REAL ESTATE BOARD
OF GREATER VANCOUVER

LAND TITLE SEARCH RESULT

FROM: Real Estate Board of Greater Vancouver
2433 Spruce St.
Vancouver, British Columbia
V3T 4W4

Telephone: (604) 730-3010
Facsimile: (604) 730-3100

Requested by: MLS Department
Page Count: 3 (including this page)
Date: Tuesday, September 4, 2007

Transaction: 16689-0020
Your Reference: Sam McCall
RE/MAX Masters Realty
(O): 604-926-6233, (F):

MLS: V666623
Route: DC0065

Search Details

Sub-area: 22
Property Type: RED
PID: 013-225-138
Property Owner: R. & R. HAMPSON
Civic Address: 2595 MATHERS AV, MUNICIPALITY OF WEST VANCOUVER
Legal Description: PL3035 LT22 DL555 LD37 BL11

For Your Information:

The Registered Owner address shown on the title may not reflect the legal address of the property. It is the mailing address of the owner for tax billing purposes

VANCOUVER LAND TITLE OFFICE TITLE NO: L50066
DECLARED VALUE FROM TITLE NO: F24215

APPLICATION FOR REGISTRATION RECEIVED ON: 16 MAY, 1983
ENTERED: 02 JUNE, 1983

REGISTERED OWNER IN FEE SIMPLE:
ROBERT STEPHEN HAMPSON, EXECUTIVE AND
ROBERTA KNIGHT HAMPSON, HIS WIFE
2596 MATHERS AVENUE
WEST VANCOUVER, B.C.

V7V 2J2
JOINT TENANTS

TAXATION AUTHORITY:
MUNICIPALITY OF WEST VANCOUVER

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 013-225-138
LOT 22 BLOCK 11 DISTRICT LOT 555 PLAN 3035

LEGAL NOTATIONS:

HERETO IS ANNEXED EASEMENT 545754-M OVER PART OF LOT 21 IN

EXPLANATORY PLAN 11099

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

EASEMENT
545755M 1971-12-29 12:09
REMARKS: PART IN EXPLANATORY PLAN 11099 APPURTENANT TO LOT
21

"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 ***

PARCEL IDENTIFIER(PID): 013-225-138
SHORT LEGAL DESCRIPTION: S/3035///11//22
MARG: *
MISCELLANEOUS NOTES:
EO11988 = EASEMENT

REAL ESTATE BOARD

PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

Date of disclosure SEPTEMBER 5, 2007

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

ADDRESS 2595 MATHERS AVENUE WEST VANCOUVER, BC V7V2

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.

THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.

1. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A Are the premises connected to a public sanitary sewer system?				
B Are the premises connected to a public water system?				
C Are the premises connected to a private or a community water system?				
(i) If yes, are you aware of any problems with the private or community water system?				
D Is the property serviced by a private well?				
(i) If yes, are you aware of any problems with the private well?				
E. Is the property serviced by a septic system/lagoon?				
(i) If yes, are you aware of any problems with the septic system/lagoon?				
(ii) If the system was installed after May 31, 2005, are maintenance records available?				
F Do the premises contain unauthorized accommodation?				
G. Are you aware of any underground oil storage tank(s) on the property?				
H Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				
I. Are you aware of any current or pending local improvement levies/charges?				
J. Have you received any other notice or claim affecting the property from any person or public body?				
K. Are there any equipment leases or service contracts (i.e. security systems, water purification, etc.)?				
L. 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.)				
M. Are these premises covered by third party "home warranty insurance"?				

2. STRUCTURAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A To the best of your knowledge, are the exterior walls insulated?				
B To the best of your knowledge, is the ceiling insulated?				
C To the best of your knowledge, have the premises ever contained asbestos insulation?				
D Has a final building inspection been approved or a final occupancy permit been obtained?				
E Has the wood stove/fireplace insert installation been approved by local authorities?				
F Are you aware of any additions or alterations made without a required permit and final inspection?				

ADDRESS 2595 MATHERS AVENUE WEST VANCOUVER, BC V7V3

2. STRUCTURAL: (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
G Are you aware of any additions or alterations made in the last sixty days?				
H Are you aware of any structural problems with the premises or other buildings on the property?				
I Are you aware of any problems with the heating and/or central air conditioning system?				
J Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
K. Are you aware of any damage due to wind, fire or water?				
L Are you aware of any infestation or unrepaired damage by insects or rodents?				
M Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known) _____ years)				
N Are you aware of any problems with the electrical system?				
O Are you aware of any problems with the plumbing system?				
P Are you aware if the premises or property have been used as a marijuana grow operation or to manufacture illegal drugs?				
Q. Are you aware of any problems with the swimming pool and/or hot tub?				

