



# PROPERTY DISCLOSURE STATEMENT LAND ONLY



Date of disclosure: September 30, 2010

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

**ADDRESS:** 73 Peregrine Way Vernon, BC VIH 1E4 (the "Land")

<p>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.</p>	<p>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</p>			
<b>1. LAND</b>	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any past or present underground oil storage tank(s) on the Land?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Is there a survey certificate available?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Are you aware of any current or pending local improvement levies/charges?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Have you received any other notice or claim affecting the Land from any person or public body?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Is the Land managed forest lands?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Is the Land in the Agricultural Land Reserve?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any fill materials anywhere on the Land?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any uncapped or unclosed water wells on the Land?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any water licences affecting the Land?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Has the Land been logged in the last five years? (i) If yes, was a timber mark/licence in place? (ii) If yes, were taxes or fees paid?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Is there a plot plan available showing the location of wells, septic systems, crops etc.		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Land uses: Municipal    Community <input checked="" type="checkbox"/> Private    Well    Not Connected Other _____		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any problems with the water system?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are records available regarding the quantity and quality of the water available?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Indicate the sanitary sewer system the Land is connected to: Municipal    Community <input checked="" type="checkbox"/> Septic    Lagoon    Not Connected Other _____		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Are you aware of any problems with the sanitary sewer system?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are there any current service contracts (i.e., septic removal or maintenance)?		MKS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				MKS

INITIALS

DATE OF DISCLOSURE

ADDRESS: 73 Peregrine Way

Vernon, BC

V1H 1E4

3. BUILDING: (Not Applicable)	YES	NO	DO NOT KNOW	DOES NOT APPLY
4. GENERAL:				<i>MLC</i>
A. Are you aware if the Land has been used as a marijuana grow operation or to manufacture illegal drugs?		<i>MLC</i>		
B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		<i>MLC</i>		

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

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

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 disclosure statement and agrees that a copy may be given to a prospective buyer.

**PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.**

*Mary Lou Lu* \_\_\_\_\_  
 SELLER(S)

*[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 Land and, if desired, to have the Land 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 agencies or their representatives warrant or guarantee the information provided about the Land.

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLST®).