

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: January 2

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

ADDRESS ▶ 2727 W. 13th Avenue Vancouver, BC V6K 2T5

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

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

January 7, 2010

ADDRESS 2727 W. 13th Avenue

Vancouver, BC

V6K 2T5

2. STRUCTURAL:

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	Yes			
B. To the best of your knowledge, is the ceiling insulated?	Yes			
C. To the best of your knowledge, have the premises ever contained asbestos insulation?		Yes		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	Yes			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	Yes			
F. Are you aware of any additions or alterations made without a required permit and final inspection?	Yes			
G. Are you aware of any additions or alterations made in the last sixty days?		Yes		
H. Are you aware of any structural problems with the premises or other buildings on the property?		Yes		
I. Are you aware of any problems with the heating and/or central air conditioning system?		Yes		
J. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		Yes		
K. Are you aware of any damage due to wind, fire or water?		Yes		
L. Are you aware of any infestation or unrepaired damage by insects or rodents?		Yes		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 4 years)		Yes		
N. Are you aware of any problems with the electrical system?		Yes		
O. Are you aware of any problems with the plumbing system?		Yes		
P. Are you aware if the premises or property have been used as a marijuana grow operation or to manufacture illegal drugs?		Yes		
Q. Are you aware of any problems with the swimming pool and/or hot tub?	Yes			

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

1.F. BASEMENT IS UNAUTHORIZED
 2.F. " " " "
 2.Q. HOT TUB HEATING ELEMENT - NOT WORKING.
 1.F & 2.F. ATTIC DEVELOPMENT UNAUTHORIZED

(to) (A)

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 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

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: **2727 West 13th Avenue, Vancouver, BC**
Plan 1334, Lot 16, Block 90, Dist. Lot 540, L.D. 36
P.I.D. 012-680-904

Date of Investigation: **December 22, 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 1000 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.

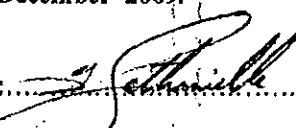
Investigation Results for Inactive Buried Furnace-Fuel Storage Tanks

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 31st day of December 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

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,



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

Date: 12-Jan-2010 TITLE SEARCH PRINT Time: 09:15:39
Requestor: (PO15033) STAR WEST REALTY LTD. DBA RE/MAX SEL Page 001 of 001
Folio: TITLE - BW242246

VANCOUVER LAND TITLE OFFICE TITLE NO: BW242246
FROM TITLE NO: BW115699

APPLICATION FOR REGISTRATION RECEIVED ON: 07 JUNE, 2004
ENTERED: 23 JUNE, 2004

REGISTERED OWNER IN FEE SIMPLE:

ROGER STANLEY CURTIS, VP SALES AND MARKETING
DAFINA GABROVSKA CURTIS, ARCHITECT
2727 WEST 13TH AVENUE
VANCOUVER, BC
V6K 2T5
AS JOINT TENANTS

TAXATION AUTHORITY:

CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 012-608-904
LOT 16, EXCEPT PART IN EXPLANATORY PLAN 4754, BLOCK 90 DISTRICT LOT 540
PLAN 1334

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

MORTGAGE

BA365947 2006-04-06 09:09
REGISTERED OWNER OF CHARGE:
ROYAL BANK OF CANADA
BA365947

"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 ***