3. 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 INFORMATION ON THE REVERSE SIDE OF THIS FORM

X _____ X _____
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 property and, if desired, to have the property inspected by an 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 property.

Montreal Trust Company of Canada

NORTH SHORE REAL ESTATE DIVISION 756 MARINE DRIVE
WEST VANCOUVER B.C. V7T 1A6 TEL 926-5421

June 6, 1983

Mr. & Mrs. R. S. Hampson
2595 Mathers Avenue
West Vancouver, B. C.
V7V 2J2

Dear Mr. and Mrs. Hampson:

Attached please find a copy of the easement agreement on your property.

I contacted Mrs. Grieve regarding the extra keys which she agreed to deliver to you. I trust they have been received.

Did you find the parcel on the front doorstep? I hope it will remedy the shower problem.

I hope you are now comfortably settled and can begin to enjoy your new home.

Yours truly,

Jill E. Lennie

Jill E. Lennie
Encl.

TONY
926.9400

THIS AGREEMENT made the 22nd day of December, A. D. 1971

orig. initialled

BETWEEN:

MACAULAY NICOLLS MAITLAND & COMPANY LTD., a body corporate, having a place of business at 435 Hornby Street, in the City of Vancouver, in the Province of British Columbia,

(hereinafter called the Company)

OF THE FIRST PART

AND:

COURTNEY ROBERT BENSON, Airlines pilot, and GLENNYS MAUREEN BENSON, his wife, both of 2595 Mathers Avenue, in the Municipality of West Vancouver, in the Province of British Columbia,

(hereinafter called the "Bensons")

OF THE SECOND PART

WHEREAS:

(a) The Company is the registered owner of all and singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of West Vancouver, in the Province of British Columbia, and being more particularly known and described as:

Lot TWENTY-ONE (21), Block ELEVEN (11),
District Lot FIVE HUNDRED AND FIFTY-FIVE (555),
Group ONE (1), NEW WESTMINSTER DISTRICT,
Plan 3035

(hereinafter referred to as the said "Lot 21")

(b) The Bensons are the registered owners of all and singular that certain parcel or tract of land and premises situate, lying and being in the Municipality of West Vancouver, in the Province of British Columbia

and being more particularly known and described as:

Lot TWENTY-TWO (22), Block ELEVEN (11),
District Lot FIVE HUNDRED AND FIFTY-FIVE (555),
Group ONE (1), NEW WESTMINSTER DISTRICT, Plan 3033
(hereinafter referred to as the said "Lot 22)

NOW THEREFORE in consideration of the sum of ONE DOLLAR ($1.00) of lawful money of Canada, now paid by each party to the other (the receipt whereof is hereby acknowledged by the parties hereto), and the covenants and agreements of the parties each with the other, IT IS AGREED AS FOLLOWS:

1. The Company hereby grants unto the Bensons, their respective heirs, executors, administrators, successors, assigns, and invitees, and those persons responsible for the repair, maintenance and upkeep of the easement lands hereinafter described a full free and uninterrupted right-of-way in common with the Company, its successors, assigns and invitees through, under and across all that portion of the said Lot 21 particularly set forth and described in Schedule "A" hereto and further set forth and shown outlined in red on the plan attached hereto, signed by Ray E. Chapman, British Columbia Land Surveyor, dated the 10th day of November, 1971 (hereinafter referred to as "the said easement lands") for the purpose of ingress to and egress from the said Lot 22 and for servicing the said easement lands and the works placed therein.

2. The Bensons hereby grant unto the Company its successors, assigns and invitees and those persons responsible for the repair, maintenance and upkeep of the easement lands hereinafter described, a full, free and uninterrupted right-of-way in common with the Bensons their respective heirs, executors, administrators, successors, assigns and invitees,

through under and across all that portion of the said Lot 22 particularly set forth and described in Schedule "B" hereto and further set forth and shown outlined in red on the plan attached hereto, signed by Ray E. Chapman, British Columbia Land Surveyor, dated the 10th day of November, 1971 (hereinafter referred to as "the said easement lands") for the purpose of ingress to and egress from the said Lot 21, and for servicing the said easement lands and the works placed therein.

3. THE PARTIES HERETO will not, nor will they permit or suffer any person to prevent, hinder or restrict the use of the said easement lands by those persons entitled thereto.

