



Date of disclosure: May 18, 2010

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

ADDRESS/BARE-LAND STRATA LOT #: 1430 BAY STREET NANAIMO BC (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>	<p>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</p>			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		+ID		
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		+ID		
C. Is there a survey certificate available?	+ID			
D. Are you aware of any current or pending local improvement levies/charges?		+ID		
E. Have you received any other notice or claim affecting the Premises from any person or public body?		+ID		
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 _____	+ID			
B. Are you aware of any problems with the water system?		+ID		
C. Are records available regarding the quantity and quality of the water available?				+ID
D. 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 _____	+ID			
E. Are you aware of any problems with the sanitary sewer system?		+ID		
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		+ID		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				+ID
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	+ID			
B. To the best of your knowledge, is the ceiling insulated?	+ID			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		+ID		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	+ID			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				+ID
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		+ID		
G. Are you aware of any structural problems with any of the buildings?		+ID		
H. Are you aware of any additions or alterations made in the last sixty days?	+ID			
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		+ID		

+ID

INITIALS

DATE OF DISCLOSURE

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NANAIMO

BC

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

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

HD

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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.



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.

Date: 18-May-2010 TITLE SEARCH PRINT
Requestor: (PA21167) RE/MAX OF NANAIMO
Folio: MCGOUGAN TITLE - CA1466812

Time: 14:19:34
Page 001 of 001

VICTORIA LAND TITLE OFFICE TITLE NO: CA1466812
FROM TITLE NO: EX13593

APPLICATION FOR REGISTRATION RECEIVED ON: 24 FEBRUARY, 2010
ENTERED: 02 MARCH, 2010

REGISTERED OWNER IN FEE SIMPLE:

HUNG VAN DAU, CAR PAINTER
6183 DENNIE LANE
NANAIMO, BC
V9T 0A5
SON THANH PHAM, JEWELLER
129 HOLLAND ROAD
NANAIMO, BC
V9R 6V9
AS JOINT TENANTS

TAXATION AUTHORITY:
CITY OF NANAIMO

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 005-780-811
LOT 2, SECTION 1, WELLINGTON DISTRICT, PLAN 6714

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
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CONDITION

108932G	1944-03-22	10:45
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REGISTERED OWNER OF CHARGE:

CANADIAN INDUSTRIES LIMITED
108932G

REMARKS: DD 32080N
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 ***

*** NO MISC NOTES FOUND

PARCEL IDENTIFIER (PID): 005-780-811

SHORT LEGAL DESCRIPTION:S/6714/////2

MARG:

TAXATION AUTHORITY:

1 CITY OF NANAIMO

FULL LEGAL DESCRIPTION: CURRENT

LOT 2, SECTION 1, WELLINGTON DISTRICT, PLAN 6714

MISCELLANEOUS NOTES:

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