

I/we warrant and confirm that the information given in the mortgage application form is true and correct and I/we understand that it is being used to determine my/our credit responsibility and to evaluate and respond to my/our request for mortgage financing. You are authorized to obtain any information you may require for these purposes from other sources (including, for example, credit bureaux) and each source is hereby authorized to provide you with such information. I/we also understand, acknowledge and agree that the information given in the mortgage application form as well as other information you obtain in relation to my credit history may be disclosed to potential mortgage lenders, mortgage insurers, other service providers, organizations providing technological or other support services required in relation to this application and any other parties with whom I/we propose to have a financial relationship.

I/we further acknowledge and agree that each potential mortgage lender, mortgage insurer or service provider to whom you provide the mortgage application and/or my/our personal information is permitted to receive such application and information and maintain records relating to me/us and my/our mortgage application and to hold, use, communicate and disclose personal information about me/us, including my/our Social Insurance Number (SIN) if I/we provide it, and collect personal information from me/us, you and from third persons, including credit bureaux, credit reporting and collection agencies, financial institutions, my/our past and present employers, creditors and tenants, my/our spouse or any other person who has information about me/us for the purposes of recording, evaluating and responding to my/our application for mortgage financing or related activities and I/we specifically consent to the release and disclosure of personal information by such persons to and among you and each potential mortgage lender, mortgage insurer or other service provider.

CLIENT CONSENT

DocuSigned by: : Taralynn Bennet	Date: 7/18/2016
DocuSigned by: : Diane Bennet	Date: 7/18/2016

Residential Full

610 Glenwood Avenue, Kelowna, V1Y 5M3

MLS® #: **10116931**
Zone: **Central Okanagan**

Status: **Active**
Sub Area: **KS - Kelowna South**

PID: **029-324-556**

Price: **\$669,000**
Orig Price: **\$729,000**
ADOM: **69**



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Duplex (Half)**
Style/Story: **Two Storey**

Year Built: **2014**
Yr Blt Dsc: **Actual**
Shop/Den: **-/Yes**

Layout

Beds: **3**
Full Baths: **2**
Half Baths: **1**
En Suite: **5-PCE**
Ttl Baths: **3**

Finished Floor Area

Main: **1308**
Above Main: **1405**
Below Main:
Basement:
Total: **2713**

Lot Information

Frontage: **33**
Depth: **140**
Irregular:
Acres: **0.105**
Wtr Frnt:
Wtr Infl: **Waterfront Nearby**
View:

Parking

Prk Cov: **2** RV Park:
Prk Uncov: **2** Add Prk:
Prk Spcs: Carport:
Grg Opt: **Double**
Grg Dsc: **Attached**

List Date: **05/10/2016** Hold Date:
Exp Date: **Yes** Act Date: **05/10/2016**
Permit Pub: **Yes** P MLS.CA:
X List F#: X List C#:
TC Length:
World Property:

Wood Stove: ByLaws Avl:
Rentals: **Not Applicable**
Fireplace: **1, Gas, Conventional**
Construct: **Frame - Wood**
Foundation: **Concrete**
Exterior Fin: **Hardie Board**
Water: **Municipal**
Pool Type:
Equip/Appl: **Dishwasher, Dryer, Refrigerator, Stove - Gas, Washer**
Flooring: **Carpeting/Wall-to-Wall, Ceramic Tile, Hardwood, Other (See Remarks)**
Exterior Feat: **Fenced Yard, Private Yard, Underground Sprinkler**
Interior Feat: **Island, Smoke Detector(s), Vacuum Built-In**
Site Infl: **Central Location, Easy Access, Flat Site, Fully Landscaped, Landscaped, Level, Park Nearby, Park Setting, Public Transit Nearby, Recreation Nearby, Schools Nearby, Shopping Nearby**

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Living Room	L1	18X16	Dining Room	L1	11X11	Kitchen	L1	19X13'6"
Den / Office	L1	11X10	Bathroom - Half	L1		Foyer	L1	12X4
Master Bedroom	L2	15X14'2"	Ensuite - Full	L2		Bedroom	L2	12X10
Bedroom	L2	12X10	Family Room	L2	16X14'6"	Other	L2	11'8"X10'6"
Bathroom - Full	L2							

Title Held: **Freehold** Terms Sale:
Assign Cont: **No** Poss:
Trades (Y/N): Trades Desc:
Court Sale: **No** Fract Int:
Cont Dsc:
Title Form: **Strata**
Native Res: **No** Survey: **No**
LR Owner: **No** Spc Imprv:
Sell Disclose: Fin Stmtnts:
Re-Zone: Zone Code: **RU6**
Zone Typ:
Non-Fin Enc:
Seller Nm: **Eric Sorenson & Shannon Sorenson** Phone:
Legal Dsc: **Strata Lot 1, District Lot 14, ODYD, Strata Plan EPS1367**

List Brk: **Coldwell Banker Horizon Realty** Phone: **250-860-7500**
List Rep: **Jane Hoffman* - PREC** Phone: **250-860-7500**
Personal Real Estate Corporation
Comm: **3.5% on the 1st \$100,000 and 1.5% on the balance**

