

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

If this disclosure statement is being used for bare land strata, use the Property Disclosure Statement – Strata Properties along with this form.

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

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
February 20 yr. 2018 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 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.



Date of disclosure: February 20, 2018

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

ADDRESS/BARE-LAND STRATA LOT #: 3815 ONTARIO AVENUE

(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>MS</i>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any existing tenancies, written or oral?		<i>MS</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		<i>MS</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Is there a survey certificate available?		<i>MS</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Are you aware of any current or pending local improvement levies/charges?		<i>MS</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Have you received any other notice or claim affecting the Premises from any person or public body?		<i>MS</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>MS</i>			
B. Are you aware of any problems with the water system?		<i>MS</i>	<input checked="" type="checkbox"/>	
C. Are records available regarding the quantity of the water available?		<i>MS</i>	<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>MS</i>			
E. Are you aware of any problems with the sanitary sewer system?		<i>MS</i>	<input checked="" type="checkbox"/>	
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		<i>MS</i>	<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"/>	<i>MS</i>
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	<i>MS</i>			
B. To the best of your knowledge, is the ceiling insulated?	<i>MS</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		<i>MS</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<i>MS</i>			
E. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? <input type="checkbox"/> ii.) received WETT certificate? <input type="checkbox"/>				<i>MS</i>
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		<i>MS</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any structural problems with any of the buildings?		<i>MS</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>MS</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>MS</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

MS *MS*

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3815 ONTARIO AVENUE

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?		<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>3 yes</u> years)		<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
O. Are you aware of any problems with the plumbing system?		<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
P. Are you aware of any problems with the swimming pool and/or hot tub?			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act? (Please visit BC Housing's New Home Registry for confirmation on home warranty insurance - https://lms.bchousing.org/LIMSPortal/registry/Newhomes/)		<input checked="" type="radio"/>	<input type="checkbox"/>	<input 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? _____		<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		<input checked="" type="radio"/>	<input type="checkbox"/>	<input 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?		<input checked="" type="radio"/>	<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="radio"/>	<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


INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3815 ONTARIO AVENUE

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 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.

*PREC represents Personal Real Estate Corporation

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Folio: 1214-060
Civic: 3815 ONTARIO AVE
Size: 0.197 ACRES

Pid: 007-259-701
Legal: LOT 44 DISTRICT LOT 3685 BLOCK 5 NEW WEST
DISTRICT PLAN 17719 GROUP 1, 3.

Owner: LEACH CHRISTOPHER C
LEACH DOREEN P
3815 ONTARIO AVE
POWELL RIVER BC V8A 5C7
(BG316752)

<u>Attribute</u>	<u>Value</u>	<u>Description</u>
ACTUAL FRONTAGE	80.00	
AGE OF DWELLING/BUILDING	1988	
BCAA-ACTUAL USE	000	SINGLE FAMILY DWELLING
BCAA-MANUAL CLASS	0152	2 STY SFD-AFTER 1930-S. CUSTOM
BCAA-NEIGHBOURHOOD CODE	004	
FRONTAGE FOR DISP. TREATMENT 848	80.00	
FRONTAGE FOR SEWER 752	80.00	
SITING/SURVEY CERTIFICATE ON FILE	YES	
SQUARE FOOTAGE OF DWELLING/BUILDING	2383	
START YEAR	1999	
ZONE (BUILDING/PLANNING PERMIT PURPOSES R1		RESIDENTIAL - SINGLE FAMILY

<u>Classification</u>	<u>Start Date</u>	<u>Stop Date</u>	<u>Comment</u>
B/VAR	May 19, 1988		BOARD OF VARIANCE DECISION - SEE ROLL FILE
BUILDING PERMITS	Jun 1, 1988		NEW SF DWELLING BP#88-6-1 \$85,000
OCCUPANCY PERMI	Dec 16, 1988		OCCUPANCY PERMIT #1768 Subjects to : see permit

Disclaimer for Property Report
 ALTHOUGH CITY STAFF STRIVE FOR ACCURACY, THE CITY OF POWELL RIVER CANNOT GUARANTEE THE CORRECTNESS OF RECORDED DATA. ANYONE USING THIS MATERIAL SHOULD CONFIRM ALL CONTENT BY REFERENCE TO TITLE SEARCHES AND LEGAL LOT PLANS.

TITLE SEARCH PRINT

File Reference:

Declared Value \$\$270,900.

