

CONTRACT OF PURCHASE AND SALE INFORMATION ABOUT THIS CONTRACT

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE CONTRACT AND SHOULD NOT AFFECT THE PROPER INTERPRETATION OF ANY OF ITS TERMS.

1. **CONTRACT:** This document, when signed by both parties, is a legally binding contract. **READ IT CAREFULLY.** The parties should ensure that everything that is agreed to is in writing.
2. **DEPOSIT(S):** Section 28 of the *Real Estate Services Act* requires that money held by a brokerage in respect of a real estate transaction for which there is an agreement between the parties for the acquisition and disposition of the real estate be held by the brokerage as a stakeholder. The money is held for the real estate transaction and not on behalf of one of the parties. If a party does not remove a subject clause, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the agreement to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.
3. **COMPLETION:** (Section 4) Unless the parties are prepared to actually meet at the Land Title Office and exchange title documents for the Purchase Price, it is, in every case, advisable for the completion of the sale to take place in the following sequence:
 - (a) The Buyer pays the Purchase Price or down payment in trust to the Buyer's Lawyer or Notary (who should advise the Buyer of the exact amount required) several days before the Completion Date and the Buyer signs the documents.
 - (b) The Buyer's Lawyer or Notary prepares the documents and forwards them for signature to the Seller's Lawyer or Notary who returns the documents to the Buyer's Lawyer or Notary.
 - (c) The Buyer's Lawyer or Notary then attends to the deposit of the signed title documents (and any mortgages) in the appropriate Land Title Office.
 - (d) The Buyer's Lawyer or Notary releases the sale proceeds at the Buyer's Lawyer's or Notary's office.

Since the Seller is entitled to the Seller's proceeds on the Completion Date, and since the sequence described above takes a day or more, it is strongly recommended that the Buyer deposits the money and the signed documents **AT LEAST TWO DAYS** before the Completion Date, or at the request of the Conveyancer, and that the Seller delivers the signed transfer documents no later than the morning of the day before the Completion Date.

While it is possible to have a Saturday Completion Date using the Land Title Office's Electronic Filing System, parties are strongly encouraged **NOT** to schedule a Saturday Completion Date as it will restrict their access to fewer lawyers or notaries who operate on Saturdays; lenders will generally not fund new mortgages on Saturdays; lenders with existing mortgages may not accept payouts on Saturdays; and other offices necessary as part of the closing process may not be open.

4. **POSSESSION:** (Section 5) the Buyer should make arrangements through the real estate licensees for obtaining possession. The Seller will not generally let the Buyer move in before the Seller has actually received the sale proceeds. Where residential tenants are involved, Buyers and Sellers should consult the *Residential Tenancy Act*.
5. **TITLE:** (Section 9) It is up to the Buyer to satisfy the Buyer on matters of zoning or building or use restrictions, toxic or environmental hazards, encroachments on or by the Property and any encumbrances which are staying on title before becoming legally bound. It is up to the Seller to specify in the Contract if there are any encumbrances, other than those listed in Section 9, which are staying on title before becoming legally bound. If you as the Buyer are taking out a mortgage, make sure that title, zoning and building restrictions are all acceptable to your mortgage company. In certain circumstances, the mortgage company could refuse to advance funds. If you as the seller are allowing the Buyer to assume your mortgage, you may still be responsible for payment of the mortgage, unless arrangements are made with your mortgage company.
6. **CUSTOMARY COSTS:** (Section 15) In particular circumstances there may be additional costs, but the following costs are applicable in most circumstances:

Costs to be Borne by the Seller

Lawyer or Notary Fees and Expenses:

- attending to execution documents.

Costs of clearing title, including:

- discharge fees charged by

encumbrance holders,

- prepayment penalties.

Real Estate Commission (plus GST).

Goods and Services Tax (if applicable).

Costs to be Borne by the Buyer

Lawyer or Notary Fees and Expenses:

- searching title,

- investigating title,

- drafting documents,

Land Title Registration fees.

Survey Certificate (if required).

Costs of Mortgage, including:

- mortgage company's Lawyer/Notary.

- appraisal (if applicable)

- Land Title Registration fees.

Fire Insurance Premium.

