

# PROPERTY DISCLOSURE STATEMENT

## RURAL PROPERTY - LAND ONLY



Date of Disclosure: January 14, 2008

PAGE 1 of 2 PAGES

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

**ADDRESS** LT1 - 308 East 33rd Avenue Vancouver

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. PROPERTY**

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Indicate the water system(s) the property uses: Well <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Other _____ <input type="checkbox"/> Not Connected <input type="checkbox"/>		<i>BE</i>		
B. Are you aware of any problems with the water system?		<i>BE</i>		
C. Are records available regarding the quantity and quality of the water available?		<i>BE</i>		
D. Are you aware of any uncapped or unclosed water wells on the property?		<i>BE</i>		
E. Are you aware of any water licences affecting the property?		<i>BE</i>		
F. Indicate the waste disposal system(s) the property uses: Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Holding Tank <input type="checkbox"/> Community <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Other: _____ <input type="checkbox"/>		<i>BE</i>		
G. Are you aware of any problems with your waste system?		<i>BE</i>		
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		<i>BE</i>		
I. Are there any equipment leases or service contracts (i.e., septic maintenance)?		<i>BE</i>		
J. Are you aware of any underground oil storage tanks anywhere on the property?		<i>BE</i>		
K. Are you aware of any fuel storage anywhere on the property, past or present?		<i>BE</i>		
L. Are you aware of any chemical storage anywhere on the property, past or present?		<i>BE</i>		
M. Are you aware of any fill materials anywhere on the property?		<i>BE</i>		
N. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the property?		<i>BE</i>		
O. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>BE</i>		
P. Are you aware of any current or pending local improvement levies/charges?		<i>BE</i>		
Q. Have you received any other notice or claim affecting the property from any person or public body?		<i>BE</i>		
R. Has the property been logged in the last five years?		<i>BE</i>		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				

ADDRESS **▶** LT1 - 308 East 33rd Avenue Vancouver

1. PROPERTY (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Is the property managed forest lands?		B.E.		
T. Is the property in the Agricultural Land Reserve?		B.E.		
U. Is there a plot plan/sketch plan available showing the location of wells, septic systems, crops and building improvements?	B.E.			
V. Is there a survey certificate available?	B.E.			
W. Are you aware if the property has been used as a marijuana grow operation or to manufacture illegal drugs?		B.E.		
X. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) in respect of the property?		B.E.		
Y. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(ii) in respect of the property?		B.E.		

For the purposes of Clauses 1.X. and 1.Y. 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

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

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

SELLER(S)

Bruce Elliott  
SELLER(S) PER: BC Hydro & Power Authority

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 agencies or their representatives warrant or guarantee the information provided about the property.

# PROPERTY DISCLOSURE STATEMENT

## RURAL PROPERTY - LAND ONLY



Date of Disclosure: January 14, 2008

PAGE 1 of 2 PAGES

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

**ADDRESS** LT2 - 308 East 33rd Avenue Vancouver

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. PROPERTY**

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Indicate the water system(s) the property uses: Well <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Other _____ <input type="checkbox"/> Not Connected <input type="checkbox"/>				
B. Are you aware of any problems with the water system?				
C. Are records available regarding the quantity and quality of the water available?				
D. Are you aware of any uncapped or unclosed water wells on the property?				
E. Are you aware of any water licences affecting the property?				
F. Indicate the waste disposal system(s) the property uses: Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Holding Tank <input type="checkbox"/> Community <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Other: _____ <input type="checkbox"/>				
G. Are you aware of any problems with your waste system?				
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				
I. Are there any equipment leases or service contracts (i.e., septic maintenance)?				
J. Are you aware of any underground oil storage tanks anywhere on the property?				
K. Are you aware of any fuel storage anywhere on the property, past or present?				
L. Are you aware of any chemical storage anywhere on the property, past or present?				
M. Are you aware of any fill materials anywhere on the property?				
N. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the property?				
O. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				
P. Are you aware of any current or pending local improvement levies/charges?				
Q. Have you received any other notice or claim affecting the property from any person or public body?				
R. Has the property 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?				

