

**PROPERTY DISCLOSURE STATEMENT**  
**RESIDENTIAL**



Date of disclosure: OCTOBER 15, 2009

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

**ADDRESS** ▶ 2873 West 13th Avenue Vancouver, BC V6K 2T6

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

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

BB BB  
INITIALS

ADDRESS **▶** 2873 West 13th Avenue Vancouver, BC V6K 2T6

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

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

1. F. BASEMENT SCITE IS UNACTIVATED -  
2. F. " " " "

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)      [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.

[Initials] INITIALS

Date: 09/09/28  
Requestor: (PB59470)

TITLE SEARCH PRINT  
RE/MAX WESTCOAST  
TITLE - BW361064

Time: 18:27:45

VANCOUVER            LAND TITLE OFFICE            TITLE NO: BW361064  
FROM TITLE NO: M69584

APPLICATION FOR REGISTRATION RECEIVED ON: 04 AUGUST, 2004  
ENTERED: 27 AUGUST, 2004

REGISTERED OWNER IN FEE SIMPLE:  
BRIAN JOHN CONNER, ACCOUNTANT  
JOSEPHA JENNISSEN, OFFICE MANAGER  
3076 W. 11TH AVE.  
VANCOUVER, BC  
V6K 2M6  
AS JOINT TENANTS

TAXATION AUTHORITY:  
CITY OF VANCOUVER  
DESCRIPTION OF LAND:  
PARCEL IDENTIFIER: 011-205-717  
LOT 3 BLOCK 78 DISTRICTLOT 540 PLAN 5169

LEGAL NOTATIONS: NONE

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

LIFE ESTATE  
BW361065    2004-08-04    12:53  
REGISTERED OWNER OF CHARGE:  
LUCETTE MARY HANSEN  
BW361065

MORTGAGE  
BB414949    2007-06-19    12:22  
REGISTERED OWNER OF CHARGE:  
VANCOUVER CITY SAVINGS CREDIT UNION  
IN TRUST, SEE BL51963  
BB414949

PRIORITY AGREEMENT  
BB414950    2007-06-19    12:22

REMARKS: GRANTING BB414949 PRIORITY OVER BW361065  
"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28,  
L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS:

011-205-717  
CA1285268                            CHARGE RELEASE

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

\*\*\* NO MISC NOTES FOUND

PARCEL IDENTIFIER (PID): 011-205-717

SHORT LEGAL DESCRIPTION:S/5169/////3

MARG:

TAXATION AUTHORITY:

1 CITY OF VANCOUVER

FULL LEGAL DESCRIPTION: CURRENT

LOT 3 BLOCK 78 DISTRICTLOT 540 PLAN 5169

MISCELLANEOUS NOTES:

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

Date: 09/10/16  
Requestor: (PB59470)

TITLE SEARCH PRINT  
RE/MAX WESTCOAST  
TITLE - BT125702

Time: 14:59:50

VANCOUVER            LAND TITLE OFFICE            TITLE NO: BT125702  
FROM TITLE NO: BH245961

APPLICATION FOR REGISTRATION RECEIVED ON: 18 APRIL, 2002  
ENTERED: 22 APRIL, 2002

REGISTERED OWNER IN FEE SIMPLE:  
BRENDAN JOHN BARRY, PHARMACEUTICAL SALES REPRESENTATIVE  
TRUDI MICHELLE SAMPSON, PRIMARY SCHOOL TEACHER  
2873 WEST 13TH AVENUE  
VANCOUVER, BC  
V6K 2T6  
AS JOINT TENANTS

TAXATION AUTHORITY:

CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 011-477-741  
LOT 22 BLOCK E DISTRICT LOT 540 PLAN 4587

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE  
CHARGE NUMBER    DATE    TIME

MORTGAGE

BB573487    2007-09-12    08:59

REGISTERED OWNER OF CHARGE:

HSBC BANK CANADA  
BB573487

"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): 011-477-741

SHORT LEGAL DESCRIPTION: S/4587///E//22

MARG:

TAXATION AUTHORITY:

1 CITY OF VANCOUVER

FULL LEGAL DESCRIPTION: CURRENT  
LOT 22 BLOCK E DISTRICT LOT 540 PLAN 4587

MISCELLANEOUS NOTES:

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