Sales Tax (if applicable).

* Property Transfer Tax.

Goods and Services Tax (if applicable).

7. **RISK:** (Section 16) The Buyer should arrange for insurance to be effective on the earlier of the Completion Date or the date the Seller receives the proceeds of sale, or the date the Seller vacates the property.
8. **FORM OF CONTRACT:** This Contract of Purchase and Sale is designed primarily for the purchase and sale of freehold residences. If your transaction involves:

- a house or other building under construction

- a lease

- a business

- an assignment

- other special circumstances (including the acquisition of land situated on a First Nations reserve)

Additional provisions, not contained in this form, may be needed, and professional advice should be obtained. A Property Disclosure Statement completed by the Seller may be available.

BRITISH COLUMBIA
REAL ESTATE
ASSOCIATIONTHE CANADIAN
BAR ASSOCIATION
British Columbia Branch

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CONTRACT OF PURCHASE AND SALEBROKERAGE: RE/MAX REAL ESTATE (KAMLOOPS) DATE: October 16, 2015ADDRESS: 258 SEYMOUR STREET KAMLOOPS PC: V2C 2E5 PHONE: (250) 374-3331PREPARED BY: DICK PEMBERTON*/RIE ZHOU MLS® NO: 131161

SELLER: <u>ARUNDEL, BRUCE GORDON</u>	BUYER: <u>GROESS, DANIEL PATRICK</u>
SELLER: <u>ARUNDEL, SHELLEY DIANE</u>	BUYER: <u>GILROY, DEANNA MAE</u>
ADDRESS: <u>2150 PONDEROSA AVE</u>	ADDRESS: <u>651 DESMOND ST</u>
KAMLOOPS, BC PC: <u>V2B 4V9</u>	KAMLOOPS, BC PC: <u>V2B 3K2</u>
PHONE: _____	PHONE: _____
RESIDENT OF CANADA ☒ NON-RESIDENT OF CANADA ☐	OCCUPATION: _____
as defined under the <i>Income Tax Act</i> .	

PROPERTY:2150 PONDEROSA AVE

UNIT NO. ADDRESS OF PROPERTY

KAMLOOPS, BCV2B 4V9

CITY/TOWN/MUNICIPALITY

POSTAL CODE

009-422-421

PID OTHER PID(S)

LOT 10, DL 253, PLAN 12489, KDYD**LEGAL DESCRIPTION**

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions:

1. **PURCHASE PRICE:** The purchase price of the Property will beThree Hundred Seven Thousand Five Hundred06/06\$315,00006/06Fifteen ThousandDOLLARS \$307,500.00

(Purchase Price)

2. **DEPOSIT:** A deposit of \$ 5,000.00 which will form part of the Purchase Price, will be paid within 24 hours of acceptance unless agreed as follows:* WITHIN THREE BUSINESS DAYS UPON FINAL ACCEPTANCE WITH WAY OF DIRECT DEPOSIT TO THE TRUST ACCOUNT OR PERSONAL CHEQUE *

All monies paid pursuant to this section (Deposit) will be paid in accordance with section 10 or by uncertified cheque except as otherwise set out in this section 2 and will be delivered in trust to

RE/MAX REAL ESTATE (KAMLOOPS) and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that: (a) the Conveyancer is a Lawyer or Notary; (b) such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and (c) if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

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3. TERMS AND CONDITIONS: The purchase and sale of the Property includes the following terms and is subject to the following conditions:

Subject to a new first mortgage being made available to the Buyer on or before OCTOBER 30, 2015.
This condition is for the sole benefit of the Buyer.

Subject to the Buyer on or before OCTOBER 30, 2015, approving the Property Disclosure Statement with respect to the information that reasonably may adversely affect the use or value of the property. When approved, such statement will be incorporated into and form part of this contract as schedule A. This condition is for the sole benefit of the Buyer.

Subject to the Buyer on or before OCTOBER 30, 2015, approving the attached copy of the title search results. If this condition is waived or declared fulfilled, the attached copy of the title search result will be incorporated into and form part of this contract as schedule B and the Buyer acknowledges and accepts, despite any other provision in this contract, that upon completion the Buyer will receive title containing any non-financial charge set out in the copy of the title search results that is attached to and forms part of this contract. This condition is for the sole benefit of the Buyer.