2018-02-19, 11:35:24

Requestor: Skye Rodrigue

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

Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	BG316752 H41658
Application Received	1993-09-01
Application Entered	1993-09-24
Registered Owner in Fee Simple Registered Owner/Mailing Address:	CHRISTOPHER CHARLES LEACH, SUPERVISOR DOREEN PATRICIA LEACH, CUSTOMER SERVICE AGENT 3815 ONTARIO AVENUE POWELL RIVER, BC V8A 5C7 AS JOINT TENANTS
Taxation Authority	Powell River, City of
Description of Land Parcel Identifier: Legal Description:	007-259-701 LOT 44 BLOCK 5 DISTRICT LOT 3685 PLAN 17719
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE BB1326702 2011-06-07 11:10 BANK OF MONTREAL
Nature: Registration Number: Registration Date and Time: Registered Owner:	MORTGAGE CA5743199 2017-01-03 11:23 BANK OF MONTREAL
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference:

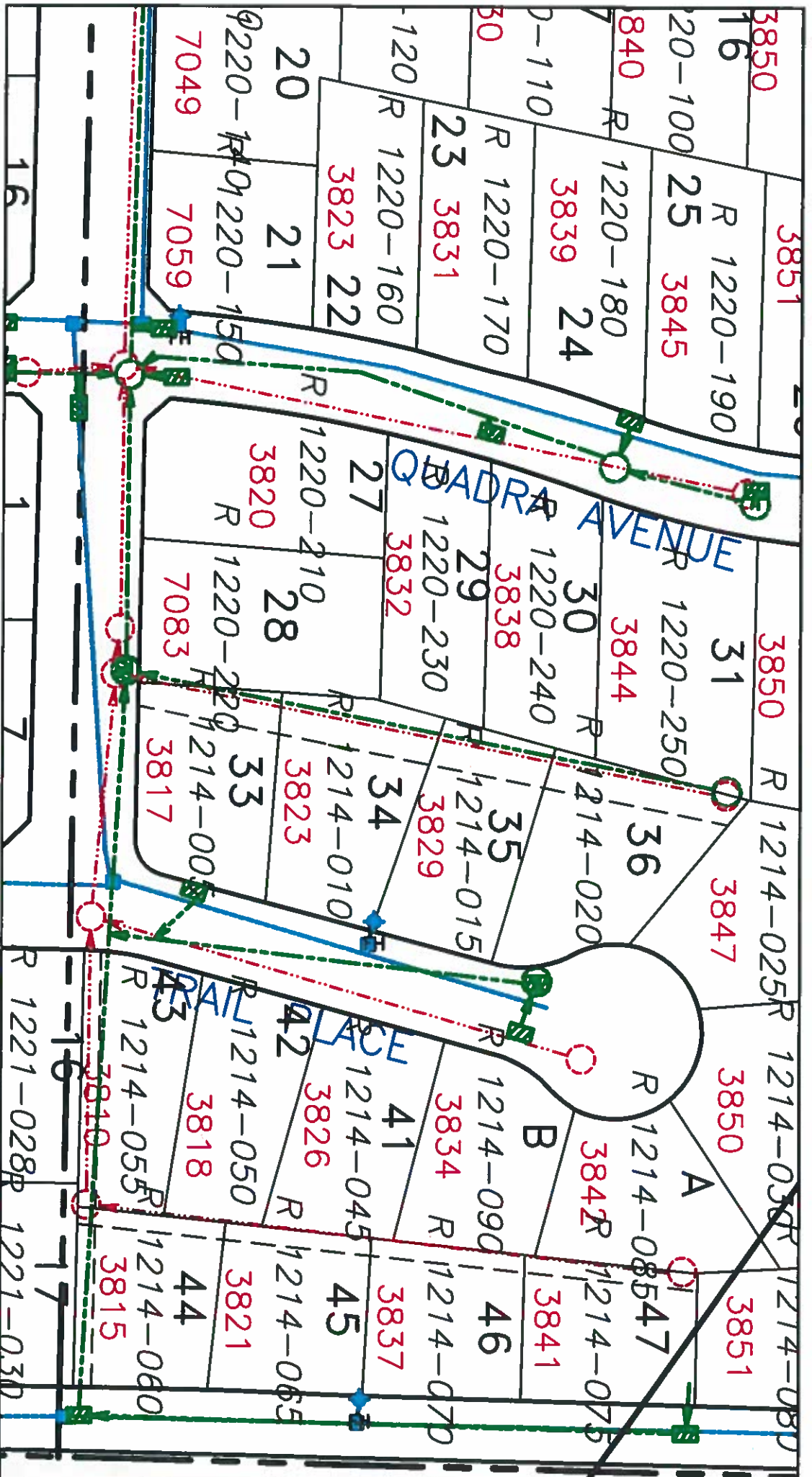
Declared Value \$\$270,900.

2018-02-19, 11:35:24

Requestor: Skye Rodrigue

Pending Applications

NONE



POWELL RIVER BOARD OF VARIANCE

cc: NHP

THE CORPORATION OF THE DISTRICT OF POWELL RIVER

Eng.

