



**PROPERTY DISCLOSURE STATEMENT
RURAL PREMISES—LAND AND BUILDING**



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION



Date of disclosure: ~~September 23, 2015~~ March 25, 2016

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

ADDRESS: 3707, 3715, 3739 Dollarton Highway North Vancouver BC (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:				
<input type="checkbox"/> Principal Residence <input type="checkbox"/> Residence(s) <input type="checkbox"/> Barn(s) <input type="checkbox"/> Shed(s) <input type="checkbox"/> Other Building(s) Please describe				
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. LAND - This property disclosure statement is in respect of the land and the				
(describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)				
	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<i>N</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>N</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Is there a survey certificate available?		<i>N</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Are you aware of any current or pending local improvement levies/charges?		<i>N</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>SAC 5</i>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are the Premises managed forest lands?		<i>N</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are the Premises in the Agricultural Land Reserve?		<i>N</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		<i>N</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any fill materials anywhere on the Premises?		<i>N</i>	<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 Premises?		<i>N</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any uncapped or unclosed water wells on the Premises?		<i>N</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any water licences affecting the Premises?		<i>N</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Have the Premises been logged in the last five years?		<i>N</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If yes, was a timber mark/licence in place?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) If yes, were taxes or fees paid?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?		<i>N</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. SERVICES				
A. Indicate the water system(s) the Premises uses: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
B. Are you aware of any problems with the water system?		<i>N</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are records available regarding the quantity and quality of the water available?		<i>N</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/> Other <i>SAC 3</i>				

[Handwritten initials]

INITIALS

DATE OF DISCLOSURE

ADDRESS: 3707,3715,3739 Dollarton Highway

North Vancouver

BC

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are you aware of any problems with the sanitary sewer system?		<input checked="" type="checkbox"/>		
F. Are there any current service contracts (i.e., septic removal or maintenance)?		<input checked="" type="checkbox"/>	<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"/>		
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?				
B. To the best of your knowledge, is the ceiling insulated?				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?				
D. Has a final building inspection been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				
F. Are you aware of any infestation or unrepaired damage by insects or rodents?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any structural problems with any of the buildings?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any additions or alterations made in the last sixty days?			<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.?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J. Are you aware of any problems with the heating and/or central air conditioning system?			<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?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?			<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: _____ years)			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?			<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"/>	<input checked="" type="checkbox"/>
Q. Does the building contain unauthorized accommodation?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
S. Was the building 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.)				
T. Is this building covered by home warranty insurance under the Homeowner Protection Act?				
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? _____				<input checked="" type="checkbox"/>



INITIALS

COPYRIGHT - BC REAL ESTATE ASSOCIATION

DATE OF DISCLOSURE

ADDRESS: 3707,3715,3739 Dollarton Highway

North Vancouver

BC

4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Are you aware if the property, or any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:

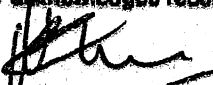
- (a) a defect that renders the real estate
 - (i) dangerous or potentially dangerous to the occupants
 - (ii) unfit for habitation

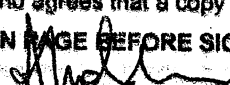
5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

Services will be installed @ cost of purchaser.

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.

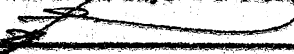
PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.


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 29 day of March yr. 2016. 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 agencies or their representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

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 (MLS®).

