

## PROPERTY REPORT

7520 W SUBDIVISION RD

Clinton BC

V0K 1K0

Canada

PID: 006-501-958

FEBRUARY 27, 2024



BLAKE BOLSTER  
ROYAL LEPAGE KAMLOOPS REALTY  
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**ROYAL LEPAGE** 322 Seymour Street  
**KAMLOOPS REALTY** Kamloops, BC  
V2C 2G2

I'm more than a real estate agent. I'm a REALTOR®.

	<b>7520 WEST SUBDIVISION ROAD</b>			
	Area	<b>North West</b>	Listing Status	<b>Active</b>
	Sub Area	<b>Clinton</b>	Current Price	<b>\$525,000</b>
	Property Type	<b>Single Family Dwelling</b>	Possession	<b>Freehold</b>
Style	<b>Bungalow</b>	<b>PRICE HISTORY</b>		
Taxes	<b>\$5,593 (2023)</b>			
MLS®	<b>176939</b>	Original Price	<b>\$525,000</b>	
Year Built	<b>1977</b>	Sale Price		
Zoning	<b>R-1</b>	Sale Date		
DOM	<b>2</b>			
Assessment	<b>\$440,000 (2024)</b>			

<b>INTERIOR</b>	<b>STYLE</b>	<b>FEATURES</b>
Bedrooms Above Grade <b>3+1</b>	Exterior Finish <b>Aluminium</b>	Heating <b>Furnace, Forced Air</b>
Bathrooms <b>2</b>	Roof <b>Asphalt Shingle</b>	Fuel <b>Gas (Natural)</b>
Ensuite <b>1</b>	Construction <b>Manufactured</b>	Water <b>Well, Drilled</b>
Fireplaces <b>(2) - Wood, Natural Gas</b>	Access	Sewer Type <b>Septic Installed</b>
Rough In Fireplaces	Basement Type <b>Full</b>	Dist to Schools
Flooring <b>Mixed</b>	Bsm't Devel <b>Fully finished</b>	Dist to Transp
	Foundation <b>Concrete Poured</b>	

<b>MOBILE INFORMATION</b>			
Mobile Dimension	Pad Size	Mobile Approval	
Mobile Type	Lease Term	Mobile Disposition	
Mobile Make <b>Safeway shelter</b>	Mobile Model <b>760</b>	Serial Number <b>760 E 5958</b>	
Pad Number	Rental Rate	ESB Number	
Registration	Mobile Park	CSA Number <b>14242</b>	

<b>Total Sqft: 3,360</b>					<b>EXTERIOR FEATURES</b>	
Totals (sqft)	Bsm't <b>1,440</b>	Main <b>1,920</b>	Above	Other	Lot Width	Lot Sqft <b>285,318</b>
Mast BR		<b>12x17</b>			Lot Depth	Lot Acres <b>6.55</b>
Ensuite		<b>3pc</b>			Parking Spaces <b>2</b>	
Family Room		<b>16x29</b>			Parking Types <b>Garage (1 car), Open, Detached Garage/Shop, RV Parking</b>	
Bathroom	<b>3pc</b>	<b>4pc</b>			Site Influences <b>Setting: Farm</b>	
Laundry		<b>8x8</b>			Outdoor Area	
Dining		<b>14x13</b>			Equipment Included	
Bedroom	<b>11x11</b>	<b>11x11</b>			<b>LEGAL</b>	
Bedroom		<b>7x10</b>			PID Number <b>006-501-958</b>	
Living		<b>17x11</b>			Legal <b>LOT 5 DISTRICT LOT 962 AND OF DISTRICT LOT 2 GROUP 5 LILLOOET DISTRICT PLAN 23315</b>	
Nook		<b>11x11</b>				
Kitchen		<b>10x17</b>				
Entrance	<b>9x21</b>					
Rec Room	<b>21x21</b>					
Storage	<b>11x16</b>					
Utility	<b>13x7</b>					

Agent Information	Commission Split <b>3/1.5% WITH FIRST PHYSICAL INTRO OR \$2,000</b>
Date Listed <b>Feb 26/24</b>	Expiry Date <b>Aug 26/24</b>
Conditions	Condition Removal Date
Realtor Remarks	

