALLOWED
DEVELOPMENT PERMIT AREA	N	NOT APPLICABLE
ENVIRONMENTALLY SENSITIVE AREA	1	ENV MGMT AREA: GREATEST
FRONTAGE - SEWER START YEAR	1996	DEFAULT
FRONTAGE - TAXABLE WATER	0	METERS
FRONTAGE - WATER START YEAR	1996	DEFAULT
GARBAGE PICKUP	Y	YES
GARBAGE START YEAR	1996	DEFAULT
GARBAGE UNITS	1	TO BE CHARGED
GARBAGE/RECYCLING AREA	2	AREA 2
HERITAGE	N	NOT APPLICABLE
HERITAGE CONSERVATION AREA	N	NOT APPLICABLE
HERITAGE INTEREST	N	NOT APPLICABLE
INSPECTION AREA	7A	AREA 7A
LAND USE CONTRACT	N	NOT APPLICABLE
LATECOMERS/DWA	N	NOT APPLICABLE
MANUAL CLASS	0080	1 STY SFD-AFTER 1930-FAIR
NEIGHBOURHOOD	017	CENTRAL LANGLEY S OF FREEWAY

NEIGHBOURHOOD PARKLAND ACQUISITION	N	NONE
RECYCLING PICKUP	Y	YES
RECYCLING START YEAR	1996	
SCHOOL DISTRICT	35	DISTRICT 35
SERVICE LEVEL	3	SUBURBAN
SEWER START YEAR	1996	DEFAULT
SEWER UNITS	0	NONE
SOLAR HOT WATER READY EXEMPTION	N	NO - SOLAR HOT WATER READY EXEMPTION
STATISTICAL AREA	E1100	SALMON RIVER 1
TAD START YEAR	1996	DEFAULT
TEMPORARY ACCESSORY DWELLING	N	NOT APPLICABLE
TREES OF INTEREST	N	NO - TREES OF INTEREST
WATER SERVICE DETAILS	NF	NO FRONTAGE ON WATERMAIN (BEING REPLACED BY NW) {WATER UNITS =0}
WATER START YEAR	1996	DEFAULT
WATER UNITS	0	NONE
ZONING	SR-1	MIN 3716M - SUBURBAN RESIDENTIAL

Assessment

Description	Gross Improvements	Gross Land	Net Improvements	Net Land	Year
Residential	50,000	517,000	50,000	517,000	2015
Residential	50,000	489,000	50,000	489,000	2014
Residential	50,000	489,000	50,000	489,000	2013
Residential	50,000	489,000	50,000	489,000	2012
Residential	50,000	489,000	50,000	489,000	2011
Residential	50,000	447,000	50,000	447,000	2010
Residential	50,000	512,000	50,000	512,000	2009
Residential	112,000	521,000	112,000	521,000	2008
Residential	91,000	478,000	91,000	478,000	2007
Residential	105,000	342,000	105,000	342,000	2006
Residential	107,000	286,000	107,000	286,000	2005
Residential	92,700	238,000	92,700	238,000	2004
Residential	75,000	219,000	75,000	219,000	2003
Residential	70,800	200,000	70,800	200,000	2002
Residential	67,700	197,000	67,700	197,000	2001
Residential	67,700	197,000	67,700	197,000	2000
Residential	67,700	197,000	67,700	197,000	1999
Residential	67,600	198,000	67,600	198,000	1998



FRASER VALLEY REAL ESTATE BOARD

LAND TITLE

SEARCH RESULT

FROM: Fraser Valley Real Estate Board
15463 104th Avenue
Surrey, British Columbia
V3T 4W4

Telephone: (604) 930-7600

Facsimile: (604) 588-0325

Requested by: MLS Department

Transmitted on: Tuesday, January 20, 2015

Page Count: 8 (including this page)

Transaction: 38649-0035

Search Date: 2015-01-20 21:38:26

Your Reference: Douglas Mitten

MLS: F1430377

Prudential Power Play Realty

(O): 604-533-3231, (F): 604-533-7288

Route: E090

Search Details

Sub-area: 22

Property Type: RED

PID: 010-580-085

Property Owner: CONTACT LR

Civic Address: 24467 50TH AV, MUNICIPALITY OF LANGLEY

Legal Description: PL NWP19761 LT 4 LD 36 SEC 3 TWP 11
(EXPL PL 33325).

