

PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL



Date of disclosure: January 11, 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 #: 2474 W. 33rd Avenue Vancouver, BC V6M 1C3 (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
1. LAND				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		X <i>rb</i>		
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		X <i>rb</i>		
C. Is there a survey certificate available?		X <i>rb</i>		
D. Are you aware of any current or pending local improvement levies/charges?		X <i>rb</i>		
E. Have you received any other notice or claim affecting the Premises from any person or public body?		X <i>rb</i>		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____		X <i>rb</i>		
B. Are you aware of any problems with the water system?		X <i>rb</i>	X <i>rb</i>	
C. Are records available regarding the quantity and quality of the water available?			X <i>rb</i>	
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____		X <i>rb</i>		
E. Are you aware of any problems with the sanitary sewer system?		X <i>rb</i>		
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		X <i>rb</i>		X <i>rb</i>
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				X <i>rb</i>
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	X <i>rb</i>			
B. To the best of your knowledge, is the ceiling insulated?	X <i>rb</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		X <i>rb</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?		See comment below 5 (a)		
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	X <i>rb</i>			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		X <i>rb</i>		
G. Are you aware of any structural problems with any of the buildings?		X <i>rb</i>		
H. Are you aware of any additions or alterations made in the last sixty days?	X <i>rb</i>			
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		see comment below 5 (a)		

[Signature]
INITIALS

DATE OF DISCLOSURE _____

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Vancouver, BC

V6M 1C3

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?		X		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		X		
L. Are you aware of any damage due to wind, fire or water?		X		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>NEW</u> years)		X		
N. Are you aware of any problems with the electrical or gas system?		X		
O. Are you aware of any problems with the plumbing system?		X		
P. Are you aware of any problems with the swimming pool and/or hot tub?				X
Q. Do the Premises contain unauthorized accommodation?			see comment below 5(b)	
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		X		
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.)		X		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		X		
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? _____		X		
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		X		
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?		X		

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

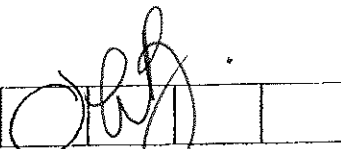
5-13 Disclosure of latent defects

(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


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

- (a) The Property has been renovated pursuant to Development and Building Permits issued by the City of Vancouver. All plumbing and electrical services have been replaced. A final building inspection will be obtained prior to the Completion Date of any sale.
- (b) The ground level "naning" suite is not large enough to qualify as a separate approved suite.

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.

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**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: 2474 West 33rd Avenue, Vancouver, BC
Plan 2977, Lot 2 of 2, Block 18, Dist. Lot 526, L.D. 36
P.I.D. 013-272-187

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.

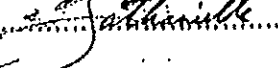
Investigation Results for Inactive Buried Furnace-Fuel Storage Tanks

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:

G. Sathantelle
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 Sathanelle
SNR Tank Removal Service
Ph/FAX (604) 435-1722, Cel. (604) 313-8998