Subject to the Buyer on or before OCTOBER 30, 2015 approving the attached copies of a Current Building Information Request from the City of Kamloops Building Inspection Division. If this condition is waived or declared fulfilled, the attached copies will be incorporated into and form part of this contract as schedule C. This condition is for the sole benefit of the Buyer.

Subject to the Buyer, on or before OCTOBER 30, 2015 at the Buyer's expense, obtaining and approving a home inspection report and or a termite inspection report against any defects whose cumulative cost of repair, which reasonably may adversely affect the property's use or value. The Seller will allow access to the property for this purpose on reasonable notice. This condition is for the sole benefit of the Buyer.

Subject to the Buyer obtaining approval for fire/property insurance, satisfactory to the Buyer by OCTOBER 30, 2015. This condition is for the sole benefit of the Buyer.

Attached "Contract of Purchase and Sale Addendum I" to be part of this contract.

The Buyer and Seller acknowledge having read and understood the "Information about this contract" page of this Contract of Purchase and Sale explaining the customary cost as stated in Item 6.

The Buyer accepts that all measurements provided are approximate and that they have verified any measurements that may be of importance to them.

The Seller will give legal notice to the Tenant to vacate the premise, but only if the Seller receives the appropriate written request from the Buyer to give such notice in accordance with the requirements of section 49 of the Residential Tenancy Act.

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the Real Estate Services Act.

DE	DA	DA	BA
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PROPERTY ADDRESS

4. COMPLETION: The sale will be completed on January 25, yr. 2016
(Completion Date) at the appropriate Land Title Office.
5. POSSESSION: The Buyer will have vacant possession of the Property at AFTER REGISTRATION p.m. on
January 25, yr. 2016 (Possession Date) OR, subject to the following existing tenancies, if any:
NONE
6. ADJUSTMENTS: The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of January 25, yr. 2016 (Adjustment Date).
7. INCLUDED ITEMS: The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection, INCLUDING:

* FRIDGE, STOVE, DISHWASHER, ALL WINDOW COVERINGS, WASHER & DRYER, CENTRAL VACUUM & ALL THE ATTACHMENTS, HOT TUB IN THE BACKYARD *

BUT EXCLUDING: _____

8. VIEWED: The Property and all included items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on October 16, yr. 2015
9. TITLE: Free and clear of all encumbrances except subsisting conditions, provisos, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Section 5, if any, and except as otherwise set out herein.
10. TENDER: Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, cash or Lawyer's/Notary's or real estate brokerage's trust cheque.
11. DOCUMENTS: All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.
12. TIME: Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreements to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be non-refundable and absolutely forfeited to the Seller in accordance with the Real Estate Services Act, on account of damages, without prejudice to the Seller's other remedies.

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- 13. BUYER FINANCING:** If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has: (a) made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and (b) fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and (c) made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").
- 14. CLEARING TITLE:** If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.
- 15. COSTS:** The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.
- 16. RISK:** All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.
- 17. PLURAL:** In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.
- 18. REPRESENTATIONS AND WARRANTIES:** There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.
- 19. PERSONAL INFORMATION:** The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the managing broker(s), associate broker(s) and representative(s) of those Brokerages (collectively the "Licensee(s)") described in Section 21, the real estate boards of which those Brokerages and Licensees are members and, if the Property is listed on a Multiple Listing Service®, the real estate board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:
- A. for all purposes consistent with the transaction contemplated herein;
 - B. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the real estate board that operates the Multiple Listing Service® and other real estate boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that real estate board and other real estate boards;
 - C. for enforcing codes of professional conduct and ethics for members of real estate boards; and
 - D. for the purposes (and to the recipients) described in the brochure published by the British Columbia Real Estate Association entitled *Working With a REALTOR®*.
- 20. ASSIGNMENT:** The Buyer and the Seller agree that the Seller's authorization and instruction set out in section 26(c) below is a confirmation of the equitable assignment by the Seller in the Listing Contract and is notice of the equitable assignment to anyone acting on behalf of the Buyer or Seller.


