

Date: 27-Apr-2010
Requestor: (PO15033)
Folio:

TITLE SEARCH PRINT
STAR WEST REALTY LTD. DBA RE/MAX SEL
TITLE - BM15649

Time: 08:33:53
Page 001 of 001

VANCOUVER LAND TITLE OFFICE TITLE NO: BM15649
FROM TITLE NO: BK377635

APPLICATION FOR REGISTRATION RECEIVED ON: 19 JANUARY, 1998
ENTERED: 20 JANUARY, 1998

REGISTERED OWNER IN FEE SIMPLE:
RANDALL MICHAEL TICHELMAN, COMPUTER ANALYST
NICOLE JACQUELINE TICHELMAN, HOMEMAKER/BANK TELLER
2476 WEST 14TH AVENUE
VANCOUVER, BC
V6K 2W5
AS JOINT TENANTS

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 012-028-690
LOT 3 BLOCK 441 DISTRICT LOT 526 PLAN 3944

LEGAL NOTATIONS: NONE

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

MORTGAGE
BB186738 2008-01-16 11:52
REGISTERED OWNER OF CHARGE:
THE TORONTO-DOMINION BANK
BB186738

"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 ***



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: April 21, 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 #:

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

RS	RS		
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INITIALS

DATE OF DISCLOSURE _____

ADDRESS/BARE-LAND STRATA LOT #:

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?		NT ✓		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		NT RA ✓		
L. Are you aware of any damage due to wind, fire or water?		NT RA ✓		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>9</u> years)		NT RA ✓		
N. Are you aware of any problems with the electrical or gas system?		NT RA ✓		
O. Are you aware of any problems with the plumbing system?		NT RA ✓		
P. Are you aware of any problems with the swimming pool and/or hot tub?				RA NT ✓
Q. Do the Premises contain unauthorized accommodation?	RA ✓			
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		NT RA ✓		
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.)		NT RA ✓		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		NT RA ✓		
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? _____		RA ✓		
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		NT RA ✓		
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?		NT RA ✓		

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

NT
 RA

INITIALS

DATE OF DISCLOSURE _____

ADDRESS/BARE-LAND STRATA LOT #: _____


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

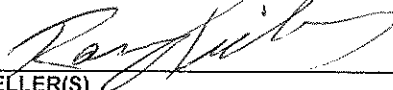
31. & 32. UPPER FLOOR AND BASEMENT UPGRADES AND SCHEDULE CONSTRUCTION PERFORMED WITHOUT PERMIT

NT
RS

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 
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.