<b>AGENT INFORMATION</b>			
Listing Office/Salesperson Info.	Phone	Selling Office/Salesperson Info.	Phone
Listing Office <b>ROYAL LEPAGE KAMLOOPS REALTY</b>	<b>250-374-3022</b>	Selling Office	
Co-List Office		Selling Slsp1	
Listing Slsp1 <b>BLAKE BOLSTER</b>	<b>250-377-5101</b>	Seller <b>SHOOK, DONALD W</b>	
Listing Slsp2		Seller(s) Name 2 <b>SHOOK, LYNN D</b>	
		Tenant	

**Large 4 bed, 3 bath manufactured home with detached shop sitting on 6.55 acres in north end of Clinton. Inside on the main, you will find a large open concept layout with kitchen, breakfast nook, livrm and dinrm open to each other. The master boasts a 3 pc ensuite. On the opposite side of the home are two fair sized bdrms, laundry, 4pc bath, and huge, bright family room with views in every direction. Downstairs is a recrm with wet bar, utility rm, large storage rm, 3 pc bath, 4th bdrm, access to attached garage, and large entry way/mudroom. Outside will not disappoint! Lots of level parking, detached 25x31 shop, raised garden plots, geodesic dome greenhouse, cross penning, and dog run in fully fenced yard. While some updating is needed to the home, some of the major needs have been met including: roof(2023), HW tank(2023), and furnace(2012). Email L.S for info package.**

This listing information is provided to you by:

**BLAKE BOLSTER**  
 📞 250-377-5101 ✉️ bbolster@kadrea.com  
**ROYAL LEPAGE KAMLOOPS REALTY**

📞 250-374-3022 📠 250-828-2866 Toll Free: 1-888-374-3022 ✉️ royallepage@kadrea.com 🌐  
<http://www.royallepage.ca/kamloopsrealty>  
 322 SEYMOUR STREET KAMLOOPS, B.C. V2C 2G2

All measurements are approximate.

The above information is from sources deemed reliable but it should not be relied upon without independent verification.  
 Not intended to solicit properties already listed for sale. \* Personal Real Estate Corporation. Feb 28, 2024.





# Property Information Report

Report Generated on: January 30, 2024 12:01:15 AM

Thompson-Nicola Regional District  
 300 - 465 Victoria St  
 Kamloops, BC V2C 2A9  
 T (250) 377-8673  
 F (250) 372-5048  
 E [gisinfo@tnrd.ca](mailto:gisinfo@tnrd.ca)

