

Time: 12:00:25
Page 001 of 001

Page 1

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: September 10, 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 #: 2489 East 29th Avenue Vancouver, B.C.

V5R 1T8 (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>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Are you aware of any past or present underground oil storage tank(s) on the Premises? | | | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Is there a survey certificate available? | | <i>gal.</i> | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. Are you aware of any current or pending local improvement levies/charges? | | <i>gal.</i> | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| E. Have you received any other notice or claim affecting the Premises from any person or public body? | | | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. Are you aware of any problems with the water system? | | | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. Are records available regarding the quantity and quality of the water available? | | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| E. Are you aware of any problems with the sanitary sewer system? | | | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| F. Are there any current service contracts; (i.e., septic removal or maintenance)? | | | <i>gal.</i> | <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? | | | | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. BUILDING | | | | | |
| A. To the best of your knowledge, are the exterior walls insulated? | | <i>gal.</i> | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| B. To the best of your knowledge, is the ceiling insulated? | | <i>gal.</i> | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| C. To the best of your knowledge, have the Premises ever contained any asbestos products? | | <i>gal.</i> | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. Has a final building inspection been approved or a final occupancy permit been obtained? | | <i>gal.</i> | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities? | | <i>gal.</i> | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| F. Are you aware of any infestation or unrepaired damage by insects or rodents? | | <i>gal.</i> | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| G. Are you aware of any structural problems with any of the buildings? | | <i>gal.</i> | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| H. Are you aware of any additions or alterations made in the last sixty days? | | <i>gal.</i> | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.? | | <i>gal.</i> | <i>gal.</i> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

gal. ☐ ☐ ☐ ☐

INITIALS

ADDRESS/BARE-LAND STRATA LOT #: 2489 East 29th Avenue

Vancouver, B.C.

V5R 1T8

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

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

Agd

INITIALS

ADDRESS/BARE-LAND STRATA LOT #: 2489 East 29th Avenue

Vancouver, B.C.

V5R 1T8

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

2007 Roof ^{with} Warranty / Chimney flashing re-done / Bricks sealed

New electrical 2007 with permit

New electrical breaker box


New gas line 2007 — gas fireplace insert
— gas stove

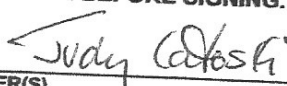
2008 Sewer sump replaced & repaired sump tank
valve

Certificate Jan 26/07 showing no underground oil tank

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. _____.

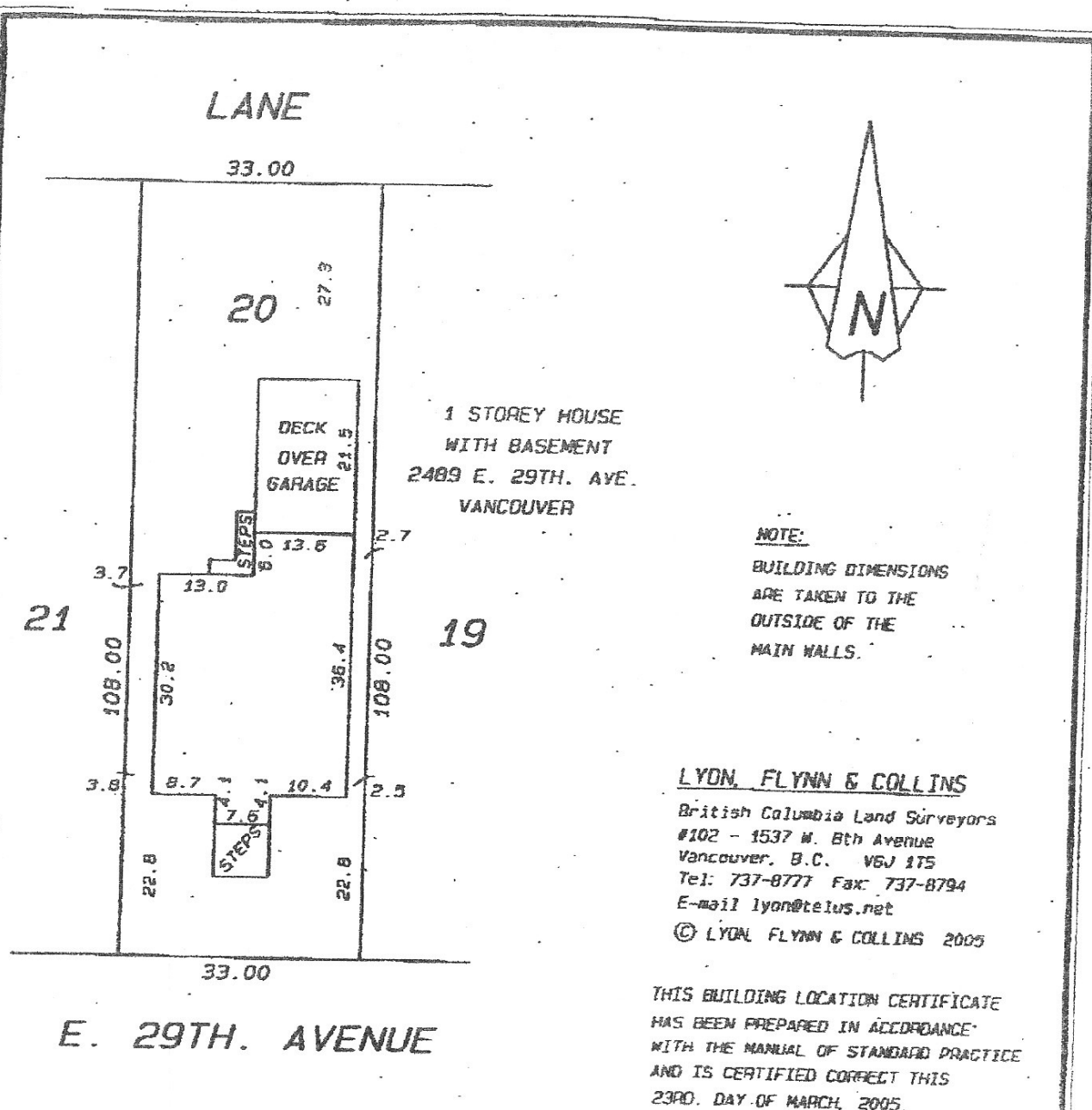
The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