Dtl Loc: **Pandosy to Richter to Glenwood**

Pub Rmks: **Prime Kelowna South location! Walk to the heart of Kelowna or Lower Mission and short stroll to Sandy beaches. Immaculate inside and out! Fine finishing includes hardwood, quartz counters and stylish lighting fixtures. Main floor office, open concept living, kitchen and dining transition to covered patio and private fenced rear yard. Upper level features a bonus living/media room over garage, master bedroom with private bath and 2 further bedrooms. Double garage and additional gravel parking. Easy care living in the heart of Kelowna**

Rep Rmks: **Easy to show with some notice. Son is living in the home at most times. Pristine interior and easy care landscaping.**

Int Rmks: **Prime Kelowna South location! Walk to the heart of Kelowna or Lower Mission and short stroll to Sandy beaches. Immaculate inside and out! Fine finishing includes hardwood, quartz counters and stylish lighting fixtures. Main floor office, open concept living, kitchen and dining transition to covered patio and private fenced rear yard. Upper level features a bonus living/media room over garage, master bedroom with private bath and 2 further bedrooms. Double garage and additional gravel parking. Easy care living in the heart of Kelowna**

List Brochure: **<http://www.janehoffman.com/kelowna-real-estate-listing/610-glenwood-avenue-kelowna-bc-v1y-5m3/>**

Show Inst: **Call REALTOR®, TouchBase**

**Listing Infraction Notification tool is under construction to serve you better, for critical issues please contact
dataintegrity@omreb.com**

DB	ES	ES	ES
INITIALS			

610 Glenwood AVE
PROPERTY ADDRESS

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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 the Buyer, on or before July 27, 2016 searching and approving title to the property against the presence of any charge or other feature, whether registered or pending, that reasonably may affect the property's use or value.

This condition is for the sole benefit of the Buyer.

Subject to the Buyer, on or before July 27, 2016 at the Buyer's expense, obtaining and approving an inspection report. This condition is for the sole benefit of the Buyer. 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 on or before July 27, 2016 obtaining and approving a Property Disclosure Statement with respect to the information that reasonably may adversely affect the use or value of the property.

This condition is for the sole benefit of the Buyer.

If approved, such statement will be incorporated into and form part of this contract.

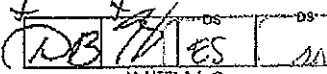
This offer is subject to the Buyer obtaining approval for fire/property insurance, on terms and at rates, satisfactory to the Buyer, on or before July 27, 2016.

This condition is for the sole benefit of the Buyer.

Subject to Buyer obtaining and approving suitable financing on or before July 27, 2016.

This condition is for the sole benefit of the Buyer.

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*.


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4. **COMPLETION:** The sale will be completed on August 11, yr. 2016
(Completion Date) at the appropriate Land Title Office.
5. **POSSESSION:** The Buyer will have vacant possession of the Property at 3 p.m. on August 12, yr. 2016 (Possession Date) OR, subject to the following existing tenancies, if any:
vacant
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 August 12, 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 (GAS), WASHER DRYER, WINEFRIDGE, MICROWAVE, WINDOW COVERINGS,
BUILT IN VACUUM PLUS ATTACHMENTS, BUILT IN CABINETS IN LAUNDRY, GARDEN SHED,
GARAGE DOOR OPENERS,

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 July 14, yr. 2016
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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INITIALS

610 Glenwood AVE

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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 OF REMUNERATION:** The Buyer and the Seller agree that the Seller's authorization and instruction set out in section 25(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.
- 20A. **RESTRICTION ON ASSIGNMENT OF CONTRACT:** The Buyer and the Seller agree that this Contract: (a) must not be assigned without the written consent of the Seller; and (b) the Seller is entitled to any profit resulting from an assignment of the Contract by the Buyer or any subsequent assignee.




 INITIALS

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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

Jane Hoffman PREC® / Sherry Troman who is licensed in relation to Coldwell Banker Horizon Realty
DESIGNATED AGENT/LICENSEE BROKERAGE

B. the Buyer has an agency relationship with

Lorena Nicholson who is licensed in relation to Macdonald Realty Kelowna
DESIGNATED AGENT/LICENSEE 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 11 o'clock Am. on July 15, yr. 2016 (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 Lorena Nicholson

WITNESS

X Lorena Nicholson

WITNESS

X Taralynn Bennet

BUYER

X Diane Bennet

BUYER



TARALYNN BENNET

PRINT NAME



DIANE BENNET

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 July 14, 2016 16:50 PDT

DocuSigned by:

X

WITNESS

X

WITNESS

Eric Sorensen

SELLER

Eric Sorensen

SELLER



ERIC SORENSON

PRINT NAME



SHANNON SORENSON

PRINT NAME

*PREC represents Personal Real Estate Corporation.

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RP2057 REV. 01 MAY 2016

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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.

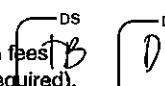
While it is possible to have a Saturday Completion Date using the Land Title Office's Electronic Filing System, parties are strongly encouraged NOT to schedule a Saturday Completion Date as it will restrict their access to fewer lawyers or notaries who operate on Saturdays; lenders will generally not 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:- investigating title,
- 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,
- 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.

