

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: **3655 West 3rd Avenue, Vancouver, BC**
Plan 229, Lot 21, Block 15, Dist. Lot 540, L.D. 36
P.I.D. 015-433-579

Date of Investigation: **January 27, 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 1st day of February 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

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

If this disclosure statement is being used for bare land strata, use the Property Disclosure Statement – Strata Properties along with this form.

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 27 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 premises 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 premises.

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 premises 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, licensed inspector to examine the premises 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 premises. 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 the premises 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.





Date of disclosure: January 27, 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 #: 3655 W. 3rd Vancouver, BC V6R 1M1 (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?		<i>[Handwritten Initials]</i>		
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>[Handwritten Initials]</i>		
C. Is there a survey certificate available?			<i>[Handwritten Initials]</i>	
D. Are you aware of any current or pending local improvement levies/charges?			<i>[Handwritten Initials]</i>	
E. Have you received any other notice or claim affecting the Premises from any person or public body?			<i>[Handwritten Initials]</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 _____			<i>[Handwritten Initials]</i>	
B. Are you aware of any problems with the water system?			<i>[Handwritten Initials]</i>	
C. Are records available regarding the quantity and quality of the water available?			<i>[Handwritten Initials]</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 _____			<i>[Handwritten Initials]</i>	
E. Are you aware of any problems with the sanitary sewer system?			<i>[Handwritten Initials]</i>	
F. Are there any current service contracts; (i.e., septic removal or maintenance)?			<i>[Handwritten Initials]</i>	
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				<i>[Handwritten Initials]</i>
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?		<i>[Handwritten Initials]</i>		<i>[Handwritten Initials]</i>
B. To the best of your knowledge, is the ceiling insulated?		<i>[Handwritten Initials]</i>		
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>[Handwritten Initials]</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			<i>[Handwritten Initials]</i>	<i>[Handwritten Initials]</i>
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?			<i>[Handwritten Initials]</i>	<i>[Handwritten Initials]</i>
F. Are you aware of any infestation or unrepaired damage by insects or rodents?			<i>[Handwritten Initials]</i>	
G. Are you aware of any structural problems with any of the buildings?			<i>[Handwritten Initials]</i>	
H. Are you aware of any additions or alterations made in the last sixty days?			<i>[Handwritten Initials]</i>	
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?			<i>[Handwritten Initials]</i>	

[Handwritten Signature]
INITIALS

January 27, 2010

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3655 W. 3rd

Vancouver, BC

V6R 1M1

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?			bbll	
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		bbll		
L. Are you aware of any damage due to wind, fire or water?			bbll	
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>NEW</u> years) <u>35 year WARRANTY</u>			bbll	
N. Are you aware of any problems with the electrical or gas system?			bbll	
O. Are you aware of any problems with the plumbing system?			bbll	
P. Are you aware of any problems with the swimming pool and/or hot tub?				bbll
Q. Do the Premises contain unauthorized accommodation?		bbll	bbll	
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?			bbll	
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.)			bbll	
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?			bbll	
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? _____			bbll	
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?			bbll	
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?			bbll	


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

 _____
INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3655 W. 3rd

Vancouver, BC

V6R 1M1

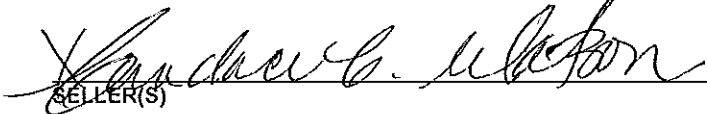
5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

3. K. AFTER VERY HEAVY RAIN ... WATER INGRESS UNDER BASEMENT DOOR .



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.