4. All grants, covenants and provisos, agreements, right, powers, privileges, conditions and liabilities contained in this agreement shall be read and held as made by and with and granted to and imposed upon the respective parties hereto and their respective heirs, executors, administrators, successors and assigns.

5. WHEREVER the singular or masculine is used throughout this agreement, the same shall be construed as meaning the plural or the feminine or body corporate or body politic where the context or the parties hereto so require.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their hands and seals at Vancouver and West Vancouver, Province of British Columbia, on the day and year first above written.

The corporate seal of
MACAULAY NICOLLS MAITLAND & COMPANY LTD.
was affixed in the presence of:

Name _____

Corporate capacity _____

SIGNED, SEALED AND DELIVERED
by COURTNEY ROBERT BENSON and
GLENNYS MAUREEN BENSON in the
presence of

Name _____

Address _____

_____

Occupation _____

C. R. Benson
COURTNEY ROBERT BENSON

Gm Benson
GLENNYS MAUREEN BENSON

Schedule "A"

Lot 21:

All that part of the said Lot 21 contained within certain boundaries which may be more particularly described as follows:

Commencing at a point on the west boundary of the said Lot 21 fifty two (52) feet North of the southwest corner, thence following the aforesaid West boundary North for thirty (30) feet, thence S89°48'E for five (5) feet, thence South for thirty (30) feet and thence N89°48'W for five (5) feet more or less to the point of commencement, containing one hundred fifty (150) square feet more or less and as shown outlined in red on the attached copy of an Explanatory Plan prepared by Ray E. Chapman, B.C.L.S., and dated the tenth day of November 1971.

Schedule "B"

Lot 22:

All that part of the said Lot 22 contained within certain boundaries which may be more particularly described as follows:

commencing at the southeast corner of the said Lot 22, thence following the East boundary thereof North for fifty two (52) feet, thence N89°48'W for ten (10) feet, thence South for fifty two (52) feet more or less to the South boundary and thence S89°48'E thereon for ten (10) feet more or less to the point of commencement, containing five hundred twenty (520) square feet more or less and as shown outlined in red on the attached copy of an Explanatory Plan prepared by Ray E. Chapman, B.CL.S., and dated the tenth day of November 1971.

For Maker

I HEREBY CERTIFY that, on the 22nd day of December, 1971 at WEST VANCOUVER, in the Province of British Columbia, COURTNEY ROBERT BENSON and GLENNYS MAUREEN BENSON ~~that (whose identity has been proved by the evidence on the oath of~~ ~~who is~~) personally known to me, appeared before me and acknowledged to me that they are the persons mentioned in the annexed instrument as the makers thereof, and whose names are subscribed thereto as parties, that they know the contents thereof, and that they executed the same voluntarily, and they are of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at West Vancouver in the Province of British Columbia, this 22nd day of December in the year of our Lord one thousand nine hundred and Seventy-one

Samuel S Merrifield.

~~A Notary Public in and for the Province of British Columbia.~~
A Commissioner for taking Affidavits for British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets.

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that on the 1st day of December 1971 at Vancouver in the Province of British Columbia, STANLEY DAVIES ~~(whose identity has been proved by the evidence on the oath of~~ ~~who is~~) personally known to me, appeared before me and acknowledged to me that he is the Director of Macaulay Nicolls Maitland & Company and that he is the person who subscribed his name to the annexed instrument as Director of the said Company and affixed the seal of the Company to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid and affix the said seal to the said Instrument, and that such Corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at Vancouver, in the Province of British Columbia, this 1st day of December in the year of our Lord one thousand nine hundred and Seventy one

~~A Notary Public in and for the Province of British Columbia.~~
A Commissioner for taking affidavits for British Columbia

DATED December 1971

BETWEEN:

MACAULAY NICOLLS MAITLAND & CO. LTD.

AND:

COURTENEY RODERIC BENSON and
GLADYS MAUREEN BENSON

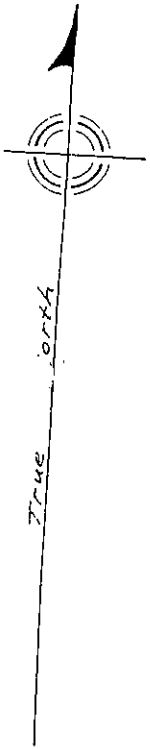
EASEMENT AGREEMENT

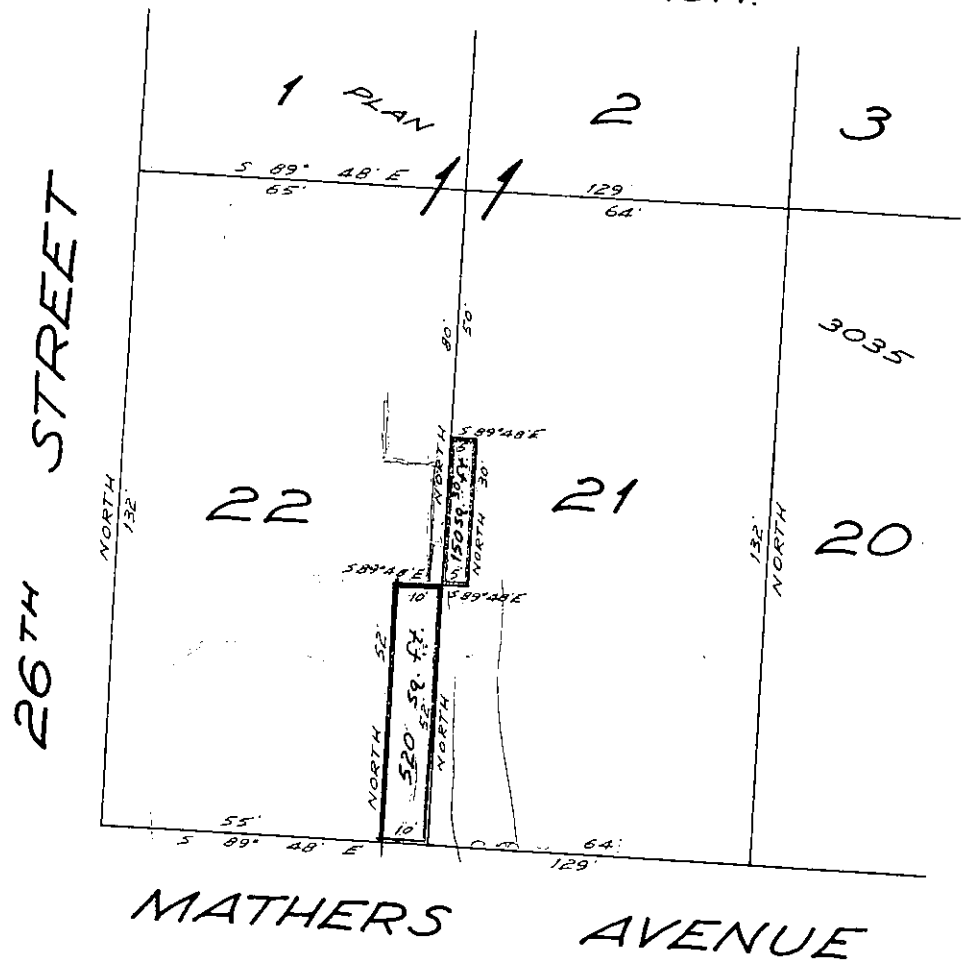
Registered in the Land Registry office
at Vancouver B.C. on the 29th day
of December, 1971 under
#545754-M as to that portion on Lot 21
#545755-M as to that portion on Lot 22

HUMPHREYS & MERRIFIELD
BARRISTERS & SOLICITORS
101 – 605 CLYDE AVE.
WEST VANCOUVER, B.C.
922-3264

PLAN 3035

SCALE: 30 FEET TO 1 INCH.





Deposited in the Land Office at Vancou
this - - - day of - - - -

- - - - - - - -

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in Plan 3035,
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IES WITHIN THE
UVER REGIONAL DISTRICT.

rect
lan 3035:

- B.C.L.S.
f November 1971.

555

STREET

26 TH.

AVENUE

AVENUE

AVENUE

AVENUE

AWSON

OD

66'