9. **REALTOR® Code, Article 11:** A REALTOR® shall not buy or sell, or attempt to buy or sell an interest in property either directly or indirectly for himself or herself, any member of his or her Immediate Family, or any entity in which the REALTOR® has a financial interest, without making the REALTOR®'s position known to the buyer or seller in writing. **Real Estate Council Rules 5-9:** If a licensee acquires, directly or indirectly, or disposes of real estate, or if the licensee assists an associate in acquiring, directly or indirectly, or disposing of real estate, the licensee must make a disclosure in writing to the opposite party before entering into any agreement for the acquisition or disposition of the real estate.

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 _____ yr. _____ 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.



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

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HORIZON REALTY



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Date of disclosure: April 25, 2016

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

ADDRESS/BARE-LAND STRATA LOT #: 610 Glenwood Ave
Kelowna, BC

V1Y 5M3

(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 RESPONSES.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY	
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		SL	X	X	
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		SL	X	X	
C. Is there a survey certificate available?	SL		X	X	
D. Are you aware of any current or pending local improvement levies/charges?		SL	X	X	
E. Have you received any other notice or claim affecting the Premises from any person or public body?		SL	X	X	
2. SERVICES					
A. Indicate the water system(s) the Premises use: Municipal ☒ Community ☐ Private ☐ Well ☐ Not Connected ☐ Other _____	SL				
B. Are you aware of any problems with the water system?		SL	X		
C. Are records available regarding the quantity of the water available?			SL		
D. Are records available regarding the quality of the water available?			SL		
E. Indicate the sanitary sewer system the Premises are connected to: Municipal ☒ Community ☐ Septic ☐ Lagoon ☐ Not Connected ☐ Other _____	SL				
F. Are you aware of any problems with the sanitary sewer system?		SL	X		
G. Are there any current service contracts, (i.e., septic removal or maintenance)?		SL	X		
H. If the system is septic or lagoon and installed after May 31, 2006, are maintenance records available?			X	SL	
3. BUILDING					
A. To the best of your knowledge, are the exterior walls insulated?	SL				
B. To the best of your knowledge, is the ceiling insulated?	SL				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		SL			
D. Has a final building inspection been approved or a final occupancy permit been obtained?	SL				
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	SL				
F. Are you aware of any infestation or unrepaid damage by insects or rodents?		SL	X	X	
G. Are you aware of any structural problems with any of the buildings?		SL	X	X	
H. Are you aware of any additions or alterations made in the last sixty days?		SL	X	X	
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		SL	X	X	

INITIALS

April 25, 2016

PAGE 2 of _____ PAGES

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 610 Glenwood Ave

Kelowna, BC

V1Y 5M3

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?		SL		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		SL		
L. Are you aware of any damage due to wind, fire or water?		SL		
M. Are you aware of any roof leakage or unrepai red roof damage? (Age of roof if known: <u>2</u> years)		SL		
N. Are you aware of any problems with the electrical or gas system?		SL		
O. Are you aware of any problems with the plumbing system?		SL		
P. Are you aware of any problems with the swimming pool and/or hot tub?				SL
Q. Do the Premises contain unauthorized accommodation?		SL		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc? <u>contract until Aug 2017</u>	SL			
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.)		SL		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?	SL			
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? _____			SL	
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		SL		
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?		SL		
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?		SL		

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

April 25, 2016

DATE OF DISCLOSURE

PAGE 3 of _____ PAGES

ADDRESS/BARE-LAND STRATA LOT #: 610 Glenwood Ave

Kelowna, BC

V1Y 5M3

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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BC1002 REV. JUN 2014

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WEBForms® Jun 2014

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES

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
_____ yr. _____ 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 property 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 Unit.

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 Unit and the Development 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 Unit or the Development 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 disclosure statement or on an inspection report.

SIX 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 property. 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 Unit.
2. The buyer must still make the buyer's own inquiries concerning the Unit 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.
5. The buyer should personally inspect both the parking space(s) and storage locker(s) assigned to the Unit.
6. "Unit" is defined as the living space, including limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.



PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES

PAGE 1 of _____ PAGES



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION



HORIZON REALTY

Date of disclosure: April 26 / 2016

The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT #: 610 Glenwood Ave Kelowna, BC V1Y 5M3 (the "Unit")

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. "Unit" is defined as the living space, including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.

THE SELLER SHOULD INITIAL _____
THE APPROPRIATE RESPONSES.

