

**PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL**



Date of disclosure: Jan 18, 2009

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

ADDRESS ▶ 4020 West 10th Avenue Vancouver, BC V6R 2H1

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. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are the premises connected to a public sanitary sewer system?	HK	✓ 20		
B. Are the premises connected to a public water system?	HK	✓ 20		
C. Are the premises connected to a private or a community water system?	HK		✓ 20	
(i) If yes, are you aware of any problems with the private or community water system?				Diagonal lines
D. Is the property serviced by a private well?	HK		✓ 20	
(i) If yes, are you aware of any problems with the private well?				Diagonal lines
E. Is the property serviced by a septic system/lagoon?	HK		✓ 20	
(i) If yes, are you aware of any problems with the septic system/lagoon?				Diagonal lines
(ii) If the system was installed after May 31, 2005, are maintenance records available?				Diagonal lines
F. Do the premises contain unauthorized accommodation?	HK		✓ 20	
G. Are you aware of any underground oil storage tank(s) on the property?	HK		✓ 20	Diagonal lines
H. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?	HK		✓ 20	Diagonal lines
I. Are you aware of any current or pending local improvement levies/charges?	HK		✓ 20	Diagonal lines
J. Have you received any other notice or claim affecting the property from any person or public body?	HK		✓ 20	Diagonal lines
K. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?	HK		✓ 20	Diagonal lines
L. 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.)	HK		✓ 20	
M. Are these premises covered by home warranty insurance under the Homeowner Protection Act?	HK		✓ 20	Diagonal lines
N. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) in respect of the property or premises?	HK		✓ 20	Diagonal lines
O. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(ii) in respect of the property or premises?	HK		✓ 20	Diagonal lines

For the purposes of Clauses 1.N. and 1.O. 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
[Signature]

ADDRESS **▶** 4020 West 10th Avenue Vancouver, BC V6R 2H1

2. STRUCTURAL:

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?		Hlc 20	20	
B. To the best of your knowledge, is the ceiling insulated?	Hlc 20			
C. To the best of your knowledge, have the premises ever contained asbestos insulation?	Hlc	20		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			Hlc 20	
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?			Hlc 20	
F. Are you aware of any additions or alterations made without a required permit and final inspection?	Hlc	20		
G. Are you aware of any additions or alterations made in the last sixty days?	Hlc	20		
H. Are you aware of any structural problems with the premises or other buildings on the property?	Hlc	20		
I. Are you aware of any problems with the heating and/or central air conditioning system?	Hlc	20		
J. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?	Hlc	20		
K. Are you aware of any damage due to wind, fire or water?	Hlc	20		
L. Are you aware of any infestation or unrepaired damage by insects or rodents?	Hlc	20		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>1</u> years)	Hlc	20		
N. Are you aware of any problems with the electrical system?	Hlc	20		
O. Are you aware of any problems with the plumbing system?	Hlc	20		
P. Are you aware if the premises or property have been used as a marijuana grow operation or to manufacture illegal drugs?	Hlc	20		
Q. Are you aware of any problems with the swimming pool and/or hot tub?		Hlc		20

3. 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.

Imabel Oumman
SELLER(S)

[Signature]
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 property and, if desired, to have the property inspected by an 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 property.

[Signature] INITIALS

Date: 09/06/27 TITLE SEARCH PRINT Time: 10:07:36
Requestor: (PB59470) RE/MAX WESTCOAST
TITLE - BX134934

VANCOUVER LAND TITLE OFFICE TITLE NO: BX134934
FROM TITLE NO: BN175346

APPLICATION FOR REGISTRATION RECEIVED ON: 27 APRIL, 2005
ENTERED: 04 MAY, 2005

REGISTERED OWNER IN FEE SIMPLE:
HASMET ISMAIL KANSIZ, BUSINESSMAN
ISOBEL DRUMMOND, BUSINESSWOMAN
4020 WEST 10TH AVENUE
VANCOUVER, BC
V6R 2H1
AS JOINT TENANTS

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 011-733-225
LOT 16 OF LOT 2 BLOCK 178 DISTRICT LOT 540 PLAN 4222

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

MORTGAGE
BX134935 2005-04-27 14:21
REGISTERED OWNER OF CHARGE:
THE TORONTO-DOMINION BANK
BX134935

MORTGAGE
BB180533 2007-12-27 13:56
REGISTERED OWNER OF CHARGE:
CANADIAN IMPERIAL BANK OF COMMERCE
BB180533

JUDGMENT
BB1060925 2009-04-06 11:18
REGISTERED OWNER OF CHARGE:
VANCOUVER CITY SAVINGS CREDIT UNION
BB1060925
REMARKS: AS TO THE INTEREST OF ISOBEL DRUMMOND

"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): 011-733-225

SHORT LEGAL DESCRIPTION: S/4222/////16

MARG:

TAXATION AUTHORITY:

1 CITY OF VANCOUVER

FULL LEGAL DESCRIPTION: CURRENT

LOT 16 OF LOT 2 BLOCK 178 DISTRICT LOT 540 PLAN 4222

MISCELLANEOUS NOTES:

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