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.

**COBBETT AND COTTON**

THIS DOCUMENT IS NOT
VALID UNLESS ORIGINALLY
SIGNED AND SEALED

SCALE 1 INCH = 20 FT.

DATE 23 MARCH 2005

THIS PLAN TO BE USED
FOR MORTGAGE PURPOSES
ONLY AND IS NOT TO BE
USED FOR THE LOCATION
OF PROPERTY LINES

OUR FILE 05-148 CRT

YOUR FILE 30073

CHK DRWN RGF

B.C. LAND SURVEYOR'S BUILDING
LOCATION CERTIFICATE FOR
BUILDING ON LOT 20, EXC. THE
N. 2' NOW LANE. BK. 7 S. 1/2
SEC. 46 T.H.S.L. PLAN 2440

CERTIFICATE OF METAL DETECTION



DATE: JAN 26 107

TO: PROPERTY OWNER

RE: OIL TANK SERVICES @ 2489 E. 29th VAN

TANKTECH ENVIRONMENTAL SERVICES LTD. (TANKTECH) HEREBY CERTIFIES THAT THE ABOVE NOTED PROPERTY HAS BEEN SYSTEMATICALLY SEARCHED FOR AN UNDERGROUND STORAGE TANK BY MEANS OF METAL DETECTION.

AFTER A THOROUGH INVESTIGATION TANKTECH CONFIRMS THAT THERE WAS NO UNDERGROUND HEATING OIL TANK FOUND ON ABOVE NOTED PROPERTY.

IAN GROVES, PRESIDENT

CITY OF VANCOUVER



| | | | | | | | |
|---|-------------------------------|---|-----------------------------|---|---------------------|-------------------------------------|--|
| DATE ISSUED MAY 28, 2007 | | PERMIT TYPE ELECTRICAL PERMIT | | | | PERMIT NUMBER P EL 511100 | |
| LEGAL DESCRIPTION LT 20 BLK 7 PL 2440 DL THSL PLAN 2440 (CONT'D) | | | | | | ADDRESS 2489 E 29TH AV | |
| ADDITIONAL ADDRESS INFORMATION | | | | | | SPECIFICS | |
| APPLICATION DATE MAY 28, 2007 | PURPOSE | PROJECT VALUE | ASSESSED VALUE | PLANS | METRIC NO | PLACE NAME | |
| TEMPORARY PERMIT DATES | | TEMPORARY USE DATES | | | | SUBTYPE | |
| APPLICANT CONTRACTOR JOHN MYERS DBA: MYERS ELECTRIC 2031 FOSTER AVENUE COQUITLAM BC V3J 2N7 | | | | CONTACT 2 SITE CONTACT JUDY | | CONTACT 3 | |
| TEL 604-939-9353 | BUS. LICENSE 139123 | TEL 604-879-8843 | BUS. LICENSE 5240 | TEL | FAX | BUS. LICENSE CERTIFICATE | |
| TEL 604-831-0167 | CERTIFICATE | FAX | CERTIFICATE | FAX | | CERTIFICATE | |