	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		SL	X	X
B. Are you aware of any current or pending local improvement levies/charges?		SL	X	X
C. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		SL	X	X
2. SERVICES				
A. Are you aware of any problems with the water system?		SL	X	X
B. Are you aware of any problems with the sanitary sewer system?		SL	X	X
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?	SL			
B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	SL			
C. (i) Has this Unit been previously occupied?		SL		
(ii) Are you the "owner-developer" as defined in the Strata Property Act?		SL		
D. Does the Unit have any equipment leases or service contracts; e.g., security systems, water purification, etc.?	SL		X	X
E. Are you aware of any additions or alterations made without a required permit; e.g., building, electrical, gas, etc.?		SL	X	X
F. Are you aware of any structural problems with any of the buildings in the Development?		SL	X	X
G. Are you aware of any problems with the heating and/or central air conditioning system?		SL	X	X
H. Are you aware of any damage due to wind, fire or water?		SL	X	X
I. Are you aware of any infestation or unrepaired damage by insects or rodents?		SL	X	X
J. Are you aware of any leakage or unrepaired damage?		SL	X	X
K. Are you aware of any problems with the electrical or gas system?		SL	X	X
L. Are you aware of any problems with the plumbing system?		SL	X	X
M. Are you aware of any pet restrictions?		SL	X	X

INITIALS

DATE OF DISCLOSURE _____

ADDRESS/STRATA UNIT #: 610 Glenwood Ave

Kelowna, BC

VIY 5M3

3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Are you aware of any rental restrictions?		ch		
O. Are you aware of any age restrictions?		ch		
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.		ch		
Q. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? _____		ch		
R. Have you paid any special assessment(s) in the past 5 years? (i) For how much? _____		ch		
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		ch		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		ch		
U. Are you aware of any problems with the swimming pool and/or hot tub?		ch		ch
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		ch		
W. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?		ch		
X. Was this Unit 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 Owner Builder Declaration and Disclosure Notice.)		ch		
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?	ch			
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? i) If so, what is the rating number? _____ ii) When was the energy assessment report prepared? _____			ch	
AA. Nature of Interest/Ownership: Freehold ☐ Time Share ☐ Leasehold ☐ Undivided ☐ Bare Land ☐ Cooperative ☐				
BB. Management Company Name of Manager: <u>N/A</u> Telephone: _____ Address: _____				
CC. If self managed, Strata Council President's Name: <u>N/A</u> Telephone: _____ Strata Council Secretary/Treasurer's Name: _____ Telephone: _____				
DD. Are the following documents available?	Yes	No	Can be obtained from:	
Bylaws				
Rules/Regulations				
Year-to-date Financial Statements				
Current Year's Operating Budget				
All Minutes of Last 24 Months Including Council, Special and AGM Minutes				
Engineer's Report and/or Building Envelope Assessment				
Strata Plan				
Depreciation Report				
Reserve Fund Study				
EE. What is the monthly strata fee? \$ <u>80</u>				




INITIALS

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DATE OF DISCLOSURE _____

ADDRESS/STRATA UNIT #: 610 Glenwood Ave

Kelowna, BC

VIY 5M3

3. BUILDING Respecting the Unit and Common Property. (continued)

Does this monthly fee include:	Yes	No	DO NOT KNOW	DOES NOT APPLY		Yes	No	DO NOT KNOW	DOES NOT APPLY
Management?				AL	Recreation?				
Heat?				AL	Cable?				
Hot Water?				AL	Gardening?				
Gas Fireplace?				AL	Garetaker				
Garbage?				AL	Water?				
Sewer?				AL	Other?				

GG. (i) Number of Unit parking stalls _____ included and specific numbers _____
 (ii) Are these: (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented? ☐ (d) Long Term Lease? ☐ (e) Other? ☐

HH. (i) Storage Locker? Yes ☐ No ☐ Number(s) _____
 (ii) Are these: (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented? ☐ (d) Long Term Lease? ☐ (e) Other? ☐

4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Unit, or any other unit, or the Development has been used as a marijuana grow operation or to manufacture illegal drugs?		AL		
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 Property or Unit?		AL		
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?		AL		

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/STRATA UNIT #: 610 Glenwood Ave

Kelowna, BC

V1Y 5M3

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 disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

 
 x SELLER(S) x 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 Development and, if desired, to have the Development inspected by a licensed inspection service of the buyer's choice.

The buyer acknowledges that all measurements are approximate. The buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the buyer is concerned about the size.

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 strata unit or the Development.

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BC1003 REV. NOV 2012

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WEBForms® Nov/2012

Date: 16/07/18 TITLE SEARCH PRINT Time: 08:22:26
Requestor: (support@landcor.com)
TITLE - CA3864546

KAMLOOPS LAND TITLE OFFICE TITLE NO: CA3864546
FROM TITLE NO: CA3775813

APPLICATION FOR REGISTRATION RECEIVED ON: 28 JULY, 2014
ENTERED: 30 JULY, 2014

REGISTERED OWNER IN FEE SIMPLE:
ERIC SORENSEN, RETIRED
SHANNON KATHLEEN SORENSEN, RETIRED
610 GLENWOOD AVENUE
KELOWNA, BC
V1Y 5M3
AS JOINT TENANTS

TAXATION AUTHORITY:
CITY OF KELOWNA

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 029-324-556
STRATA LOT 1 DISTRICT LOT 14 OSOYOOS DIVISION YALE DISTRICT
STRATA PLAN EPS1367
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE LB522839