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KAMLOOPS, BC

V2B 4V9

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PROPERTY ADDRESS

21. AGENCY DISCLOSURE: The Seller and the Buyer acknowledge having received, read and understood the brochure published by the British Columbia Real Estate Association entitled *Working With a REALTOR®* and acknowledge and confirm as follows:

A. the Seller has an agency relationship with

BLAKE BOLSTER

DESIGNATED AGENT/LICENSEE

who is licensed in relation to ROYAL LEPAGE KAMLOOPS REALT®

BROKERAGE

B. the Buyer has an agency relationship with

DICK PEMBERTON* prec / RIE ZHOU

DESIGNATED AGENT/LICENSEE

who is licensed in relation to RE/MAX REAL ESTATE (KAMLOOPS)

BROKERAGE

C. the Buyer and the Seller have consented to a limited dual agency relationship with

DESIGNATED AGENT/LICENSEE

who is/are licensed in relation to

BROKERAGE

having signed a Limited Dual Agency Agreement dated

If only (A) has been completed, the Buyer is acknowledging no agency relationship. If only (B) has been completed, the Seller is acknowledging no agency relationship.

22. ACCEPTANCE IRREVOCABLE (Buyer and Seller): The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale is executed under seal. It is agreed and understood that the Seller's acceptance is irrevocable, including without limitation, during the period prior to the date specified for the Buyer to either:

A. fulfill or waive the terms and conditions herein contained; and/or

B. exercise any option(s) herein contained.

23. THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.

24. OFFER: This offer, or counter-offer, will be open for acceptance until 1 o'clock p.m. on October 18, yr. 2015 (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

X

WITNESS

X

WITNESS

BUYER

BUYER

SEAL

GROESS, DANIEL PATRICK

PRINT NAME

SEAL

GILROY, DEANNA MAE

PRINT NAME

25. ACCEPTANCE: The Seller (a) hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above, (b) agrees to pay a commission as per the Listing Contract, and (c) authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested forthwith after completion.

Seller's acceptance is dated OCT 17, yr. 2015

X

WITNESS

X

WITNESS

SELLER

SELLER

SEAL

ARUNDEL, BRUCE GORDON

PRINT NAME

SEAL

ARUNDEL, SHELLEY DIANE

PRINT NAME

*PREC represents Personal Real Estate Corporation

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CONTRACT OF PURCHASE AND SALE ADDENDUM I

MULTIPLE LISTING SERVICE®

MLS® NO. 131161 DATE October 16, 2015 PAGE 7 OF 7 PAGES
In all instances this form may be completed and attached to the Contract of Purchase and Sale

RE: ADDRESS 2150 PONDEROSA AVE

KAMLOOPS, BC

V2B 4V9

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED October 16, 2015

MADE BETWEEN ARUNDEL, BRUCE GORDON ARUNDEL, SHELLEY DIANE AS SELLER(S), AND

GROESS, DANIEL PATRICK GILROY, DEANNA MAE AS BUYER(S) AND COVERING

THE ABOVE MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREES AS FOLLOWS:

1. PROVINCIAL PROPERTY TRANSFER TAX (Buyer)

The Buyer is aware that Provincial Property Transfer Tax of 1% on the first \$200,000 and 2% on the balance is payable by the Buyer, calculated on the fair market value of the Property, unless the Buyer qualifies for an exemption.

2. APPLIANCE WARRANTY (Buyer)

The Buyer acknowledges that the appliances being purchased may be used and in such case Seller does not warrant the condition or the fitness of such used appliances.

3. DEPOSITS (Buyer & Seller)

The Buyer's deposit cannot be released until it has cleared banks and the provisions of the Real Estate Services Act have been complied with.

4. SURVEY CERTIFICATE (Seller)

The Seller agrees to provide the Buyer at no cost with a surveyor's certificate of the Property if one is available.

5. FIREPLACES, FIREPLACE INSERTS AND WOOD STOVES (Buyer)

The Buyer(s) agree that they must satisfy themselves with the compliance of any fireplace, fireplace insert or wood stove installed in the Property with applicable municipal or regional bylaws and fire insurance requirements.

