

PROPERTY DISCLOSURE STATEMENT LAND ONLY



Date of disclosure: November 23 2019

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

ADDRESS: 8756 Driftwood Road **BRITISH COLUMBIA** (the "Land")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "do not know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		<input checked="" type="checkbox"/>		
B. Are you aware of any existing tenancies, written or oral?		<input checked="" type="checkbox"/>		
B. Are you aware of any past or present underground oil storage tank(s) on the Land?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
C. Is there a survey certificate available?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
D. Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/>		
E. Have you received any other notice or claim affecting the Land from any person or public body?		<input checked="" type="checkbox"/>		
F. Is the Land managed forest lands?		<input checked="" type="checkbox"/>		
G. Is the Land in the Agricultural Land Reserve?		<input checked="" type="checkbox"/>		
H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		<input checked="" type="checkbox"/>		
I. Are you aware of any fill materials anywhere on the Land?		<input checked="" type="checkbox"/>		
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		<input checked="" type="checkbox"/>		
K. Are you aware of any uncapped or unclosed water wells on the Land?		<input checked="" type="checkbox"/>		
L. Are you aware of any water licences affecting the Land?		<input checked="" type="checkbox"/>		
M. Has the Land been logged in the last five years?		<input checked="" type="checkbox"/>		
(i) If yes, was a timber mark/licence in place?		<input checked="" type="checkbox"/>		
(ii) If yes, were taxes or fees paid?		<input checked="" type="checkbox"/>		
N. Is there a plot plan available showing the location of wells, septic systems, crops etc.		<input checked="" type="checkbox"/>		
2. SERVICES				
A. Indicate the water system(s) the Land uses: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____		<input checked="" type="checkbox"/>		
B. Are you aware of any problems with the water system?		<input checked="" type="checkbox"/>		
C. Are records available regarding the quantity and quality of the water available?		<input checked="" type="checkbox"/>		
D. Indicate the sanitary sewer system the Land is connected to: Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____		<input checked="" type="checkbox"/>		
E. Are you aware of any problems with the sanitary sewer system?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
F. Are there any current service contracts (i.e., septic removal or maintenance)?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

[Signature]
INITIALS

DATE OF DISCLOSURE

ADDRESS: 8756 Driftwood Road

BRITISH COLUMBIA

3. BUILDING: (Not Applicable)	YES	NO	DO NOT KNOW	DOES NOT APPLY
4. GENERAL:				
A. Are you aware if the Land has been used to grow marijuana (other than as permitted by law) or to manufacture illegal substances?		<i>[Handwritten mark]</i>		
B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		<i>[Handwritten mark]</i>		
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		<i>[Handwritten mark]</i>		

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

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

- GATED COMMUNITY
- STRATA FEE \$225/MONTH
- COMMUNITY SEPTIC SYSTEM

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.

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 Land and, if desired, to have the Land 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 agencies or their representatives warrant or guarantee the information provided about the Land.

*PREC represents Personal Real Estate Corporation
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INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT
LAND ONLY

This form is intended to be used for vacant land.

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.

TITLE SEARCH PRINT

File Reference: larson, kathlee
Declared Value \$595000

2019-11-23, 14:34:01
Requestor: Beverly Bay

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

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District VICTORIA
Land Title Office VICTORIA

Title Number CA6299907
From Title Number FB5409

Application Received 2017-09-15

Application Entered 2017-09-19

Registered Owner in Fee Simple
Registered Owner/Mailing Address: MAXCIMILIANO TANISLADO SANCHES, RETIRED
BETTY JAY SANCHES, RETIRED
8756 DRIFTWOOD ROAD
BLACK CREEK, BC
V9J 1A8
AS JOINT TENANTS

Taxation Authority Courtenay Assessment Area

Description of Land

Parcel Identifier: 026-920-107

Legal Description:
STRATA LOT 12 SECTIONS 8 AND 17 TOWNSHIP 5 COMOX DISTRICT AND PART
OF THE FORMER BED OF THE STRAIT OF GEORGIA STRATA PLAN VIS6179
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 FB279659