For Your Information:

The Registered Owner address shown on the title may not reflect the legal address of the property. It is the mailing address of the owner for tax billing purposes.

NEW WESTMINSTER LAND TITLE OFFICE

TITLE NO: BB20732
FROM TITLE NO: L101857E

APPLICATION FOR REGISTRATION RECEIVED ON: 01 APRIL, 2008
ENTERED: 02 APRIL, 2008

REGISTERED OWNER IN FEE SIMPLE:

JEAN RIDGWAY, RETIRED
24467 - 50TH AVENUE
LANGLEY, BC
V2Z 1E3

TAXATION AUTHORITY:

MUNICIPALITY OF LANGLEY

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 010-580-085
PARCEL 'A' (EXPLANATORY PLAN 33325) LOT 4 SECTION 3
TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 19761

LEGAL NOTATIONS:

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. 29
DEPOSITED JULY 30TH, 1974.

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
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STATUTORY RIGHT OF WAY

206979C	1956-10-10	15:36
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REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
206979C

REMARKS: PLAN 16510

ANCILLARY RIGHTS
INTER ALIA
ASSIGNED TO AB202854

STATUTORY RIGHT OF WAY

AB202854	1988-10-03	09:18
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REGISTERED OWNER OF CHARGE:

B.C. GAS INC. INCORPORATION NO 74280

AB202854

REMARKS: ASSIGNMENT OF 206979C REC'D 10/10/1956 @ 15:36
PLAN 16510 ANCILLARY RIGHTS
INTER ALIA

MORTGAGE

AB203755 1988-10-03 10:35

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

AB203755

REMARKS: L.T.A. SECTION 198 INTER ALIA

OF 206979C (SEE AB202854)

MODIFIED BY AD262803

AN UNDIVIDED 75/300THS INTEREST TRANSFERRED TO
AD262804

MODIFIED BY BE260976

AN UNDIVIDED 75/300THS INTEREST TRANSFERRED TO
BE260977

AN UNDIVIDED 75/300THS INTEREST TRANSFERRED TO
BE260978

AN UNDIVIDED 75/300THS INTEREST TRANSFERRED TO
BE260979

MORTGAGE

AB203757 1988-10-03 10:40

REGISTERED OWNER OF CHARGE:

BANK OF MONTREAL

AB203757

REMARKS: L.T.A. SECTION 198 INTER ALIA

OF 206979C (SEE AB202854)

TRANSFERRED TO BE314744

MORTGAGE

AD262803 1990-11-20 09:19

REMARKS: MODIFICATION OF AB203755

INTER ALIA

MORTGAGE

AD262804 1990-11-20 09:22

REGISTERED OWNER OF CHARGE:

INLAND ENERGY CORP.

INCORPORATION NO. 24843

AD262804

REMARKS: TRANSFER OF AB203755 REC'D 03/10/1988 @ 10:35

AS TO AN UNDIVIDED 75/300TH INTEREST

SEE AD262803
INTER ALIA
MODIFIED BY AD262806
TRANSFERRED TO AD274391

MORTGAGE

AD262806 1990-11-20 09:24

REMARKS: MODIFICATION OF AD262804 BEING A TRANSFER OF
75/300TH INTEREST IN AB203755, SEE AD262803
INTER ALIA

MORTGAGE

AD274391 1990-12-04 09:36

REGISTERED OWNER OF CHARGE:
CIBC MELLON TRUST COMPANY
INCORPORATION NO. A35769
BN62269

REMARKS: TRANSFER OF AB203755 REC'D 03/10/1988 @ 10:35
AS TO AN UNDIVIDED 75/300TH INTEREST
SEE AD262803, AD262804 AND AD262806
INTER ALIA
MODIFIED BY AD274392
MODIFIED AND EXTENDED BY BN62272
EXTENDED BY BN206793
EXTENDED BY CA3617086

