

PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL



Date of disclosure: Sept. 09, 2009

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

ADDRESS ▶ 3460 W. 15th Avenue Vancouver, BC V6R 2Z1

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?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
B. Are the premises connected to a public water system?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
C. Are the premises connected to a private or a community water system?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems with the private or community water system?			<input checked="" type="checkbox"/>	
D. Is the property serviced by a private well?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems with the private well?			<input checked="" type="checkbox"/>	
E. Is the property serviced by a septic system/lagoon?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems with the septic system/lagoon?			<input checked="" type="checkbox"/>	
(ii) If the system was installed after May 31, 2005, are maintenance records available?			<input checked="" type="checkbox"/>	
F. Do the premises contain unauthorized accommodation?	<input checked="" type="checkbox"/>			
G. Are you aware of any underground oil storage tank(s) on the property?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
H. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
I. Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
J. Have you received any other notice or claim affecting the property from any person or public body?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
K. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
L. 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.)		<input checked="" type="checkbox"/>		
M. Are these premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

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

**TANK REMOVAL SERVICE****CERTIFICATE
OF RESIDENTIAL BURIED FURNACE-FUEL
STORAGE TANK INVESTIGATION*******please see attached disclaimer of liability*****

Customer: Mr. David Richardson, Re/Max Select Properties
Investigation Site: 3460 West 15th Avenue, Vancouver, BC
Plan 415, Lot 5, Block 114, Dlst, Lot 540, L.D. 36
P.I.D. 015-295-320

Date of Investigation: September 4, 2009.
Conducted by: Special Needs Consulting Service Inc.
d.b.a. SNR Tank Removal Service

This Company, of which I am the President, was Incorporated in British Columbia in 1996. Since that time, I have personally conducted more than 800 buried furnace-fuel storage tank investigations, of varying difficulty, in the District of North Vancouver, the Municipality of West Vancouver, and the Cities of Burnaby, New Westminster and Vancouver.

Investigation Results for Inactive Buried Furnace-Fuel Storage Tanks

Investigation has satisfied me that no buried furnace-fuel storage tank now exists at the property of the above stated address. Methods employed for this investigation include:

- Search of Vancouver City records for the above property
- Visual investigation of the above property
- Manual probing of the above property
- Electronic metal detection survey of the above property
- Canvassing neighbours

I have issued another copy of this Certificate to the City of Vancouver, Fire & Rescue Services, 201 - 456 West Broadway, Vancouver, BC, and to the Environmental Protection Branch, 201- 435 West 12th Avenue, Vancouver, BC.

Dated this 11th day of September 2009.

Signature of investigator: 
Name of investigator:

Grandier Sathanielle
SNR Tank Removal Service
6179 Dawson Street
Burnaby, BC V5B 2W5
Ph/FAX (604) 435-1722, Cel. (604) 313-8998



TANK REMOVAL SERVICE

Certificate of Investigation Disclaimer of Liability

I remove buried furnace-fuel storage tanks as a living; as such it is in my best interest to find a tank when I am called for "detection" services. While I strive to be diligent throughout my investigations, on rare occasion I have missed a buried tank. In the past I have missed tanks that have been under addition foundations and one tank that had a natural gas meter installed directly over it.

I have no insurance to cover the event of an undetected tank through the course of my investigation. As such, I must stress that the SNR Certificate of Investigation is NOT a guarantee of no buried furnace-fuel storage tank existing at a given property.

Also, please note, that while a detection service may determine that a buried furnace-fuel storage tank may no longer exist on a property, had there been one at any time, the SNR investigation can NOT determine the matter of whether contaminated soil may be present.

I appreciate the haunting concern of having a potential liability of significant soil contamination and regret that I am unable to provide my customers with a guarantee regarding these matters

Yours truly,

A handwritten signature in black ink, appearing to read 'Grandi Sathanielle', written in a cursive style.

Grandi Sathanielle
SNR Tank Removal Service
Ph/FAX (604) 435-1722, Cel. (604) 313-8998