## 7520 West Subdivision Rd

### Parcel Description & Location [More Details](#)

**Legal Description:**

LOT 5 DISTRICT LOT 962 AND OF DISTRICT LOT 2 GROUP 5  
 LILLOOET DISTRICT PLAN 23315

**Plan Number:**

KAP23315

**Parcel Type (Class):**

SUBDIVISION

**Owner Type:**

PRIVATE

**Lot Size(Calculated)(+/-5%):**

**Square Meter:**

26527.15

**Acre:**

6.555

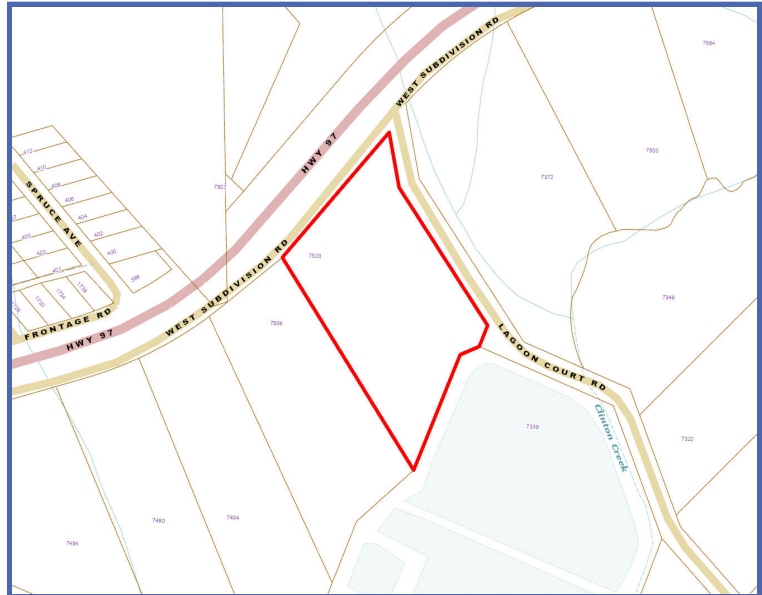
**Hectare:**

2.653

**Community:** Clinton

**Local Authority:** Village of Clinton

**School District:** Gold Trail



### TNRD Services (Contact the Local Authority for services provided by other jurisdictions) [More Details](#)

**Water Service:** N/A

**Sewer Service:** N/A

**Fire Protection:** Electoral Area "E" (Clinton) Fire Protection

Grant-in-Aid Local Service Area Amendment Bylaw No 2051, 2005

### Future Debt (Loan Authorization) (For enquiries, contact the Local Authority) [More Details](#)

**Future Debt:** b'Unknown - contact Village of Clinton for any future debt.'

### Planning & Zoning (For enquiries, contact the Local Authority) [More Details](#)

**Zoning Bylaw:** CONTACT VILLAGE OF CLINTON

**Zoning:** CONTACT VILLAGE OF CLINTON

**Lakeshore Development Guidelines (Intersect):** No

**Lake Name:** N/A

**Lake Classification:** N/A

**Fringe Area:** N/A

**Floodplain Information:** Refer to Local Government floodplain regulation.

**Site Specific Zoning:** Contact Local Authority

**Development Permit Area:** Contact Local Authority

**Official Community Plan Name:** CONTACT LOCAL AUTHORITY

**OCF Designation:** CONTACT LOCAL AUTHORITY

**Agriculture Land Reserve (Intersect):** Yes

**Riparian Area (Source: TRIM)(Intersect):** Yes

**Post-Wildfire Geohazard Risk Restrictions:** Unknown

### Development Applications & Permits - from July 2009 to Present (For enquiries, contact the Local Authority) [More Details](#)

**Folio:**                      **Development Application Number:**                      **Development Application Type:**                      **Status:**

**Folio:**                      **File Number:**                      **Application Date:**                      **Issued Date:**                      **Completion Date:**                      **Status:**

**Type of Construction:**

### BC Assessment (For enquiries, contact BC Assessment Authority) [More Details](#)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
515.01965.000	006-501-958	2024	\$150,000.00	\$290,000.00	1-Res
515.01965.000	006-501-958	2023	\$152,000.00	\$326,000.00	1-Res

Folio:	Actual Use:	Manual class:
515.01965.000	2 ACRES OR MORE (SINGLE FAMILY DWELLING, DUPLEX)	1 STY SFD-AFTER 1960-MOD. STD

**Disclaimer:** This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the Thompson-Nicola Regional District (TNRD) is not responsible for its accuracy, completeness or how current it may be. View full [Disclaimer and Terms of Use.](#)

## 7520 W SUBDIVISION RD CLINTON VOK 1K0

Area-Jurisdiction-Roll: 23-515-01965.000



**Total value \$440,000**

2024 assessment as of July 1, 2023

Land \$150,000

Buildings \$290,000

Previous year value \$478,000

Land \$152,000

Buildings \$326,000

### Property information

Year built 1977

Description 1 STY SFD - After 1960 - Standard

Bedrooms 2

Baths 3

Carports

Garages G

Land size 6.55 Acres

First floor area 1,920

Second floor area

Basement finish area 1,026

Strata area

Building storeys 1

Gross leasable area

Net leasable area

No. of apartment units

### Legal description and parcel ID

LOT 5, PLAN KAP23315, DISTRICT LOT 962, LILLOOET LAND DISTRICT, & DL 2 GP 5

PID: 006-501-958

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

### Manufactured home

Width

Length

Total area

### Register with BC Assessment



Search properties on a map



Compare property information and assessment values



Store and access favourite properties across devices



View recently viewed properties

## INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

### **RURAL PREMISES – LAND AND BUILDING**

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

THIS FORM IS INTENDED TO BE USED FOR LAND AND ONE BUILDING. FOR ANY ADDITIONAL BUILDINGS, PLEASE USE THE PROPERTY DISCLOSURE STATEMENT – RURAL PREMISES – ADDENDUM, LAND AND BUILDING.

#### EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the buyer and the seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

“The attached Property Disclosure Statement dated (date)  
is incorporated into and forms part of this contract.”

#### ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the seller by establishing that all relevant information concerning the premises has been provided to the buyer. It is important that the seller not answer “do not know” or “does not apply” if, in fact, the seller knows the answer. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the premises.

#### BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The buyer must still make the buyer's own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the seller's knowledge of the premises may be incomplete. Additional information can be requested from the seller or from an independent source such as the Municipality or Regional District. The buyer can hire an independent, licensed inspector or other professional to examine the premises and/or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified on the Property Disclosure Statement or on an inspection report.