6910 Duncan Street,
Powell River, B.C.
V8A 1V4

R# 1214-060

NOTICE OF DECISION

To: Mr. & Mrs. M. Larkin
7017 Lytton St.
Powell River, B.C.
V8A 5N4

Re: 3815 Ontario

BP # 88-6-1

Date of Hearing: May 19, 1988

By-law sought to be relaxed: Zoning By-Law #1001
Sub: 962 (1) (a) (i)

Your Appeal has been

Allowed provided the front yard set back is a minimum of 20'-0"

and the copy of the sketch plan which you submitted with your Notice
of Appeal is in the custody of the Building Inspector.

A Building Permit must be obtained within 90 days of receipt of
this Notice.

Copies of this Notice have been sent to the following:

- Municipal Planner
- Municipal Building Inspector
- Municipal Clerk

C. P. Wallis

Chairman

M. J. ...

June 25 1988

N. Stubberfield

N. Stubberfield

SCHEDULE "G"

THE CORPORATION OF THE DISTRICT OF POWELL RIVER

NOTICE OF APPEAL

Date: 188-5-18

To: Board of Variance
The Corporation of the District of Powell River
6910 Duncan Street
Powell River, B.C.
V8A 1V4

1. The legal description of site:

Lot 44 Block 5 DL 3685 Plan #17719

Roll #1214
-060

2. The street address of the site:

ONTARIO AVE.

3. The full name of the owner of the site and the name and status of the owner's solicitor or agent, if such a person is making the appeal on behalf of the owner:

MR. & MRS. M. LARKIN

4. An address to which all notices to the owner or his solicitor or agent may be mailed.

7017 LYTON ST. POWELL RIVER B.C.

5. The date and reasons for the decision from which this appeal is being made:

SEE ITEM #7

/over

6. The grounds of the appeal, with reference to the applicable portion of Section 962 of the Municipal Act upon which the appellant intends to rely.

962(1)(a)(i)

7. In your own words, state why you are undertaking this appeal. (Attach separate sheet if necessary.)

The topography of the lot does not permit siting of a dwelling to conform to current zoning by-law yard clearances without incurring considerable expense.

8. The name or number of any bylaw or amendment and the section or subsection sought to be relaxed.

~~10.1 10.2(A)~~ 10.2(7)(a)

9. Zone of the property concerned, as shown on the Zoning Map of the Corporation of the District of Powell River.

R-1

10. Enclosed are 4 copies each of a plot plan, elevation drawing and map indicating the exact location of the property.
11. Enclosed is the prescribed fee of \$10. payable to The Corporation of the District of Powell River.
12. Four completed copies of this Notice of Appeal, together with the materials mentioned in paragraph (9), shall be delivered to the Municipal Clerk's office within 7 days following the day of the decision or order being appealed.

PAID
\$10
1988-05-18

Mary Ann Luckin
Signature
(Owner or Agent)

THE CORPORATION OF
THE DISTRICT OF POWELL RIVER

Property Address: 3815 ONTARIO AVE**Legal Description:** LT 44 DL 3685 BLK 5 NWD PL 17719

Service Type	Size	Material	Location
WATER	3/4"	NA	2.65M S OF N PL
SANITARY	4"	NA	3.5M N & 3.5M E OF SW PL ON EASEMENT
STORM	4"	NA	3.3M N & 9.5M E OF SW CORNER ON EASEMENT

ALTHOUGH CITY STAFF STRIVE FOR ACCURACY, THE CITY OF POWELL RIVER CANNOT GUARANTEE THE CORRECTNESS OF ITS RECORDED DATA. IT IS FOR THIS REASON THAT INFRASTRUCTURE MUST BE EXPOSED AND LOCATIONS AND INVERTS MEASURED PRIOR TO PROCEEDING WITH DESIGN OR CONSTRUCTION.

NA = information not available

07

PLAN OF SUBDIVISION OF BLOCK 5 EXCEPT PORTIONS INCLUDED IN PLANS 10110, 11824, 12752 AND 13446, D.L. 3685, GP.1, N.W.D., PLAN 9356.