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

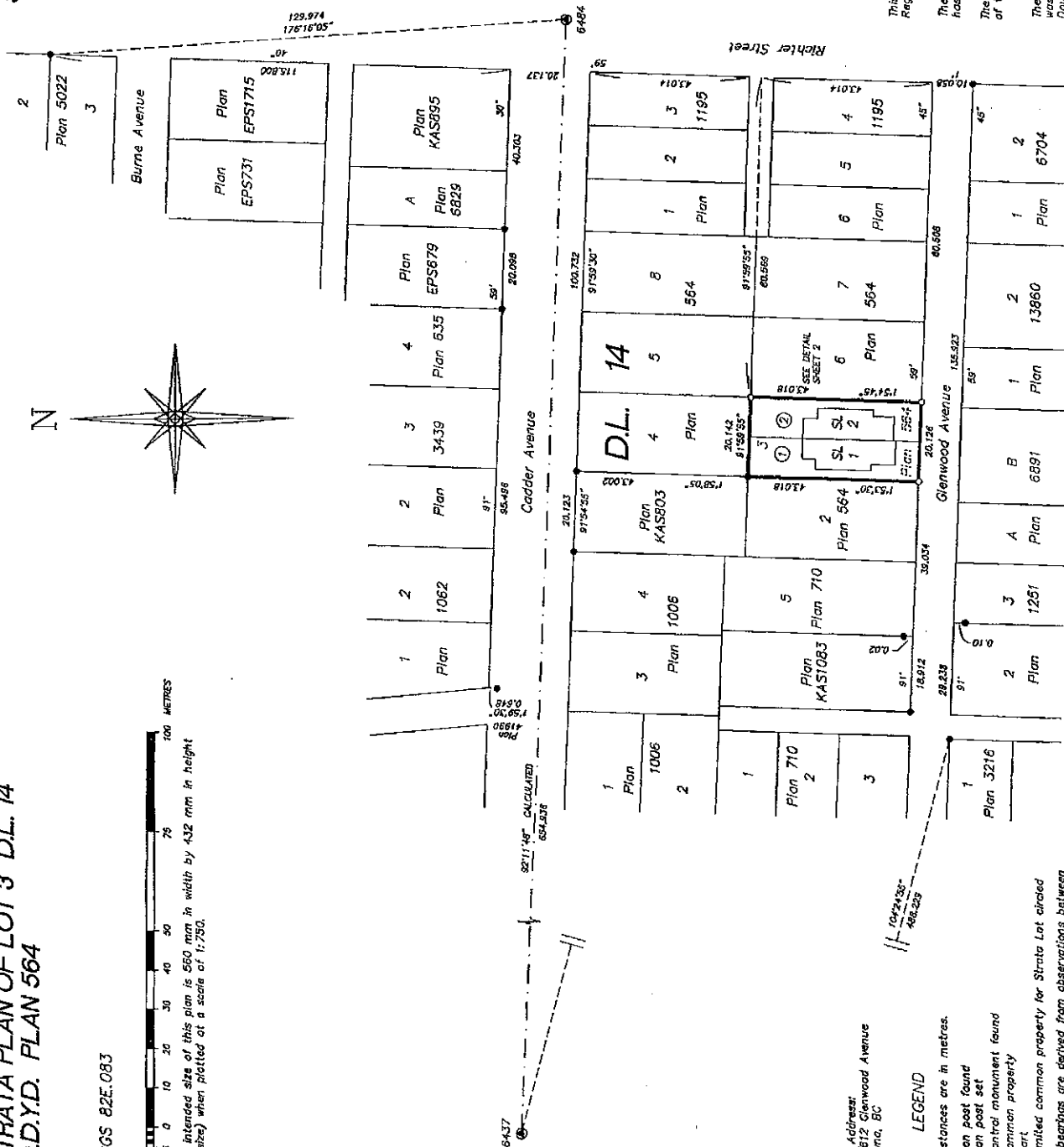
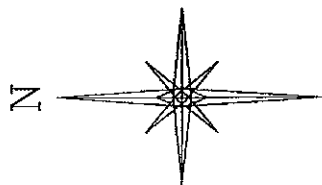
*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

STRATA PLAN OF LOT 3 D.L. 14
O.D.Y.D. PLAN 564

SCGS 82E.083



The intended size of this plan is 550 mm in width by 432 mm in height (C size) when plotted at a scale of 1:750.



Civic Address:
810/812 Glenwood Avenue

LEGEND

All distances are in metres.

- ☐ iron post found
- ☐ iron post set
- ☒ control monument found
- ☐ common property
- ☐ T part

part
classified common contents for Shutter 1 not listed

intrinsic common property for strata lot circled

Integrated survey area No. 4 - Kelowna NAD83 (CSRS).

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by average combined factor 0.999486 derived from control monuments 6437 and 8494.

This plan lies within the Central Okanagan Regional District and the City of Kelowna.

The building included in this Strata Plan has not been previously occupied.

The building shown hereon is within the boundaries of the land that is the subject of this Strata Plan.

The field survey represented by this plan was completed on the 23rd day of April, 2014.
Douglas A. Goddard BCLS #588, CLS.