6. PROPERTY INSPECTIONS (Buyer & Seller)

Inspections may include the following:

- (a) An inspection of the building and outbuildings;
- (b) An inspection to confirm that the fireplace, wood stove and chimney installation are compliant with municipal bylaws;
- (c) An inspection to confirm the Property boundaries;
- (d) An inspection to verify the proper operation of the septic system; and
- (e) An inspection to confirm the quality and quantity of the well water.

7. OIL IN TANK (Buyer & Seller)

If applicable and notwithstanding clause 6 on page 2 of this Contract, the Buyer shall acquire at no cost the fuel oil in the tank as of the Possession Date, taking into consideration reasonable usage by the Seller from the date of this Contract to the Possession Date.

8. UNAUTHORIZED ACCOMMODATION (Buyer)

The Buyer is aware that the Property contains OR does not contain unauthorized accommodation and has been informed of the

consequences of such ownership and the potential loss of income should the rental of any unauthorized accommodation be discontinued.

9. MORTGAGE REFERRAL FEE (Buyer & Seller)

The Buyer's brokerage involved in this sale may receive a fee or other consideration from a lender who provides financing to the Buyer.

10. GST (Buyer & Seller)

The Buyer and the Seller agree that they must satisfy themselves concerning the application of GST to this transaction.

11. PROPERTY DISCLOSURE (Buyer & Seller)

The attached Property Disclosure Statement dated September 23 yr 2015 is incorporated into, and forms a part of this Contract.

12. DWELLING SIZE AND ROOM MEASUREMENTS (Buyer)

The Buyer is satisfied with the area of the dwelling as viewed by the Buyer on October 16 yr 2015, and acknowledges that the dimensions of the dwelling and any room measurements, as advertised or provided, are approximate only.

13. TITLE TO PROPERTY (Buyer)

The Buyer acknowledges that it is the Buyer's responsibility to satisfy himself with respect to the legal effect of the charges which will remain on the title to the Property after the Completion Date.

WITNESS

WITNESS

WITNESS

WITNESS

BUYER GROESS, DANIEL PATRICK

BUYER GILROY, DEANNA MAE

SELLER ARUNDEL, BRUCE GORDON

SELLER ARUNDEL, SHELLEY DIANE

Schedule A



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

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Date of disclosure: September 23, 2015

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

ADDRESS/BARE-LAND STRATA LOT #: 2130 PONDEROSA AVE
KAMLOOPS BC

(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 right-of-way?		DA PA		
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		DA PA		
C. Is there a survey certificate available?			DA PA	
D. Are you aware of any current or pending local improvement levies/charges?		DA PA		
E. Have you received any other notice or claim affecting the Premises from any person or public body?		DA PA		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal ☒ Community ☐ Private ☐ Well ☐ Not Connected ☐ Other _____		DA PA		
B. Are you aware of any problems with the water system?		DA PA		
C. Are records available regarding the quantity of the water available?			DA PA	
D. Are records available regarding the quality of the water available?			DA PA	
E. Indicate the sanitary sewer system the Premises are connected to: Municipal ☒ Community ☐ Septic ☐ Lagoon ☐ Not Connected ☐ Other _____			DA PA	
F. Are you aware of any problems with the sanitary sewer system?		DA PA		
G. Are there any current service contracts; (i.e., septic removal or maintenance)?		DA PA		
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				DA PA
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	DA PA			
B. To the best of your knowledge, is the ceiling insulated?	DA PA			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		DA PA		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	DA PA			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	DA PA			
F. Are you aware of any infestation or unrepaid damage by insects or rodents?		DA PA		
G. Are you aware of any structural problems with any of the buildings?		DA PA		
H. Are you aware of any additions or alterations made in the last sixty days?		DA PA		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		DA PA		

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 W988 Form 80 Jun 2014

September 23, 2015

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DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 2150 PONDEROSA AVE

KAMLOOPS BC

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 systems?		DA BA		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		DA BA		
L. Are you aware of any damage due to wind, fire or water?		DA BA		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 15 years)		DA BA		
N. Are you aware of any problems with the electrical or gas system?		DA BA		
O. Are you aware of any problems with the plumbing system?		DA BA		
P. Are you aware of any problems with the swimming pool and/or hot tub?	(DA) (BA)			
Q. Do the Premises contain unauthorized accommodation?		DA BA		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		DA BA		
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.)		DA BA		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		DA BA		
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? _____			DA BA	
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		DA BA		
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?		DA BA		
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?		DA BA		

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

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September 23, 2015

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DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 2150 PONDEROSA AVE

KAMLOOPS BC

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

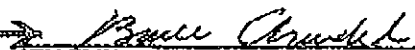
3.P

HOT TUB HAS A SMALL LEAK AND IS SOLD AS IS WHERE IS.