#### FOUR IMPORTANT CONSIDERATIONS

1. The seller is legally responsible for the accuracy of the information which appears on the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The buyer will rely on this information when the buyer contracts to purchase the premises. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the buyer to agree to buy the property.
2. The buyer must still make the buyer's own inquiries concerning the premises in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the seller, if the seller cannot be found or is insolvent.
3. Anyone who is assisting the seller to complete a Property Disclosure Statement should take care to see that the seller understands each question and that the seller's answer is complete. It is recommended that the seller complete the Property Disclosure Statement in the seller's own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.

# PROPERTY DISCLOSURE STATEMENT RURAL PREMISES – LAND AND BUILDING



Date of disclosure: January 30 2024

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

**ADDRESS:**      7250      W SUBDIVISION RD      CLINTON      BC   V0K 1K0      (the "Premises")

**THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:**

Principal Residence Residence(s)      \_\_\_\_\_ Barn(s)      \_\_\_\_\_ Shed(s)  
 \_\_\_\_\_ 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 House**

(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?		<del>☒</del>	✓	
B. Are you aware of any existing tenancies, written or oral?		<del>☒</del>	✓	
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<del>☒</del>	✓	
D. Is there a survey certificate available?			<del>☒</del>	✓
E. Are you aware of any current or pending local improvement levies/charges?		<del>☒</del>	✓	
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<del>☒</del>	✓	
G. Are the Premises managed forest lands?		<del>☒</del>	✓	
H. Are the Premises in the Agricultural Land Reserve?	<del>☒</del>	✓		
I. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?		<del>☒</del>	✓	
J. Are you aware of any fill materials anywhere on the Premises?		<del>☒</del>	✓	
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?		<del>☒</del>	✓	
L. Are you aware of any uncapped or unclosed water wells on the Premises?		<del>☒</del>	✓	
M. Are you aware of any water licences affecting the Premises?		<del>☒</del>	✓	

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BUYER'S INITIALS

<sup>POA</sup>  

<del>☒</del>	<del>☒</del>	
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 7250 W SUBDIVISION RD CLINTON BC V0K 1K0

1. LAND (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Has the Premises been logged in the last five years?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

2. SERVICES

A. Please indicate the water system(s) the Premises use: <input type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" type="checkbox"/> I have a private groundwater system (e.g., well) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the premises already?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
(ii) Have you applied for a water licence and are awaiting response?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
C. Are you aware of any problems with the water system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
D. Are records available regarding the quality of the water available (such as pumping tests, flow tests, geochemistry and bacteriological quality, water treatment installation/maintenance records)?	<input checked="" type="checkbox"/>			
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected Other _____				
G. Are you aware of any problems with the sanitary sewer system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				<input checked="" type="checkbox"/>

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BUYER'S INITIALS

700	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 7250 W SUBDIVISION RD CLINTON BC V0K 1K0

3. BUILDING	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls insulated?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
B. To the best of your knowledge, is the ceiling insulated?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<input checked="" type="checkbox"/>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?			<input checked="" type="checkbox"/>	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?		<input checked="" type="checkbox"/>		
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		<input checked="" type="checkbox"/>		
G. Are you aware of any structural problems with any of the buildings?		<input checked="" type="checkbox"/>		
H. Are you aware of any additions or alterations made in the last 60 days?		<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"/>		
J. Are you aware of any problems with the heating and/or central air conditioning system?		<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"/>		
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>2023</u> years)		<input checked="" type="checkbox"/>		
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="checkbox"/>		
O. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
P. Are you aware of any problems with the swimming pool and/or hot tub?				<input checked="" type="checkbox"/>
Q. Does the Premises contain unauthorized accommodation?		<input checked="" type="checkbox"/>		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<input checked="" type="checkbox"/>		

BUYER'S INITIALS

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SELLER'S INITIALS



DATE OF DISCLOSURE

ADDRESS: 7250 W SUBDIVISION RD CLINTON BC V0K 1K0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Was the Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)				<input checked="" type="checkbox"/>
T. Is this Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				<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? _____ (DD/MM/YYYY)		<input checked="" type="checkbox"/>		
V. To the best of your knowledge, has the Premises been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)		<input checked="" type="checkbox"/>		
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		<input checked="" type="checkbox"/>		