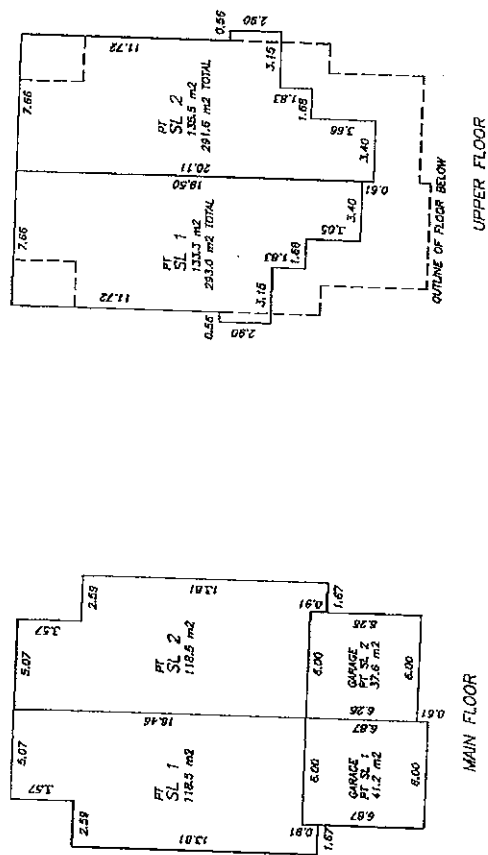
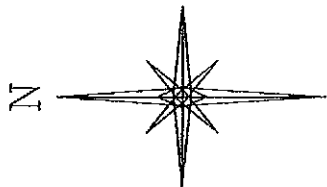
15153 STRATA FB 364

D.A. Gaddard Land Surveying Inc.

103-1358 ST. PAUL STREET KOLONNA PHONE 283-3733

0 5 10 20 METRES.

The intended size of this plan is 560 mm in width by 432 mm in height (C size) when plotted at a scale of 1:200.



--- — outline of floor below
C common property
PT part
① limited common property for Strata Lot circled

The field survey represented by this plan was completed on the 23rd day of April, 2014.
Douglas A. Goddard BCLS #588, CLS.

PAYROLL DEPT, INTERIOR HEALTH
105 - 1815 KIRSCHNER ROAD
KELOWNA BC V1Y 4N7

STATEMENT OF EARNINGS AND DEDUCTIONS

FROM JUN 17, 2016 TO JUN 30, 2016

BENNET, TARALYNN

EMPLOYEE NO: 071187

DEPT NO: 1001.71.2201010

1-340 MILLS ROAD

DD NO: D8911818.1

KELOWNA, BC V1X 4G8

PAY DATE: JUL 08, 2016 NET PAY: 2218.90

EARNINGS	RATE	HOURS	CURRENT PERIOD	YEAR TO DATE
STAT WORKED 2.0X	69.64	6.50	452.66	
EVENING PREMIUM	0.70	22.00	15.40	
NIGHT PREMIUM	3.50	29.00	101.50	
WEEKEND PREMIUM	2.30	7.75	17.83	
REGULAR	34.82	33.00	1149.06	
REGULAR	34.82	15.50	539.71	
SHIFT NOT WORKED	0.00	11.25	0.00	
ORIENTATION	34.82	11.25	391.73	
SUPER SHIFT PREM	1.00	7.00	7.00	
2015 RETRO PEN	0.00	0.00	284.66	
2015 RETRO NONPEN	0.00	0.00	58.69	
2016 RETRO PEN	0.00	0.00	218.49	
VACATION PAY	0.00	0.00	354.05	
REGULAR TOTAL HRS/PAY		66.25	3590.78	30332.40

REIMBURSEMENTS	CURRENT PERIOD	YEAR TO DATE
TOTAL REIMBURSEMENTS	0.00	0.00
GROSS PAY (EARNINGS + REIMBURSEMENTS)	3590.78	30332.40

DEDUCTIONS	CURRENT PERIOD	YEAR TO DATE
MSP SINGLE	0.00	450.00
A/R BENEFITS	0.00	-1108.17
LOTTO KGH FND	15.00	195.00
CANADA SAVNG BOND	100.00	1400.00
LOTTO KGH FND	0.00	15.00
EXT HEALTH SINGLE	0.00	366.51
DENTAL SINGLE	0.00	291.66

UNION DUES BCNU	68.98	588.20
EMPLOYMENT INSUR	67.51	570.27
CANADA PENSION	171.08	1408.17
MUNICIPAL PENSION	280.99	2466.58
INCOME TAX	668.32	4608.85
TOTAL DEDUCTIONS	1371.88	11252.07

NET PAY (EARNINGS + REIMBURSEMENTS - DEDUCTIONS)	2218.90	19080.33

Residential Full

861 Mount Bulman Place, Vernon, V1B 2Z3

MLS® #: **10117906**
Zone: **North Okanagan**

Status: **Sold**
Sub Area: **MM - Middleton Mountain**

PID: **023-850-213**

Price: **\$515,000**
Orig Price: **\$515,000**
S Price: **\$504,000**
SDOM: **30**



General Information

Prop Type: **Single Family Residential**
Type Dwell: **Single Family**
Style/Story: **3ST**

Year Built: **1998**
Yr Blt Dsc: **Actual**
Shop/Den: **No/No**

Layout

Beds: **6**
Full Baths: **3**
Half Baths: **1**
En Suite: **3-PCE**
Ttl Baths: **4**

Finished Floor Area

Main: **1151**
Above Main: **920**
Below Main:
Basement: **1036**
Total: **3107**