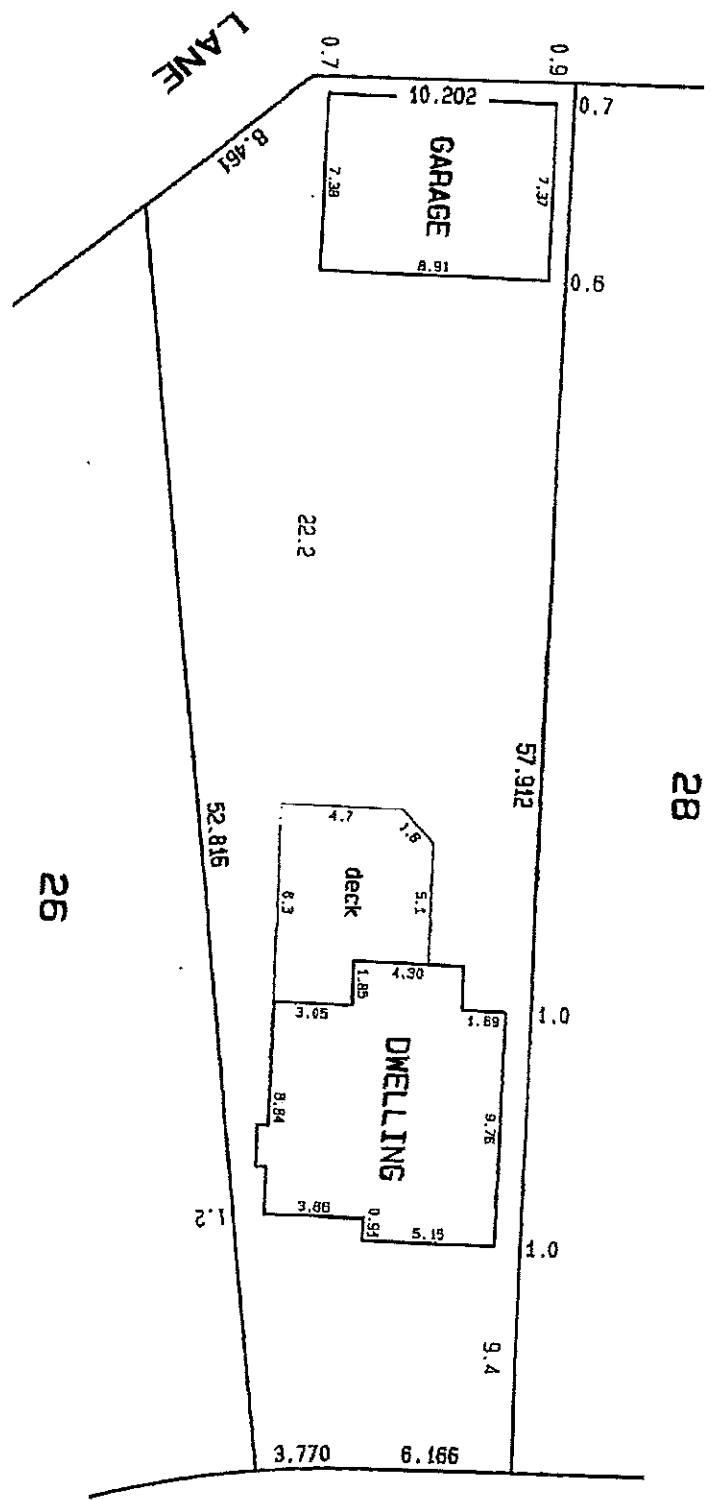
BUYER(S)

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.

PLAN SHOWING THE LOCATION OF IMPROVEMENTS SITUATED UPON
 LOT 27, BLOCK Y, DISTRICT LOT 139, PLAN 8426.
 CITY OF VANCOUVER.

SCALE 1:300 (METRIC)



TRUTCH STREET

CERTIFIED CORRECT AS TO LOCATION
 AND DIMENSION OF IMPROVEMENTS

D. Prokopetz, ASCT, RSIS

DATED THIS 24th DAY OF MARCH, 2007.

NOTE: The location of features depicted by this plan has been determined from existing survey monuments and does not purport to be a location certified in relation to a boundary of land. We accept no responsibility for the unauthorized use or for any use of a copy not bearing an original landowner's seal. Property line dimensions are according to land title office records. This plan is not to be used for the re-establishment of property lines.

CIVIC ADDRESS
 #3249 Trutch Street
 Vancouver, B.C.

Westcoast Surveys Ltd.
 16264 80th Avenue
 Surrey, B.C. V4N 0X3
 Tel: 604-543-8665 Fax: 604-543-8610
 Our File: 3-123-07
 Your File: 50621

UPGRADES AND ADDITIONS
2476 W. 14th

Drainage tiles completely redone with sump in 1998

Furnace replaced in 1998

Forced air heating has electronic air filter

Resided with cedar 2008

Electrical completely updated ... All knob and tube removed

Plumbing completely updated

All upstairs bedrooms wired for cable / internet / phone

All rooms except kitchen dining room on main floor wired for cable / internet

Basement suite bedroom and living room wired for cable / internet / phone

Floors insulated for sound

Upstairs **interior** walls insulated for sound ... exterior walls insulated to r24

Attic insulated to r40

Exterior water taps at city pressure (run before house pressure reducer)

Water tank replaced 1 year ago