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 23 day of Sept yr. 2015.
 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

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®).

BC1902 REV. JUN 2014

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WEB Forms © Jun 2014

*Schedule B.***TITLE SEARCH PRINT**

File Reference: BOLSTER

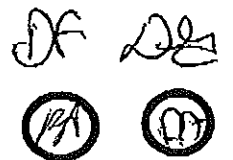
Declared Value \$138500

2015-09-23, 12:09:31

Requestor: Brenda Blackburn

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	KAMLOOPS
Land Title Office	KAMLOOPS
Title Number	KP88559
From Title Number	KE12118
Application Entered	2000-10-02
Application Received	2000-09-29
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	BRUCE GORDON ARUNDEL, LUMBER GRADER SHELLEY DIANE ARUNDEL, SALES ASSOCIATES 2150 PONDEROSA AVENUE KAMLOOPS, BC V2B 4V9 AS JOINT TENANTS
Taxation Authority	CITY OF KAMLOOPS
Description of Land	
Parcel Identifier:	009-422-421
Legal Description:	LOT 10 DISTRICT LOT 253 KAMLOOPS DIVISION YALE DISTRICT PLAN 12489
Legal Notations	
	LAND HEREIN WITHIN BUILDING SCHEME, SEE DD 258265F
Charges, Liens and Interests	
Nature:	RESTRICTIVE COVENANT
Registration Number:	112424E
Remarks:	DD 247590F & 258265F
Nature:	MORTGAGE
Registration Number:	LB320620
Registration Date and Time:	2009-06-30 09:02
Registered Owner:	BANK OF MONTREAL



TITLE SEARCH PRINT

File Reference: BOLSTER

Declared Value \$138500

2015-09-23, 12:09:31

Requestor: Brenda Blackburn

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

ASSIGNMENT OF RENTS
LB320621
2009-06-30 09:02
BANK OF MONTREAL

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

MORTGAGE
CA1714972
2010-08-31 08:22
BANK OF MONTREAL

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

ASSIGNMENT OF RENTS
CA1714973
2010-08-31 08:22
BANK OF MONTREAL

DB *DB*
 

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

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
Sept 24 yr. 2015 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.



This Listing Information has been provided to you by:

Rie Zhou



Office Phone: **(250) 374-3331**
 Office Fax: **(250) 828-9544**
 Home Phone: **(250) 851-2000**
 Email: **rzhou@kadrea.com**
 Website: **http://www.inKamloops.com**



RE/MAX REAL ESTATE (KAMLOOPS)