PLAN 17719

Scale - 1/500

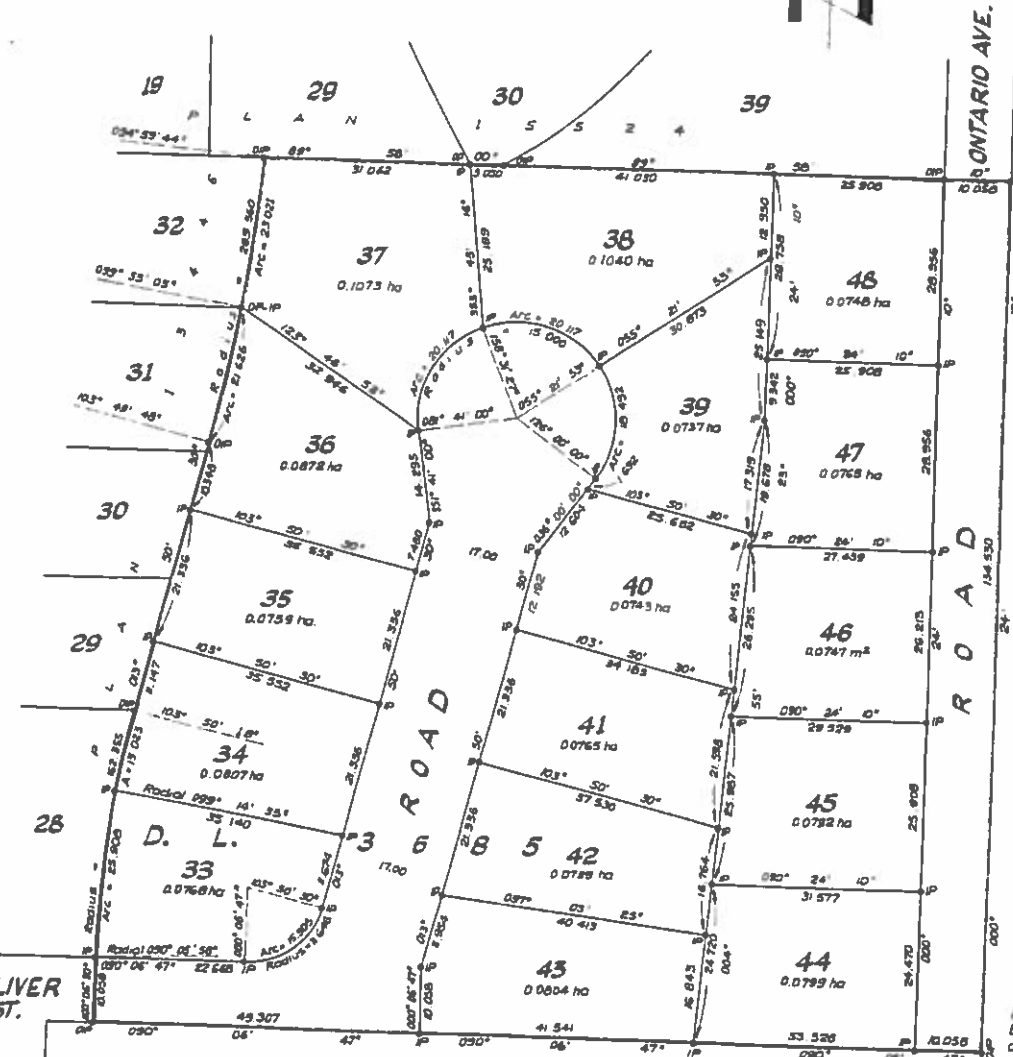
LEGEND:

- Bearings are astronomic and derived from Plan 13446
 - OP Denotes old wooden post found
 - IP Denotes old iron post found
 - IP Denotes standard iron post set
- All distances are in metres except where otherwise indicated

Deposited in the Land Registry Office at Vancouver, B.C. This 22nd day of June, 1979

Official

Registrar



D.L. 3687

Bank of Montreal
Bank of Montreal Owner of Charge
By its lawful Attorneys P/A No 269527

[Signature]
Assistant Credit Manager

[Signature]
Credit Manager

[Signature]
Witness as to both signatures

I, Victor Cecchi of Powell River B.C., British Columbia Land Surveyor, make oath and say that I was present at and did personally superintend the survey represented by this plan, and that the survey and plan are correct. The said survey was completed on the 22nd day of MAY, 1979.

Victor Cecchi
Victor Cecchi B.C.L.S.

Sworn before me at Powell River, B.C. This 22nd day of May, 1979

[Signature]
A Commissioner for taking affidavits for the Province of British Columbia

Victor Cecchi
British Columbia Land Surveyor
4727 Marine Ave
Powell River, B.C.
V 7S2T5

REM. D.L. 3686

CECO Properties Limited
(Incorporation No 135015)
Owner as to an undivided 1/2 interest

J.K. Marquis
J.K. Marquis President

[Signature]
Witness as to both signatures

MAHALD INVESTMENTS LTD.
(Incorporation No 185527)
Owner as to an undivided 1/2 interest

Thomas Smith
Thomas Smith

[Signature]
Witness as to both signatures

Approved under the Land Registry Act
This 22nd day of May, 1979

[Signature]
Municipal Engineer Approving Officer -
The Corporation of the District of
Powell River

This plan lies within the
"Powell River"
Regional District

