



# PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



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BRITISH COLUMBIA  
REAL ESTATE  
ASSOCIATION

Date of disclosure: June 29, 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 #:** Lot 1 Apple Orchard MUDGE ISLAND (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
<b>1. LAND</b>				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Is there a survey certificate available?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Are you aware of any current or pending local improvement levies/charges?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Have you received any other notice or claim affecting the Premises from any person or public body?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
B. Are you aware of any problems with the water system?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are records available regarding the quantity and quality of the water available?	✓			
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
E. Are you aware of any problems with the sanitary sewer system?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available? <i>Less than 1 year old.</i>		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3. BUILDING</b>				
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?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any structural problems with any of the buildings?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any additions or alterations made in the last sixty days?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

*One*

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MUDGE ISLAND

B

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?		✓	<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?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		✓	<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: _____ years)		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any problems with the swimming pool and/or hot tub?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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.)	✓		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?	✓		<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? _____		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. GENERAL</b>				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		✓	<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?		✓	<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

*She*

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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: 02-Jul-2010 TITLE SEARCH PRINT  
 Requestor: (PA21167) RE/MAX OF NANAIMO  
 Folio: MCGOUGAN TITLE - CA969805

Time: 14:25:17  
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VICTORIA LAND TITLE OFFICE TITLE NO: CA969805  
 FROM TITLE NO: ES7501

APPLICATION FOR REGISTRATION RECEIVED ON: 07 NOVEMBER, 2008  
 ENTERED: 18 NOVEMBER, 2008

REGISTERED OWNER IN FEE SIMPLE:  
 DEAN KENNETH CHRISTIE, INVESTMENT COUNSELLOR  
 1204 BANTRY STREET NE.  
 CALGARY, AB  
 T2E 5E7

TAXATION AUTHORITY:  
 NANAIMO/COWICHAN ASSESSMENT AREA

DESCRIPTION OF LAND:  
 PARCEL IDENTIFIER: 000-234-338  
 LOT 1, SECTION 27, MUDGE ISLAND, NANAIMO DISTRICT, PLAN 33330

LEGAL NOTATIONS:

COAL TSN DF 55262 FORFEITED TO CROWN DF 56902 16.9.47

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE  
 CHARGE NUMBER DATE TIME

UNDERSURFACE RIGHTS

114508G

REGISTERED OWNER OF CHARGE:  
 ISABELLA THATCHER, EXECUTRIX OF WILL OF ARTHUR THATCHER  
 DECEASED, DF 66149 AND DF 79634  
 114508G

REMARKS: AFB 38.18.22453F  
 DD 15878  
 FORFEITED TO CROWN, SEE FB337936

MORTGAGE

CA1230931 2009-08-18 08:53

REGISTERED OWNER OF CHARGE:  
 MANULIFE BANK OF CANADA  
 CA1230931

UNDERSURFACE RIGHTS

FB337936 2010-03-25 12:51

REMARKS: INTER ALIA  
 PURSUANT TO MINERAL LAND TAX ACT, MINERALS HEREIN  
 FORFEITED AND VESTED IN CROWN

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

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

Date: 02-Jul-2010      TITLE SEARCH PRINT  
Requestor: (PA21167)    RE/MAX OF NANAIMO  
Folio: MCGOUGAN        TITLE - CA969805

Time: 14:25:17  
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PENDING APPLICATIONS: NONE

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

\*\*\* NO MISC NOTES FOUND

PARCEL IDENTIFIER (PID): 000-234-338

SHORT LEGAL DESCRIPTION:S/33330////1

MARG:

TAXATION AUTHORITY:

1 NANAIMO/COWICHAN ASSESSMENT AREA

FULL LEGAL DESCRIPTION: CURRENT

LOT 1, SECTION 27, MUDGE ISLAND, NANAIMO DISTRICT, PLAN 33330

MISCELLANEOUS NOTES:

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