258 Seymour Street, Kamloops, B.C. V2C 2E5

Address: 2150 Ponderosa Ave Area: Kamloops Sub Area: Brocklehurst Type: Single Family		Unit: MLS®: 131161 Status: Active Taxes: \$2,710 Zoning: RT-1	For Year: 2015 Current Price: \$329,900 Original Price: \$329,900	
Frontage: Depth: Bedrooms: 3+2 Bathrooms: 2 Ensuite: Age: OT Style: Bungalow		Acres: 0.23 Sqft: 10,019 Construction: Frame Exterior: Stucco & Siding Roof: Asphalt Shingle Flooring: Mixed Basement: Full Bsmt Dev.: Fireplaces: Fin.: 2 R/I:	Sale Price: Sale Date: Days on Market: 26 Possession: Title: Freehold	
Fuel: Gas (natural) Heating: Forced Air Water: City Sewer: Sewer connected		Dist. Schools: Dist to Trans.: Access: Parking: Spaces:		
Finished Sqft: 2,340 Incl. unfin. Sqft:				
Seller: Tenant:		Phone: Phone:		
Floors	Bsmt	Main	Above	Other
Total SqFt	1,170	1,170		
Bathroom	3pc	5pc		
Living		11x22		
Dining		9x10		
Kitchen		11x12		
Mast BR		10x12		
Bedroom	10x12	10x10		
Bedroom	12x14	10x10		
Rec Room	14x28			
Workshop	13x22			
Legal: LOT 10 DL 253 KDYD PLAN 12489 PID #: 009422421 Equipment Included: Site Influences: Quiet Area, Flat Site Outdoor Area: Agent Info: Realtor Remarks:				
3 + 2 bdrm 2 bath family home on large flat yard in Brock. Nice layout with plenty of space. Loads up updates in the past 10 years including kitchen, appliances, flooring, upstairs bathroom, some windows, electrical, HW tank. Yard is fully fenced with underground sprinklers. C/A, central vac, N/G BBQ hookup, gas fireplace down. All measurements approx buyer to verify. 24 hours needed.				
Listing Office: Royal Lepage Kamloops Realty Co-List Office: Listing Slsp 1: Listing Slsp 2:		Selling Office: Selling Slsp 1:		Listed: Expires: Entered:





**Kamloops & District
Real Estate Association**



CONTRACT OF PURCHASE AND SALE AMENDMENT
Multiple Listing Service® Page 1 of 1 pages

MLS® No. 131161

DATE: October 27, 2015

RE: ADDRESS 2150 PONDEROSA AVE

Kamloops

FURTHER TO THE CONTRACT OF PURCHASE AND SALE DATED OCTOBER 16, 2015

MADE BETWEEN ARUNDEL, BRUCE ARUNDEL, SHELLEY AS SELLER, AND

DEANNA MAE GILROY DANIEL PATRICK GROESS AS BUYER AND COVERING

THE ABOVE MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

"FOR GOOD AND VALUABLE CONSIDERATION"

The sale will be completed on November 30, 2015 (Completion Date) at the appropriate Land Title Office.

The Buyer will have vacant possession of the Property at 8:00 a.m. on December 1, 2015. (Possession Date)

The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of December 1, 2015. (Adjustment date)

ALL OTHER TERMS AND CONDITIONS CONTAINED IN THE SAID AGREEMENT REMAIN THE SAME AND IN FULL FORCE AND EFFECT. TIME SHALL REMAIN OF THE ESSENCE.

X
WITNESS

X
WITNESS

X
WITNESS

X
WITNESS

→ Bruce Arundel
SELLER
→ Shelley Arundel
SELLER

X Deanna Mae Gilroy
BUYER
X Daniel Patrick Groess
BUYER

SEAL ARUNDEL, BRUCE
PRINT NAME
SEAL ARUNDEL, SHELLEY
PRINT NAME

SEAL DEANNA MAE GILROY
PRINT NAME
SEAL DANIEL PATRICK GROESS
PRINT NAME

ADDRESS OF PROPERTY: 2150 PONDEROSA AVE KAMLOOPS, BC V2B 4V9
P.I.D.: 009-422-421
BUYER: GROESS, DANIEL P. GILROY, DEANNA M. DATE OF CONTRACT: October 16, 2015
SELLER: ARUNDRI, BRUCE G. ARUNDEL, SHELLEY D.

A. REMOVAL/WAIVER OF "SUBJECT TO CLAUSE"

WITH REFERENCE TO THE ABOVE THE SUBJECT TO CLAUSE(S) AS NOTED BELOW, IS /ARE REMOVED/WAIVED. TIME SHALL REMAIN OF THE ESSENCE.

Subject to a new first mortgage being made available to the Buyer on or before OCTOBER 30, 2015. This condition is for the sole benefit of the Buyer.

Subject to the Buyer on or before OCTOBER 30, 2015, approving Property Disclosure Statement with respect to the information that reasonably may adversely affect the use or value of the property. When approved, such statement will be incorporated into and form part of this contract as schedule A. This condition is for the sole benefit of the Buyer.