TITLE SEARCH PRINT

File Reference: larson, kathlee
Declared Value \$595000

2019-11-23, 14:34:01
Requestor: Beverly Bay

Charges, Liens and Interests

Nature:	EXCEPTIONS AND RESERVATIONS
Registration Number:	M76300
Registered Owner:	ESQUIMALT AND NANAIMO RAILWAY COMPANY
Remarks:	INTER ALIA A.F.B. 9.693.7434A 167918G; SECTION 172(3) FOR ACTUAL DATE AND TIME OF REGISTRATION SEE ORIGINAL GRANT FROM E & N RAILWAY COMPANY

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	FA86711
Registration Date and Time:	2006-07-17 10:20
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	FA86712
Registration Date and Time:	2006-07-17 10:20
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	FA86715
Registration Date and Time:	2006-07-17 10:21
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	FA86716
Registration Date and Time:	2006-07-17 10:21
Registered Owner:	TELUS COMMUNICATIONS INC.
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	FA145305
Registration Date and Time:	2006-12-13 14:37
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA REGIONAL DISTRICT OF COMOX-STRATHCONA
Remarks:	INTER ALIA

TITLE SEARCH PRINT

2019-11-23, 14:34:01
Requestor: Beverly Bay

File Reference: laron, kathlee
Declared Value \$595000

Nature: COVENANT
Registration Number: FA145307
Registration Date and Time: 2006-12-13 14:37
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
REGIONAL DISTRICT OF COMOX-STRATHCONA
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: FA145309
Registration Date and Time: 2006-12-13 14:38
Registered Owner: TERASEN GAS (VANCOUVER ISLAND) INC.
Remarks: INTER ALIA

Nature: STATUTORY BUILDING SCHEME
Registration Number: FB4628
Registration Date and Time: 2007-01-17 10:10
Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

701

Residential One (R-1)

1. Principal Use

- i) **On any lot:**
 - a) Single detached dwelling
- ii) **On any lot over 4000 square metres:**
 - a) Agriculture use³

2. Accessory Uses

- i) **On any lot:**
 - a) Carriage house
 - b) Secondary suite
 - c) Secondary dwelling
 - d) Home occupation
 - e) Bed and Breakfast
- ii) **On any lot 2000 square metres in area or larger:**
 - a) Domestic agriculture
- iii) **On any lot 2.0 hectares in area or larger:**
 - a) Domestic industrial use

3. Density

- i) **Residential density is limited to two dwelling units:**
 - a) **On any lot:** one single detached dwelling and one carriage house, secondary suite, or secondary dwelling limited in area to 90.0 square metres are permitted.

4. Siting and Height of Buildings and Structures

The maximum height of single detached dwellings is 10.0 metres and the maximum height of accessory buildings is 7.0 metres.

- i) The minimum setbacks required for buildings and structures shall be as set out in the table below.

Type of Use	Height of Structure	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	10.0m	4.5m	4.5m	1.75m	4.5m
Accessory	4.5m or less	4.5m	1.0m	1.0m	4.5m
Accessory	7.0m - 4.6m	4.5m	4.5m	1.75m	4.5m

5. Lot Coverage

- i) The lot coverage of all buildings and structures shall not exceed 35 per cent.

6. Floor Area Requirements

- i) The combined floor area of all accessory buildings excluding the floor area of any secondary residential use shall not exceed 200.0 square metres.

7. Subdivision Requirements

- i) The minimum permitted lot area for lands shown in the Zoning Bylaw layer at <http://imap2.comoxvalleyrd.ca/imapviewer/> is 4.0 hectares.
- ii) **Lot Area for All Other Lands:**
- a) If connected to community water and sewer,
minimum lot area: 600 square metres.
 - b) If connected to either community water or sewer,
minimum lot area: 4000 square metres.
 - c) If connected to well and approved septic system,
minimum lot area: 1.0 hectares.

End • R-1