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		<input checked="" type="checkbox"/>		
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		<input checked="" type="checkbox"/>		
C. Are you aware of any existing or proposed heritage restrictions affecting the Premises (including the Premises being designated as a "heritage site" or as having "heritage value" under the <i>Heritage Conservation Act</i> or municipal legislation)?		<input checked="" type="checkbox"/>		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Premises (including the Premises being designated as an archaeological site or as having archaeological value under applicable law)?		<input checked="" type="checkbox"/>		

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BUYER'S INITIALS

POA

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SELLER'S INITIALS

DATE OF DISCLOSURE

ADDRESS: 7250 W SUBDIVISION RD CLINTON BC V0K 1K0

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 and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

[Signature] POP
SELLER(S) SHOOK, DONALD W

[Signature]
SELLER(S) SHOOK, LYNN D

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.

The Buyer acknowledges that all measurements are approximate.

BUYER(S)

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.

\*PREC represents Personal Real Estate Corporation

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BC1007 REV. NOV 2023

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**TITLE SEARCH PRINT**

2024-01-30, 09:35:16

File Reference: BOLSTER

Requestor: Royal LePage Kamloops

Declared Value \$ 200000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

**Title Number**

From Title Number

CA1512622

CA1500538

**Application Received**

2010-04-06

**Application Entered**

2010-04-12

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

DONALD WAYNE SHOOK, SELF-EMPLOYED  
LYNN DARLENE SHOOK, SELF-EMPLOYED  
PO BOX 789- 7520 WEST SUBDIVISION ROAD  
CLINTON, BC  
V0K 1K0  
AS JOINT TENANTS

**Taxation Authority**

Kamloops Assessment Area  
Clinton, Village of

**Description of Land**

Parcel Identifier:

006-501-958

Legal Description:

LOT 5 DISTRICT LOT 962 AND OF DISTRICT LOT 2 GROUP 5 LILLOOET DISTRICT  
PLAN 23315

**Legal Notations**

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND  
COMMISSION ACT, SEE PLAN M11379

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND  
COMMISSION ACT, SEE PLAN M11427

**Charges, Liens and Interests**

Nature:

LAND TAX DEFERMENT ACT AGREEMENT

Registration Number:

CB677732

Registration Date and Time:

2023-06-09 06:13

Registered Owner:

THE CROWN IN RIGHT OF BRITISH COLUMBIA

Remarks:

RESTRICTS DEALINGS

**TITLE SEARCH PRINT**

2024-01-30, 09:35:16

File Reference: BOLSTER

Requestor: Royal LePage Kamloops

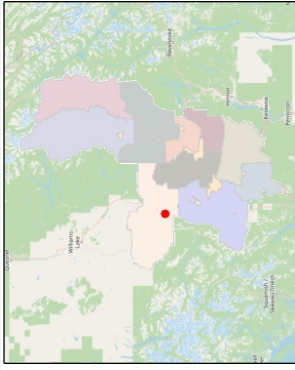
Declared Value \$ 200000

Nature:	MORTGAGE
Registration Number:	CB821708
Registration Date and Time:	2023-08-14 08:04
Registered Owner:	INTERIOR SAVINGS CREDIT UNION

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE



**Legend**

**Library Services**

- Library
- Mobile Library

**Waste Disposal and Recycling**


- Eco-Depot
- Recycle Depot
- Product Stewardship Depot
- Landfill
- Transfer Station
- Septage Pit

**Emergency Services**

- Police Station
- Ambulance Station
- Fire Station
- Hospital
- Local Authority Office

**Facility**

- Community Hall
- Health
- Transportation
- Education
- Utility
- Landmark



Author:



THIS IS NOT A LEGAL SURVEY PLAN. This map is a user generated static output from the Thompson-Nicola Regional District Internet Mapping site and is provided on an "as is" and "as available" basis, without warranties of any kind, either expressed or implied. The information was generated from Geographic Information System (GIS) data maintained by different source agencies. Information contained in the map may be approximate, and is not necessarily complete, accurate or current. While all reasonable efforts have been made to ensure the accuracy of the data, reliance on this information without verification from original records is done at the user's own risk.