Lot Information

Frontage: **60**
Depth: **101.83**
Irregular:
Acres: **0.14**
Wtr Frnt:
Wtr Infl:
View: **View**

Parking

Prk Cov: **2** RV Park: **Yes**
Prk Uncov: **4** Add Prk: **Yes**
Prk Spcs:
Grg Opt: **Double**
Grg Dsc: **Attached**

Listing Information

List Date: **05/23/2016**
Exp Date:
Permit Pub: **Yes**
X List F#:
TC Length:
World Property:

Hold Date:
Act Date:
P MLS.CA:
X List C#:

05/26/2016
Yes
Yes
Cncl Type:
Cncl Date:
Incl MLS.CA: **Yes**
Link List#:

Last Mod: **06/27/2016**
Sbj Rmv: **06/24/2016**
Incl Addr: **Yes**
Intr MLS#:

Features

Wood Stove:
Rentals: **Yes**
Fireplace: **1, Gas, Decorative**
Construct: **Frame - Wood**
Foundation: **Concrete**
Exterior Fin: **Vinyl**
Water: **Municipal**
Pool Type:
Equip/Appl: **Dishwasher, Dryer, Refrigerator, Stove - Electric, Washer**
Flooring: **Laminate, Partial Carpet**
Structures: **Deck**
Exterior Feat: **Fenced Yard, Garden, Private Yard**
Interior Feat: **Drywall, Island, Vacuum Roughed In**
Site Infl: **Cablevision Available, Cul-De-Sac, Easy Access, Family Oriented, Flat Site, Fruit Trees, Fully Landscaped, Golf Nearby, High Speed Internet, Landscaped, Level, No Thru Road, Park Nearby, Paved Roads, Pole Signs, Private Setting, Quiet Area, Recreation Nearby, Schools Nearby**

ByLaws Avl:
Handicap Eq: **No**
B&B: **No**
Bsmt: **Full/Fully Finished**
Roof: **Asphalt/Fibreglass Shingles**
Suites Dsc:
Heat/Cool: **Forced Air**
Fuel: **Natural Gas**
Sewage: **Sewer**
Gated: **Yes**
Pets: **Yes**

Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Kitchen	L1	12'8"X13'	Dining Room	L1	10'7"X11'4"	Living Room	L1	15'X12'6"
Family Room	L1	13'7"X17'3"	Bedroom	L2	10'11"X11'5"	Bedroom	L2	11'6"X10'
Bedroom	L2	9'3"X11'6"	Bathroom - Full	L2	8'8"X5'	Master Bedroom	L2	15'8"X11'6"
walk in closet	L2	5'X6'4"	Ensuite - Full	L2	5'X9'	Bathroom - Half	L1	8'8"X6'
Bedroom	B	15'9"X12'10"	Bedroom	B	9'X9'9"	Rec Room	B	18'X23'
Bathroom - Full	B	8'7"X6'11"	Storage	B	8'8"X11'5"			

Title

Title Held: **Freehold**
Assign Cont: **No**
Trades (Y/N):
Terms Sale:
Poss:
Court Sale: **No**
Cont Dsc:
Title Form: **Conventional**
Fract Int:

Legal/Tax

Native Res: **No**
LR Owner: **No**
Sell Discse:
Re-Zone:
Zone Typ:
Non-Fin Enc:
Seller Nm: **Diane Bennet**
Legal Dsc: **Lot 28, Section 26, Township 9, ODYD, Plan KAP59686**

Survey: **No**
Spc Imprv:
Fin Stmnts:
Zone Code: **R2**
Levies: **No Levies**
Imprv:
Occupied By: **Seller**
Lnd Asmnt:
Zone STyp:
Stat Tax:
Taxes: **\$3,137.00**
Tax Yr: **2015**
Ttl Asmnt:

Phone:

Office Information

List Brk: **Royal LePage Downtown Realty**
List Rep: **Karin Vassberg**
Comm: **1.75%**
Phone: **250-545-5371**
Phone: **250-540-4879**

Remarks

Dtl Loc: **Middleton Way to Mt. Grady Road to Mt. Bulman Place.**
Pub Rmks: **Gorgeous 6 bedroom, 4 bathroom family home located in a quiet cul-de-sac on Middleton Mountain. Inside, the home is very bright and open with plenty of natural lighting. The kitchen features an island and pantry which opens onto the dining room. Upstairs features 4 good sized bedrooms including a master bedroom with en-**

Rep Rmks:
Int Rmks:

same and walk in closet. The basement has a large rec room with plenty of space for a pool table or create your own media room. The yard is fully fenced and beautifully landscaped with established foliage which provides privacy and shade. The yard backs on to a beautiful park where you can hike and walk the dog. Development is not allowed so your view will never be obstructed! This property is in a prime location - Minutes to downtown, the beach and golfing. Elementary schools and high schools are also nearby. Plenty of parking with a double garage and even room for the RV or boat!

