



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: JAN 17, 2011

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 3341 West 34th Ave, Vancouver (the "Premises")
Vancouver V6N 2K5

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

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

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.)

3I - KITCHEN EXPANSION 12 YEARS AFO

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.

[Signature]
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 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.



TANK REMOVAL SERVICE

SNR Tank Removal Service
6179 Dawson Street
Burnaby, BC V5B 2W5

July 4, 2008.

Lieutenant, Customer Service
Fire Prevention Division
201 - 456 West Broadway
Vancouver, BC V5Y 1R3

Dear Lieutenant,

PROJECT COMPLETION LETTER

This letter is to inform you of the completion of the buried furnace-fuel storage tank PARTIAL REMOVAL project for:

PERMIT: **FI 406267**
CLIENT: **Mr. Peter Kitching**
PROJECT LOCATION: **3341 West 34th Avenue, Vancouver**
PROJECT COMPLETION DATE: **27 June 2008**

Please find enclosed project photographs:

- View of site before tank removal
- View of tank during pump-out and cleaning
- View of tank void; *no contaminated soil was found* (VFRS Insp. Bob Rosenlund)
- View of site at completion

Also attached, please find:

- Copy of invoice from **Scott Road Trading Ltd.** for disposal of oil tank
- Copy of invoice from **Sumas Environmental Services Inc.** for treatment/disposal of contaminated liquid tank contents
- Copy of invoice from **Aufiero Terra Ltd.** for fill materials used

Please do not hesitate to contact me for more information

Yours truly,

Grandt Sathanielle
SNR Tank Removal Service
Ph/FAX (604) 435-1722, Cel. (604) 313-8998

CC **Mr. Peter Kitching**

** CHANGE NOTICE **

DATE ISSUED JUNE 24, 2008		PERMIT TYPE FIRE PREVENTION DIVISION PERMIT				PERMIT NUMBER P FI 406267	
LEGAL DESCRIPTION Lot 22 Blk 44 Plan 3685 DL 2027 LD NW					ADDRESS 3341 W 34TH AV		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE JUN 24, 2008	PURPOSE REMOVAL	PROJECT VALUE	ASSESSED VALUE	PLANS	METRIC NO	PLACE NAME	
TEMPORARY PERMIT DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT CONTRACTOR SNR SALVAGE AND RECOVERY 6179 DAWSON ST BURNABY BC V5B 2W5			CONTACT 2		CONTACT 3		
TEL 604-313-8998 FAX 604-274-8610	BUS.LICENSE 295066 CERTIFICATE 24410	TEL FAX	BUS.LICENSE CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE		
PURSUANT TO THE FIRE BY-LAW, THE FOLLOWING WORK IS HEREBY AUTHORIZED: REMOVE 1 2800L TANK SETBACKS; 4'E, BOTTOM OF TANK AT 83"							
PERMIT CONDITIONS AND NOTES: 001 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE FIRE BY-LAW. 025 If the work cannot be completed in the same day, the owner must follow the requirements of Section 8.2 of the Vancouver Building By-law for Protection of the Public and Fire Safety on fencing off construction sites. 030 For removal: the tanks, together with connected piping and dispensing equipment, shall have all combustible or flammable liquids removed. The tanks and piping must be removed from the ground and purged of vapours. The pipe ends must be permanently sealed by capping or plugging. 040 Tank removal must comply with subsection 4.10.3 of the Vancouver Fire By-law. 046 Written verification from applicant after work is completed to: Attention: Customer Service Lieutenant, 201-456 W Broadway, Vancouver, B.C., V5Y 1R3 051 Phone the District Fire Inspector at 604-873-7595 for an inspection prior to backfilling. Please arrange for the inspection at least 24 hours in advance.							
DOCUMENTS REQD BEFORE PERMIT IS COMPLETED INCLUDE : FIRE COMPLETION							
ADDITIONAL NOTES: 991 ***** ***** THE FOLLOWING CHANGES HAVE BEEN RECORDED FOR THIS CITY OF VANCOUVER PERMIT: ***** ***** TO CHANGE FROM REMOVAL TO PARTIAL REMOVAL ONLY. C BAWN JULY 7/08							
<ol style="list-style-type: none"> 1. ANY PERSON DOING WORK PURSUANT TO A PERMIT SHALL NOTIFY THE FIRE WARDEN AT 604 873-7595 WHEN READY FOR INSPECTION. 2. THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR ARRANGING ACCESS TO THE PREMISES FOR THE INSPECTOR. 3. FOR INFORMATION ON LIMITATION OF TIMES OF WORK IN WHICH NOISE IS CREATED, SEE THE NOISE BY-LAW OR CONTACT THE ENVIRONMENTAL HEALTH DIVISION OF THE HEALTH DEPARTMENT. 							
FEE		AMOUNT		FEE		AMOUNT	
				SIGNED BY		SNR SALVAGE AND RECOVERY	
				DATE		SEE APPLICATION	
				ISSUED BY		H KHAN	
				COPY		CHANGE NOTICE	
INVOICE :				TOTAL			



AUFIERO TERRA LTD.

Phone 433-1938

SOLD BY		DATE	
		JUNE 24 / 2009	
NAME			
S.N.R.			
ADDRESS			
CASH	C.O.D.	CHARGE	ON ACCT.
		3 YARD GARDEN MIX	
RECEIVED BY			

No 3949 *Thank You*

All claims and returned goods MUST be accompanied by this bill.

SCOTT ROAD TRADING LTD.

12855 King George Hwy., Surrey, B.C. V3T 2T1
 Phone: (604) 580-0771 or (604) 580-3137 Fax: (604) 580-2666

G.S.T. 131608069

Date: June 25 2008

M. S.M.R.

#	LBS.	DESCRIPTION	AMOUNT
1		#1 Copper OIL TANK DISPOSAL	
2		#2 Copper 3341 WEST 34 AVENUE	
3		Light Copper VANCOUVER	
4		Red Brass	
5		Yellow Brass	
6		Dirty Brass	
7		Radiators	
8		Aluminum	
9		Dirty Aluminum	
10		Mixed Copper & Brass	
11		Stainless Steel	
12		Insulated Wire	
13		Batteries	
14		Steel	
15	120	Cast Iron	142.00
16		Tin	7.10
17		Cardboard	
18		Car Bodies	
19		Die Cast	148.10
20		Brass Shavings	
21		Lead	