PROJECT DESCRIPTION:

**INCREASE PANEL FROM 24 TO 32 CIRCUITS.
DISCONNECTED KNOB & TUBE. REWIRE HOUSE.**

PERMIT CONDITIONS AND NOTES:

001 THIS PERMIT IS INTENDED FOR WIRING AND INSTALLATION OF ELECTRICAL EQUIPMENT AND IS VALID FOR A PERIOD OF NOT MORE THAN 90 DAYS FROM THE DATE OF ISSUANCE. EXCEPTION: (1) OPERATING PERMIT IS VALID FOR A PERIOD NOT EXCEEDING 12 CALENDAR MONTHS FROM THE DATE OF ISSUANCE; (2) PERMIT FOR A TEMPORARY USE OF ELECTRICAL POWER IS VALID FOR A PERIOD NOT EXCEEDING (A) 6 MONTHS FOR A SINGLE AND TWO FAMILY DWELLING, AND (B) ONE YEAR FOR ALL OTHER USES. THIS PERMIT MAY BE EXTENDED ON REQUEST BY THE APPLICANTS.

ALL WIRING THAT WILL BE CONCEALED MUST BE LEFT OPEN UNTIL INSPECTED. FITTINGS ARE PERMITTED TO BE ATTACHED ONLY UPON THE ACCEPTANCE OF ROUGH WIRING. SHOULD WORK NOT BE ACCEPTED, NOTICE OF CORRECTION MUST BE PROVIDED TO THE ELECTRICAL INSPECTIONS BRANCH IN ACCORDANCE WITH THE ELECTRICAL BY-LAW.

003 THE WORK UNDER THIS PERMIT IS AUTHORIZED PURSUANT TO THE CITY OF VANCOUVER ELECTRICAL BY-LAW. All qualified electrical workers on job sites are required to produce evidence that they are registered in accordance with the Industry Training Authority Act (ITAA) or they are in possession of a worker qualification certificate recognize by the Provincial Electrical Safety Manager. All other electrical workers on these sites must be registered as "trainees" under the ITAA.

All trainees shall carry at least a copy of their training agreement in accordance with the ITAA requirements. Supervision ratio under this permit shall conform to the requirements of Section 12 of the BC Electrical Safety Regulations.

| INSPECTION | DATE | INSPECTOR | INSPECTION | DATE | INSPECTOR | INSPECTION | DATE | INSPECTOR |
|--|---------------------|-----------|------------|---------------------------|---------------------|----------------------|------|-----------|
| | | | | | | | | |
| | | | | | | 990 FINAL INSPECTION | | |
| GENERAL USE D30 ONE-FAM DWELLING | SPECIFICS/LOCATION | AREA (SF) | OCC C | GENERAL USE | SPECIFICS/LOCATION | AREA (SF) | OCC | |
| ITEM EXISTING SERVICE MAIN DIST/EL ROOM | SPECIFICS/REFERENCE | QTY/AMT | | ITEM GROUNDING/BONDING | SPECIFICS/REFERENCE | QTY/AMT | | |
| APPROVALS REQD BEFORE PERMIT IS COMPLETED INCLUDE : EI15 ELECTRICAL INSPECT GREG MAXWELL 604-873-7984 | | | | | | | | |

1. ANY PERSON DOING WORK PURSUANT TO A PERMIT SHALL NOTIFY THE INSPECTOR AT 604 873-7601 WHEN READY FOR INSPECTION.
2. THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR **ARRANGING ACCESS** TO THE PREMISES FOR THE INSPECTOR.

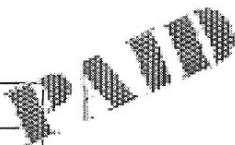
| | | | | | |
|-----------|--------|-----|--------|-----------|------------------|
| FEE | AMOUNT | FEE | AMOUNT | SIGNED BY | JOHN MYERS |
| | | | | DATE | SEE PERMIT |
| | | | | ISSUED BY | C BAWN. |
| | | | | FOR THE | CITY ELECTRICIAN |
| INVOICE : | | | | TOTAL | |

2007/05/28 15:41:28

JOB COPY

DC Roofing Inc.