ADDRESS **LT2** - 308 East 33rd Avenue Vancouver

1. PROPERTY (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Is the property managed forest lands?		B.E.		
T. Is the property in the Agricultural Land Reserve?		B.E.		
U. Is there a plot plan/sketch plan available showing the location of wells, septic systems, crops and building improvements?	B.E.			
V. Is there a survey certificate available?	B.E.			
W. Are you aware if the property has been used as a marijuana grow operation or to manufacture illegal drugs?		B.E.		
X. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) in respect of the property?		B.E.		
Y. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(ii) in respect of the property?		B.E.		

For the purposes of Clauses 1.X. and 1.Y. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below

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(a) a defect that renders the real estate

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- (ii) unfit for habitation

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

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

SELLER(S) Bruce Elliott  
 SELLER(S) PER: BC Hydro & Power Authority

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) \_\_\_\_\_

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## PROPERTY DISCLOSURE STATEMENT

### RURAL PROPERTY - LAND ONLY



Date of Disclosure: January 14, 2008

PAGE 1 of 2 PAGES

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

**ADDRESS** ▶ LT5 - 308 East 33rd Avenue Vancouver

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. PROPERTY	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Indicate the water system(s) the property uses: Well <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Other _____ <input type="checkbox"/> Not Connected <input type="checkbox"/>		BE		
B. Are you aware of any problems with the water system?		BE		
C. Are records available regarding the quantity and quality of the water available?		BE		
D. Are you aware of any uncapped or unclosed water wells on the property?		BE		
E. Are you aware of any water licences affecting the property?		BE		
F. Indicate the waste disposal system(s) the property uses: Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Holding Tank <input type="checkbox"/> Community <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Other: _____ <input type="checkbox"/>		BE		
G. Are you aware of any problems with your waste system?		BE		
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		BE		
I. Are there any equipment leases or service contracts (i.e., septic maintenance)?		BE		
J. Are you aware of any underground oil storage tanks anywhere on the property?		BE		
K. Are you aware of any fuel storage anywhere on the property, past or present?		BE		
L. Are you aware of any chemical storage anywhere on the property, past or present?		BE		
M. Are you aware of any fill materials anywhere on the property?		BE		
N. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the property?		BE		
O. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		BE		
P. Are you aware of any current or pending local improvement levies/charges?		BE		
Q. Have you received any other notice or claim affecting the property from any person or public body?		BE		
R. Has the property been logged in the last five years?		BE		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				

Date of Disclosure: January 14, 2008

ADDRESS **LTS** - 308 East 33rd Avenue Vancouver

1. PROPERTY (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Is the property managed forest lands?		BE		
T. Is the property in the Agricultural Land Reserve?		BE		
U. Is there a plot plan/sketch plan available showing the location of wells, septic systems, crops and building improvements?	BE			
V. Is there a survey certificate available?	BE			
W. Are you aware if the property has been used as a marijuana grow operation or to manufacture illegal drugs?		BE		
X. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) in respect of the property?		BE		
Y. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(ii) in respect of the property?		BE		

For the purposes of Clauses 1.X. and 1.Y. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

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SELLER(S) \_\_\_\_\_ Bruce Elliott  
 SELLER(S) PER: BC Hydro & Power Authority

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BUYER(S) \_\_\_\_\_ BUYER(S) \_\_\_\_\_

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# PROPERTY DISCLOSURE STATEMENT

## RURAL PROPERTY - LAND ONLY



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**1. PROPERTY**

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Indicate the water system(s) the property uses: Well <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Other _____ <input type="checkbox"/> Not Connected <input type="checkbox"/>				
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Date of Disclosure: January 14, 2008

ADDRESS  LTC - 308 East 33rd Avenue Vancouver

1. PROPERTY (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Is the property managed forest lands?		<u>BE</u>		
T. Is the property in the Agricultural Land Reserve?		<u>BE</u>		
U. Is there a plot plan/sketch plan available showing the location of wells, septic systems, crops and building improvements?	<u>BE</u>			
V. Is there a survey certificate available?	<u>BE</u>			
W. Are you aware if the property has been used as a marijuana grow operation or to manufacture illegal drugs?		<u>BE</u>		
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 SELLER(S) PER: BC Hydro & Power Authority

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