0.2 0.11 0 Kilometers

1: 4,514

Projection: WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

January 30, 2024



## ELECTRICAL CONTRACTOR AUTHORIZATION & DECLARATION OF COMPLIANCE ELECTRICAL INSPECTION REQUEST

Permit Number: EL-1672372-2024

Requested Inspection Date: February 13, 2024

Inspection Type: ASSESS: EL: Final

Conceal Date:

### Additional Information

Name of Licensed Electrical Contractor: Garth's Electric Co. Ltd

Site Address on Permit:	Unit or Suite: Street Name:	West	Civic Number: 7520	Street Type: Road	Postal Code: V0K1K0	Province: BC
	City:	Clinton				

Non-compliances corrected

Date non-compliance corrected:

Notes/Work Description for this inspection request: Inspection of mobile home on basement. Unit has an existing CSA label. 200 amp Service comes in basement, and feeds 100 amp panel in manufactured home. Checked all wiring and connections in panels. All looks good.

### FSR Information

FSR Name: Vernon Lilly

FSR Class: FSR Class A

Preferred Method of Communication - Type: Email

Preferred Method of Communication - Info: janet@garthselectric.ca

### FSR Declaration

I am the Field Safety Representative for the above licensed contractor and hereby declare that the electrical installation authorized under the above mentioned permit is safe to inspect and has been installed to comply with the Safety Standards Act and Regulations of British Columbia.

BC Safety Authority is now **Technical Safety BC**. While we have changed our name, we remain committed to our vision of *Safe Technical Systems. Everywhere.* Learn more about our evolving services and how we share safety knowledge at [www.technicalsaftybc.ca](http://www.technicalsaftybc.ca).

Suite 600 - 2889 East 12<sup>th</sup> Avenue Vancouver, BC V5M 4T5 T 1 866 566 7233 E [contact@technicalsaftybc.ca](mailto:contact@technicalsaftybc.ca) [www.technicalsaftybc.ca](http://www.technicalsaftybc.ca)



# Inspection Details

## ASSESS: EL: Final Inspection

### Permit Details

Permit Status

Closed

Site Address

7520 West Road Clinton BC

Job Name

Shook

PO Number

Permit Type

EL - Installation

Work Class

Contractor Residential Single Family Dwelling

Permit Number

EL-1672372-2024

Expiry Date

08/12/2024

INSPECTION STATUS  
Passed

INSPECTION NUMBER

ELIN-3921333-2024

INSPECTION TYPE

ASSESS: EL: Final

### Dates

INSPECTION DATE

02/14/2024

REQUESTED DATE

02/13/2024

COMPLETED DATE

02/14/2024

## Additional Information

NOTES/WORK DESCRIPTION FOR THIS INSPECTION REQUEST

Inspection of mobile home on basement. Unit has an existing CSA

Non Compliances Corrected

DATE NON-COMPLIANCES CORRECTED

## Inspection Checklist list

There are no checklist items for this inspection.

## Non-Compliances

There are no non-compliances for this inspection.

## Attachments



Eco Tech Laboratory Ltd.  
 2953 Shuswap Road  
 Kamloops, BC  
 V2H 1S9 Canada  
 Tel + 1 250 573 5700  
 Fax + 1 250 573 4557  
 Toll Free + 1 877 573 5755  
 www.stewartgroupglobal.com




**StewartGroup**  
 Geochemical & Assay

Lynne Shook  
 Results Continued

14-Dec-09  
 Et No. E09-2539

<b>PARAMETERS</b>	<b>YOUR SAMPLE</b>	<b>CDWG</b>
<b>TOTAL METALS:</b>		
Aluminum	0.001	0.1
Antimony	<0.001	0.006
Arsenic	0.006	0.010
Barium	0.03	1
Beryllium	<0.001	-
Bismuth	<0.001	-
Boron	0.064	5
Cadmium	<0.001	0.005
Calcium	28.15	-
Chromium	<0.001	0.05
Cobalt	0.002	-
Copper	0.009	1
Iron	2.214	0.3
Lead	<0.001	0.01
Magnesium	350.3	-
Manganese	9.439	0.05
Molybdenum	0.006	-
Nickel	0.001	-
Potassium	12.58	-
Selenium	<0.001	0.01
Silicon	27.76	-
Silver	<0.005	-
Sodium	47	200
Tin	<0.01	-
Titanium	<0.007	-
Uranium	0.001	0.02
Vanadium	<0.001	-
Yttrium	<0.001	-
Zinc	<0.005	5

**NOTE: Results expressed in mg/L.**  
**NOTE: CDWG = Canadian Drinking Water Guidelines**

  
 \_\_\_\_\_  
**ECO TECH LABORATORY LTD.**  
 John Andrew, BSc.  
 Environmental Lab Manager