13053-98A Ave, Surrey, BC V3T 1C5
Office: 604-583-1084 Fax: 604-583-3280
E-mail: info@dicroofing.ca
Web: www.dicroofing.ca



| | |
|---|---------------------------------|
| Invoice To: | |
| Judy Lotoski 2489 E 29th Street Vancouver, B.C. | |
| Site Address: | 10371 Aintree Cres. Richmond |

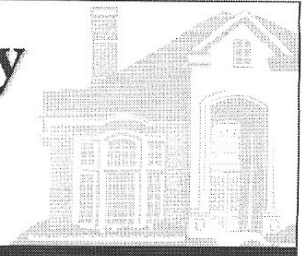
| Date | Invoice No. |
|-----------|-------------|
| 5/29/2007 | 1662007-02 |

GST No. 865990154 RC0001
WCB No. 627 909 AQ (014)
BBB No. 119 8807
A PARTNER OF DCL CONTRACTING INC.

| Payment Terms | | | | | Due Date |
|--|--|-----------------------------|-----------|-------------------------|-----------|
| 50% deposit due upon delivery of materials | | Balance due upon completion | | 2%/mth on late payments | 5/29/2007 |
| Item | Description | Contract Amt | Prior Amt | Total % | Amount |
| Asphalt | Services Included in Re-roof: - Remove & dispose of old roof product - clean gutters - 30lb felt on eave, 15lb felt layered over entire roof - Replace flashings (paint if they cannot be replaced) - Install (3) roof vents FA 50s | | | | |
| 40 Year Prestique | - Elk Prestique Fibreglass Asphalt Laminate Shingles High Definition & Ridgeglass capping (Sablewood) | 5,800.00 | 2,900.00 | 100.0% | 2,900.00 |
| Amount on Added Services | - Remove extra layer of cedar & resheet with 3/4" standard plywood Business Number: 865990154 | 2,900.00 | 1,450.00 | 100.0% | 1,450.00 |
| *10-yr workmanship guarantee on all new & re-roofs* | | Subtotal | | \$4,350.00 | |
| Please be sure to remove any outdoor objects including animal mess, that may interfere with our roofing team prior to arrival. We strongly suggest taking down any interior items that may be loose or unbalanced (pictures, ornaments,...) DC Roofing will not be held liable for any damaged objects. Under no circumstance is any person other than the DC Roofing Crew permitted on the roof or the use of tools and machinery during the duration of the project. | | GST | | \$261.00 | |
| | | Total | | \$4,611.00 | |
| | | Payments/Credits | | -\$4,611.00 | |
| | | Balance Due | | \$0.00 | |



Warranty



DC Roofing Inc. warrants to the purchaser (s) / owner (s) of the service of repair and roof installation that, during the 10-year warranty period following completion of service, if the service is determined to have installation defects, DC Roofing Inc. will make repairs and or replace areas of attention as required to correct any installation defects. The maximum that DC Roofing Inc. is liable for is the cost of labour plus materials to correct these installation issues and any damages that are proved to have been caused by the current defects or leaks. The extent of repairs is at DC Roofing Inc.'s discretion.

The above statement will be carried through without hesitation if any installation problems happen to occur as long as the set terms and conditions below have been followed.

1. DC Roofing Inc. requires immediate notification upon discovery of any leaking or installation defects.
2. A regular yearly maintenance program for your roof, which includes:
 - i. Sweep off any built up debris and moss from your roof, pay special attention to: valleys, flat and low slope areas, behind any chimney's, stacks, or vents. Trimming any overhanging branches may minimize the amount of build up on your roof. *(This step is most important to cedar roofs, as they need to breathe)*
 - ii. DO NOT PREASURE WASH THE ROOF; THIS WILL DESTROY YOUR ROOF AND VOID YOUR WARRANTY.
 - iii. Do not walk on your roof with corked (spiked) boots, wait for a dry day and wear soft-soled shoes.
 - iv. To ensure that there is no moisture build-up in your attic; you will need to clear your Ridgevent year round as well.
 - v. Caulking should be cleaned and reapplied every 5 to 6 years.
3. The following is a list of exclusions to the guarantee due to situations out of DC Roofing Inc.'s control.
 - i. Manufacturers defects on any products applied
 - ii. Changes to the building affecting warranted areas
 - iii. Repairs or construction of any additional roofing installation
 - iv. Condensation or moisture issues not relating to installation procedures
 - v. Building deterioration causing shifting in roof deck
 - vi. Vandalism
 - vii. Damages caused and or entrance by animals.
 - viii. Acts of God, including, but not limited to, lightning, floods, strong gale, windstorm, earthquake, hurricane, tornado, hailstorm, impact of objects or any other storm and natural disasters.

Client Name: JUDY LATOSKI Client Signature: Judy Latoski

Site Address: 2489 E 29th STREET VAN PO No. 1662007

Phone: 604-879-8114 or _____ Email: _____

[Signature]
Authorized DC Roofing Representative

May 28/07
Effective Date