Subject to the Buyer on or before OCTOBER 30, 2015, approving the attached copy of the title search results. If this condition is waived or declared fulfilled, the attached copy of the title search result will be incorporated into and form part of this contract as schedule B and the Buyer acknowledges and accepts, despite any other provision in this contract, that upon completion the Buyer will receive title containing any non-financial charge set out in the copy of the title search results that is attached to and forms part of this contract. This condition is for the sole benefit of the Buyer.

Subject to the Buyer on or before OCTOBER 30, 2015 approving the attached copies of a Current Building Information Request from the City of Kamloops Building Inspection Division. If this condition is waived or declared fulfilled, the attached copies will be incorporated into and form part of this contract as schedule C. This condition is for the sole benefit of the Buyer.

THE PARTIES AGREE THAT: (PLEASE INITIAL APPROPRIATE SET OF BOXES)



ADDITIONAL SUBJECT CLAUSE(S) REMAIN IN EFFECT ON THIS CONTRACT OF PURCHASE AND SALE.

OR ☒ BUYER ☒ SELLER ALL CONDITIONS HAVE BEEN REMOVED AND THIS CONTRACT IS NOW UNCONDITIONAL.

WITNESS TO BUYER(S) SIGNATURE
DATE October 27, 2015

(BUYER) *[Signature]*
(BUYER) *[Signature]*

WITNESS TO SELLER(S) SIGNATURE
DATE

(SELLER) *[Signature]*
(SELLER) *[Signature]*

B. APPOINTMENT OF CONVEYANCER

THE BUYER HEREBY APPOINTS Elmer FPP OF FPP CATES OREN TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO BUYER(S) SIGNATURE
DATE October 27, 2015
(BUYER) *[Signature]*
(BUYER) *[Signature]*

THE SELLER HEREBY APPOINTS OF TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO SELLER(S) SIGNATURE
DATE
(SELLER)
(SELLER)

ADDRESS OF PROPERTY: 2150 PONDEROSA AVE KAMLOOPS, BC V2B 4V9
 P.I.O.: 009-422-421 DATE OF CONTRACT: October 16, 2015
 BUYER: GROESS, DANIEL P. GILROY, DEANNA M. SELLER: ARUNDRL, BRUCE G. ARUNDEL, SHELLEY D.

A. REMOVAL/WAIVER OF "SUBJECT TO CLAUSE"

WITH REFERENCE TO THE ABOVE THE SUBJECT TO CLAUSE(S) AS NOTED BELOW, IS /ARE REMOVED/WAIVED. TIME SHALL REMAIN OF THE ESSENCE.

Subject to the Buyer, on or before OCTOBER 30, 2015 at the Buyer's expense, obtaining and approving a home inspection report and or a termite inspection report against any defects whose cumulative cost of repair, which reasonably may adversely affect the property's use or value. The Sollar will allow access tot he property for this purpose on reasonable notice. This condition is for the solo benefit of the the Buyer.

Subject to the Buyer obtaining approval for fire/property insurance, satisfactory to the Buyer by OCTOBER 30, 2015. This condition is for the solo benefit of the Buyer.

THE PARTIES AGREE THAT: (PLEASE INITIAL APPROPRIATE SET OF BOXES)

☐ BUYER

☐ SELLER

ADDITIONAL SUBJECT CLAUSE(S) REMAIN IN EFFECT ON THIS CONTRACT OF PURCHASE AND SALE.

OR ☒ BUYER ☒ SELLER ALL CONDITIONS HAVE BEEN REMOVED AND THIS CONTRACT IS NOW UNCONDITIONAL.

WITNESS TO BUYER(S) SIGNATURE _____

(BUYER) [Signature]

DATE October 27, 2015

(BUYER) [Signature]

WITNESS TO SELLER(S) SIGNATURE _____

(SELLER) [Signature]

DATE _____

(SELLER) [Signature]

B. APPOINTMENT OF CONVEYANCER

THE BUYER HEREBY APPOINTS _____ OF _____ TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO BUYER(S) SIGNATURE _____ (BUYER)

DATE _____ (BUYER)

THE SELLER HEREBY APPOINTS _____ OF _____ TO COMPLETE ALL NECESSARY LEGAL AND CONVEYANCING DOCUMENTS ON THEIR BEHALF.

WITNESS TO SELLER(S) SIGNATURE _____ (SELLER)

DATE _____ (SELLER)