JA/ap



**Report 1 - Detailed Well Record**

Well Tag Number: 91339	Construction Date: 2007-09-27 00:00:00
Owner: ERWIN	Driller: Weston Water Wells
Address: 7520 WEST ROAD	Well Identification Plate Number: 19281
Area: CLINTON	Plate Attached By: JERRY WESTON
WELL LOCATION:	Where Plate Attached: CASING STICK UP
LILLOOET Land District	PRODUCTION DATA AT TIME OF DRILLING:
District Lot: Plan: 23315 Lot: 5	Well Yield: 6.6 (Driller's Estimate) U.S. Gallons per Minute
Township: Section: Range:	Development Method: Air lifting
Indian Reserve: Meridian: Block:	Pump Test Info Flag: N
Quarter:	Artesian Flow:
Island:	Artesian Pressure (ft):
BCGS Number (NAD 27): 092P003334 Well:	Static Level: 55 feet
Class of Well: Water supply	WATER QUALITY:
Subclass of Well: Domestic	Character:
Orientation of Well: Vertical	Colour:
Status of Well: New	Odour:
Well Use: Private Domestic	Well Disinfected: Y
Observation Well Number:	EMS ID:
Observation Well Status:	Water Chemistry Info Flag: N
Construction Method:	Field Chemistry Info Flag:
Diameter: inches	Site Info (SEAM):
Casing drive shoe: Y	Water Utility:
Well Depth: 139 feet	Water Supply System Name:
Elevation: 2962 feet (ASL)	Water Supply System Well Name:
Final Casing Stick Up: 18 inches	SURFACE SEAL:
Well Cap Type: TEMP STEEL	Flag: Y
Bedrock Depth: feet	Material: Bentonite clay
Lithology Info Flag: Y	Method: Poured
File Info Flag: N	Depth (ft): 17 feet
Sieve Info Flag: N	Thickness (in): 1 inches
Screen Info Flag: N	Liner from To: feet
Site Info Details:	WELL CLOSURE INFORMATION:
Other Info Flag:	Reason For Closure:
Other Info Details:	Method of Closure:

		Closure Sealant Material:		
		Closure Backfill Material:		
		Details of Closure:		
Screen from	to feet	Type	Slot Size	
Casing from	to feet	Diameter	Material	Drive Shoe
0	137	6	Steel	Y
GENERAL REMARKS:				
WELL YIELD ESTIMATED BY: RATE: 5.5 IMPGPM. PUMP DEPTH 130'.				
LITHOLOGY INFORMATION:				
From	0 to	15 Ft.	CLAY (SOME COBBLES)	DRY HOLE sandy
From	15 to	30 Ft.	DRY HOLE	brown silt
From	30 to	137 Ft.	WET	silty sand
From	137 to	139 Ft.	BROKEN ROCK	5.5 Gallons per Minute (U.S./Imperial) WET tan

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#### Information Disclaimer

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## SCHEDULE 'A'

### VILLAGE OF CLINTON ZONING BYLAW 439, 2007

A Bylaw to establish zones and regulate the use of land, buildings and structures within the zones.

## R1 - LOW DENSITY RESIDENTIAL

## SECTION 6

### Permitted Uses

- 6.1 The following uses and no others shall be permitted in the R1 Zone:
- duplex
  - single family dwelling
  - home based business
  - parks and playgrounds
  - secondary suites
  - church
  - accessory use

### Regulations

- 6.2 On a parcel located in an area zoned as R1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
.1 Maximum number of single family dwellings	1 per parcel
.2 Maximum density	12 units/hectare (5 units/acre)
.3 Minimum parcel size	550 sq. m (5920 sq. ft.)
.4 Minimum parcel width	15 m (49 ft.)
.5 Minimum width of principal building	4.8 m (16 ft.)
.6 Minimum setback of principal building from: - front parcel line - interior side parcel line - exterior side parcel line - rear parcel line	6 m (20 ft.) 1.5m (4.9 ft.) 3.0 m (10 ft.) 6 m (20 ft.)
.7 Maximum parcel coverage	40%
.8 Maximum building height	12m (39 ft.)

### Livestock Regulations

- 6.3 The keeping of livestock in a low-density residential area is restricted to parcels over 1,200 Sq. M (12,800 sq ft or 1/3 acre).