ACCEPTED OFFER. Subject removal June 24th

Gorgeous 6 bedroom, 4 bathroom family home located in a quiet cul-de-sac on Middleton Mountain. Inside, the home is very bright and open with plenty of natural lighting. The kitchen features an island and pantry which opens onto the dining room. Upstairs features 4 good sized bedrooms including a master bedroom with en-suite and walk in closet. The basement has a large rec room with plenty of space for a pool table or create your own media room. The yard is fully fenced and beautifully landscaped with established foliage which provides privacy and shade. The yard backs on to a beautiful park where you can hike and walk the dog. Development is not allowed so your view will never be obstructed! This property is in a prime location - Minutes to downtown, the beach and golfing. Elementary schools and high schools are also nearby. Plenty of parking with a double garage and even room for the RV or boat! Contact Karin Vassberg REALTOR ® at 250-540-4879 or The Vassberg Team 778-212-4663 to arrange a private showing or to have any questions answered! Go to www.thevassbergteam.com to view information on the property.

Lock Box, TouchBase

Show Inst:

Sold Information

Sold Price:	\$504,000	Sold Reported Date:	06/24/2016	Sell Brk:	<u>Century 21 Executives Realty Ltd</u>
Buyer:	Marcinowski			Sell Rep:	<u>John Deak</u>

Listing Infraction Notification tool is under construction to serve you better, for critical issues please contact dataintegrity@omreb.com

Date: 16/07/18 TITLE SEARCH PRINT Time: 09:19:43
Requestor: (support@landcor.com)
TITLE - KL111550

KAMLOOPS LAND TITLE OFFICE TITLE NO: KL111550
FROM TITLE NO: KL78446

APPLICATION FOR REGISTRATION RECEIVED ON: 15 OCTOBER, 1997
ENTERED: 24 OCTOBER, 1997

REGISTERED OWNER IN FEE SIMPLE:
DIANE PATRICIA BENNET, TEACHER
4100 - 24 AVENUE
CONDO 128
VERNON, BC

TAXATION AUTHORITY:
CITY OF VERNON

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 023-850-213
LOT 28 SECTION 26 TOWNSHIP 9 OSOYOOS DIVISION YALE DISTRICT PLAN
KAP59686

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL
ACT, SEE KL50466

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

UNDERSURFACE TAX SALE NOTICE
KG22779 1993-03-17 13:19
REMARKS: INTER ALIA
FORFEITURE TO CROWN

STATUTORY RIGHT OF WAY
KK74806 1996-08-29 13:02
REGISTERED OWNER OF CHARGE:
BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
KK74806
REMARKS: INTER ALIA

STATUTORY RIGHT OF WAY
KK74807 1996-08-29 13:02
REGISTERED OWNER OF CHARGE:
BC TEL
INCORPORATION NO. 1801A
KK74807
REMARKS: INTER ALIA

STATUTORY BUILDING SCHEME
KL78407 1997-07-28 11:39
REMARKS: INTER ALIA

MORTGAGE
LB201082 2008-05-22 10:13
REGISTERED OWNER OF CHARGE:
VANTAGEONE CREDIT UNION
LB201082

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28,
L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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

Tax Record Detail

DB Modified: **2016/05/16**

Prop Mod: **2016/03/24**

Jurisdiction: **233 City of Vernon**
Roll No: **6179364**

Address: **861 MT BULMAN Place**

PID/MHR Details

PID No: **023-850-213**
Add'l PID #'s:
MHR(s):

Municipal Taxes

Tax Year: **2015** Gross Txs: **\$3,137**

Actual Values

Year: **2016** Land: **\$130,000** Imprvmnts: **\$332,000** Total: **\$462,000**

Taxable Values

<u>Municipal</u>	<u>Land</u>	<u>Imprvmnts</u>	<u>Total</u>	<u>Sch/Hosp</u>	<u>Land</u>	<u>Imprvmnts</u>	<u>Total</u>
Gross:	\$130,000	\$332,000	\$462,000	Gross:	\$130,000	\$332,000	\$462,000
Exmpt:	\$	\$	\$	Exmpt:	\$	\$	\$
Net:	\$130,000	\$332,000	\$462,000	Net:	\$130,000	\$332,000	\$462,000

Legal Description

Plan:	KAP59686	Lot:	28	Block:		Dist Lot:	
Section:	26	Tnshp:	9	Range:		Meridian:	
L.D.:	41 Osoyoos Div of Yale			Freeform:			

Lot Size

SqFt: Width: **59** Acres: Depth: **101**

Last Three Sales per BCA

<u>Year</u>	<u>Month</u>	<u>Price</u>	<u>Title</u>	<u>Type</u>
1997	10	\$60000	KL111550	Vacant Single Property Cash Transaction
1997	9	\$32450	KL78446	Reject - Not Suitable for Sales Analysis
1997	9	\$0	KL78376	Reject - Not Suitable for Sales Analysis

Exemption/Taxation Code

Nghbrhd:		Tenure:	Crown-Granted
Actual Use:	Single Family Dwelling	Equity:	Registered Owner

Miscellaneous Codes

School Dist:	22	Elect Area:		Impr Dist:		Spc/Df Ar:	F
Reg Dist:	19	Indian Band:		Local Area:			

Owner Information

Owner 1 Nm:	Owner 2 Nm:
Owner 3 Nm:	Owner 4 Nm:
Owner 5 Nm:	