PLAN 3035

PLAN 3890

PLAN 2642

PLAN 2632

PLAN 2624

PLAN 2614

PLAN 2604

PLAN 2586

PLAN 2578

PLAN 2568

PLAN 2560

PLAN 2548

PLAN 2596

PLAN 2576

PLAN 2564

PLAN 2556

PLAN 2643

PLAN 2633

PLAN 2623

PLAN 2613

PLAN 2603

PLAN 2595

PLAN 2585

PLAN 2577

PLAN 2567

PLAN 2559

PLAN 2545

PLAN 2587

PLAN 2557

PLAN 2597

PLAN 2609

PLAN 2617

PLAN 2651

PLAN 2652

PLAN 2641

PLAN 2642

PLAN 2643

PLAN 2625

PLAN 2607

PLAN 2597

PLAN 2587

PLAN 2577

PLAN 2567

PLAN 2557

PLAN 2545

11

14

17

18

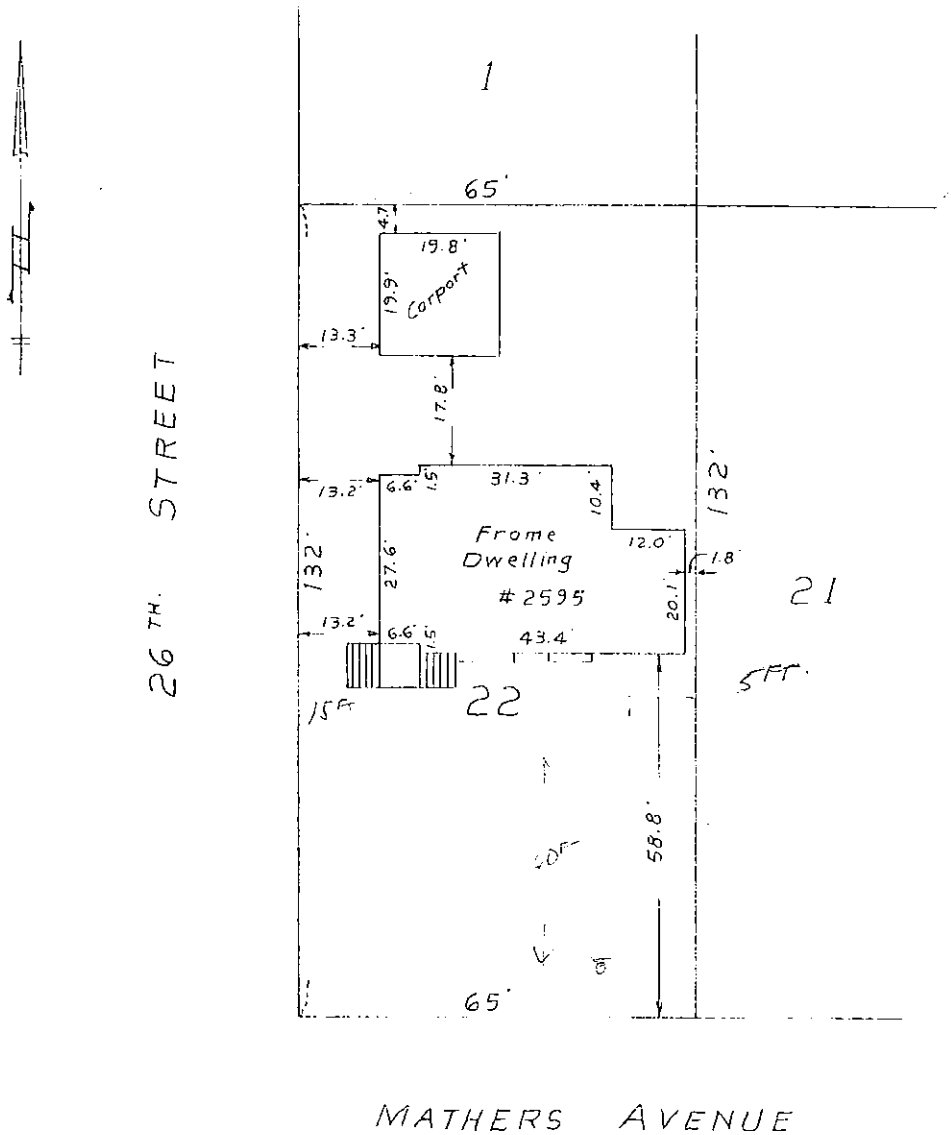
PLAN OF

LOT 22, BLOCK 11, D.L. 555, PLAN 3035,

GROUP 1, NEW WESTMINSTER DISTRICT

WEST VANCOUVER

SCALE 1 INCH = 20 FEET



SUBJECT TO THE LIMITATIONS PRINTED HEREON –
WE HEREBY CERTIFY THAT THE ABOVE SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND THE RELATIVE LOCATION OF THE IMPROVEMENTS THEREON

May 2nd, 19 83.

HERMON, BUNBURY & OKE

B.C.L.S.

THIS PLAN IS FOR THE PROTECTION OF THE MORTGAGEE ONLY. WE ACCEPT NO RESPONSIBILITY FOR UNAUTHORIZED USE. DISTANCES IN PARENTHESIS MAY BE DERIVED FROM SCALING.

HERMON, BUNBURY & OKE
DOMINION & B.C. LAND SURVEYORS
VANCOUVER & SQUAMISH, B.C.

2418-B-HBO

M-42935-T