MORTGAGE

AD274392 1990-12-04 09:36

REMARKS: MODIFICATION OF AD262804 BEING A TRANSFER OF
75/300THS INTEREST IN AB203755 SEE AD262803,
AD262806, AND AD274391
SEE AD274391
INTER ALIA

MORTGAGE

BE260976 1991-10-08 09:17

REMARKS: MODIFICATION OF AB203755
SEE AD262803
INTER ALIA

MORTGAGE

BE260977 1991-10-08 09:31

REGISTERED OWNER OF CHARGE:
INLAND ENERGY CORP.
INCORPORATION NO. 24843

BE260977

REMARKS: INTER ALIA TRANSFER OF AB203755

REC'D 03/10/1988 @ 10:35 AS TO AN UNDIVIDED
75/300THS INTEREST SEE AD262803 AND BE260976
OF INTEREST OF BC GAS INC. IN
SRW 206979C SEE AB202854
MODIFIED BY BE260983
MODIFIED BY BE314747
TRANSFERRED TO BE314749

MORTGAGE

BE260978 1991-10-08 09:31

REGISTERED OWNER OF CHARGE:

INLAND ENERGY CORP.

INCORPORATION NO. 24843

BE260978

REMARKS: INTER ALIA TRANSFER OF AB203755

REC'D 03/10/1988 @ 10:35 AS TO AN UNDIVIDED
75/300THS INTEREST SEE AD262803 AND BE260976
OF INTEREST OF BC GAS INC. IN
SRW 206979C SEE AB202854
MODIFIED BY BE260984
MODIFIED AND EXTENDED BY BN62274

MORTGAGE

BE260979 1991-10-08 09:31

REGISTERED OWNER OF CHARGE:

INLAND ENERGY CORP.

INCORPORATION NO. 24843

BE260979

REMARKS: INTER ALIA TRANSFER OF AB203755

REC'D 03/10/1988 @ 10:35 AS TO AN UNDIVIDED
75/300THS INTEREST SEE AD262803 AND BE260976
OF INTEREST OF B.C. GAS INC. IN
SRW 206979C SEE AB202854
MODIFIED BY BE260985
MODIFIED AND EXTENDED BY BN62275
EXTENDED BY BN206796

MORTGAGE

BE260983 1991-10-08 09:36

REMARKS: MODIFICATION OF BE260977 BEING A TRANSFER OF
75/300THS INTEREST IN AB203755 SEE AD262803
AND BE260976
INTER ALIA

MORTGAGE

BE260984 1991-10-08 09:36

**REMARKS: MODIFICATION OF BE260978 BEING A TRANSFER OF
75/300THS INTEREST IN AB203755 SEE AD262803
AND BE260976
INTER ALIA**

MORTGAGE

BE260985 1991-10-08 09:36

**REMARKS: MODIFICATION OF BE260979 BEING A TRANSFER OF
75/300THS INTEREST IN AB203755 SEE AD262803
AND BE260976
INTER ALIA**

MORTGAGE

BE314744 1991-11-20 13:04

REGISTERED OWNER OF CHARGE:

INLAND ENERGY CORP.

INCORPORATION NO. 24843

BE314744

**REMARKS: INTER ALIA TRANSFER OF AB203757
REC'D 03/10/1988 @ 10:40
AS TO THE INTEREST OF BC GAS INC. IN
SRW 206979C SEE AB202854
MODIFIED BY BE314745 AND BE314748
TRANSFERRED TO BE314750**

MORTGAGE

BE314745 1991-11-20 13:06

REMARKS: MODIFICATION OF AB203757 SEE BE314744

MORTGAGE

BE314747 1991-11-20 13:14

**REMARKS: MODIFICATION OF MORTGAGE BE260977
BEING A TRANSFER OF 75/300THS INTEREST IN AB203755
SEE AD262803 AND BE260976
INTER ALIA**

MORTGAGE

BE314748 1991-11-20 13:14

**REMARKS: MODIFICATION OF BE314744 BEING A TRANSFER OF
AB203757 SEE BE314744 AND BE314745
INTER ALIA**

MORTGAGE

BE314749 1991-11-20 13:14

REGISTERED OWNER OF CHARGE:

CIBC MELLON TRUST COMPANY

INCORPORATION NO. A35769

BN62270

REMARKS: INTER ALIA TRANSFER OF AB203755

REC'D 03/10/1988 @ 10:35 AS TO AN UNDIVIDED

75/300THS INTEREST SEE AD262803, BE260976,

BE260977 AND BE314747

OF INTEREST OF BC GAS INC. IN

SRW 206979C SEE AB202854

MODIFIED BY BE314751

MODIFIED AND EXTENDED BY BN62273

EXTENDED BY BN206794

MORTGAGE

BE314750 1991-11-20 13:14

REGISTERED OWNER OF CHARGE:

CIBC MELLON TRUST COMPANY

INCORPORATION NO. A35769

BN62271

REMARKS: INTER ALIA TRANSFER OF AB203757

REC'D 03/10/1988 @ 10:35

SEE BE314744, BE314745 AND BE314748

AS TO THE INTEREST OF BC GAS INC. IN

SRW 206979C SEE AB202854

MODIFIED BY BE314752

MODIFIED AND EXTENDED BY BN62276

EXTENDED BY BN206797

MORTGAGE

BE314751 1991-11-20 13:14

REMARKS: MODIFICATION OF BE314749 BEING A TRANSFER OF

75/300THS INTEREST IN AB203755

SEE AD262803, BE260976, BE260977 AND BE314747

INTER ALIA

MORTGAGE

BE314752 1991-11-20 13:14

REMARKS: MODIFICATION OF AB203757

SEE BE314744, BE314745, BE314748 AND BE314750

INTER ALIA

'CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A.'

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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

PARCEL IDENTIFIER (PID): 010-580-085

SHORT LEGAL DESCRIPTION: S/19761/////4//A

MARG: * EP 33325

TAXATION AUTHORITY:

1 MUNICIPALITY OF LANGLEY

FULL LEGAL DESCRIPTION: CURRENT

PARCEL "A" (EXPLANATORY PLAN 33325) LOT 4 SECTION 3
TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 19761

MISCELLANEOUS NOTES:

SRW PLAN 16510

ASSOCIATED PLAN NUMBERS:

STATUTORY RIGHT OF WAY PLAN NWP16510

SUBDIVISION PLAN NWP19761

PLAN NWP33325

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 3 PAGES



Prudential
Power Play Realty



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Date of disclosure: January 15, 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 #: 24467 50 Ave
Langley, BC

V2Z 1E3

(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?			X	X	
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?			X	X	
C. Is there a survey certificate available?			X	X	
D. Are you aware of any current or pending local improvement levies/charges?			X	X	
E. Have you received any other notice or claim affecting the Premises from any person or public body?			X	X	
2. SERVICES					
A. Indicate the water system(s) the Premises use: Municipal ☐ Community ☐ Private ☐ Well ☒ Not Connected ☐ Other _____					
B. Are you aware of any problems with the water system?			X		
C. Are records available regarding the quantity of the water available?					
D. Are records available regarding the quality of the water available?					
E. Indicate the sanitary sewer system the Premises are connected to: Municipal ☐ Community ☐ Septic ☐ Lagoon ☐ Not Connected ☐ Other _____					
F. Are you aware of any problems with the sanitary sewer system?			X		
G. Are there any current service contracts, (i.e., septic removal or maintenance)?			X		
H. 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?					
D. Has a final building inspection been approved or a final occupancy permit been obtained?					
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?					
F. Are you aware of any infestation or unrepaired damage by insects or rodents?			X	X	
G. Are you aware of any structural problems with any of the buildings?			X	X	
H. Are you aware of any additions or alterations made in the last sixty days?			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	

SS

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 24467 50 Ave

Langley, BC

V2Z 1E3

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

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

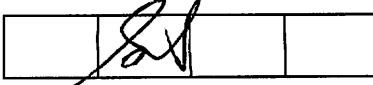
(1) For the purposes of this section:

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

January 15, 2015

PAGE 3 of 3 PAGES

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 24467 50 Ave

Langley, BC

V2Z 1E3

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

Executor

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.

[Signature]

SELLER(S)

Executor for Estate of J. Ridgeway

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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