

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

RESIDENTIAL

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT:

The property disclosure statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

"The attached Property Disclosure Statement dated

January 24 yr 2010 is incorporated into

and forms part of this contract."

ANSWERS MUST BE COMPLETE AND ACCURATE:

The property disclosure statement is designed, in part, to protect the seller by establishing that all relevant information concerning the property has been provided to the buyer. It is important that the seller not answer "do not know" or "does not apply" if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the property.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES:

The buyer must still make the buyer's own inquiries after receiving the property disclosure statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the property may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent inspector to examine the property and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the property disclosure statement or on an inspection report.

FOUR IMPORTANT CONSIDERATIONS:

1. The seller is legally responsible for the accuracy of the information which appears on the property disclosure statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the property. Even if the property disclosure statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the property disclosure statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's own inquiries concerning a property in addition to reviewing a property disclosure statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a property disclosure statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the property disclosure statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

ALTERNATE DISPUTE RESOLUTION:

Parties to this contract may pursue alternate dispute resolution if a dispute arises after completion of the transaction.

It is recommended that the parties first mediate the dispute. Failing agreement to mediate, or if the mediation fails, then disputes can be submitted to an arbitration under the *Commercial Arbitration Act*.

BCREA member boards can provide guidance on the selection of mediation and arbitration services in your area.

PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL



Date of disclosure: JANUARY 24, 2006

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

ADDRESS ▶ 3537 Dunbar Street Vancouver, BC V6S 2C4

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

M.D. A.M. INITIALS

ADDRESS **▶** 3537 Dunbar Street Vancouver, BC V6S 2C4

2. STRUCTURAL:	YES	NO	DO NOT KNOW	DOES NOT APPL.
A. To the best of your knowledge, are the exterior walls insulated?	MD AM			
B. To the best of your knowledge, is the ceiling insulated?	MD AM			
C. To the best of your knowledge, have the premises ever contained asbestos insulation?		MD AM		
D. Has a final building inspection been approved or a final occupancy permit been obtained?				MD AM
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				MD AM
F. Are you aware of any additions or alterations made without a required permit and final inspection?	MD AM			
G. Are you aware of any additions or alterations made in the last sixty days?		MD AM		
H. Are you aware of any structural problems with the premises or other buildings on the property?		MD AM		
I. Are you aware of any problems with the heating and/or central air conditioning system?		MD AM		
J. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		MD AM		
K. Are you aware of any damage due to wind, fire or water?		MD AM		
L. Are you aware of any infestation or unrepaired damage by insects or rodents?		MD AM		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>7</u> years)		MD AM		
N. Are you aware of any problems with the electrical system?		MD AM		
O. Are you aware of any problems with the plumbing system?		MD AM		
P. Are you aware if the premises or property have been used as a marijuana grow operation or to manufacture illegal drugs?		MD AM		
Q. Are you aware of any problems with the swimming pool and/or hot tub?				MD AM

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

1.F. & 2.F. WITH CONSTRUCTION VARIANT PERMITS. (MD) (AM)

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.

x [Signature] SELLER(S) x [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.

(MD) (AM) 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: **3537 Dunbar Street, Vancouver, BC**
Plan 4367, Lot 18, Block 30, Dist. Lot 139, L.D. 36
P.I.D. 011-592-125

Date of Investigation: **January 13, 2010.**
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.

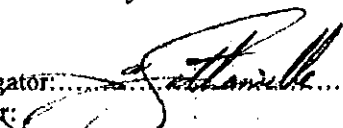
Investigation Results for Inactive Buried Furnace-Fuel Storage Tanks

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 13th day of January 2010.

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

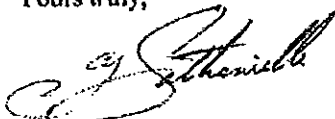
I remove buried furnace-fuel storage tanks as a living; as such it is in my best interest to find a tank when I am called for "detection" services. While I strive to be diligent throughout my investigations, on rare occasion I have missed a buried tank. In the past I have missed tanks that have been 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