

TITLE SEARCH PRINT

File Reference: BIGRob.ca

Declared Value \$165000

2021-09-22, 19:54:34

Requestor: Robert McKibbon

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

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	KAMLOOPS KAMLOOPS
Title Number From Title Number	CA6715847 KT87941
Application Received	2018-04-04
Application Entered	2018-04-14
Registered Owner in Fee Simple Registered Owner/Mailing Address:	JOHN PATRICK FOLK, RCMP OFFICER 975 HUNTLEIGH CRESCENT KAMLOOPS, BC V1S 1G9 AS TO AN UNDIVIDED 1/2 INTEREST
Registered Owner/Mailing Address:	BRIAN GEORGE CHOBOTER, BUSINESSMAN DONNA MAE CHOBOTER, BUSINESSWOMAN 2265 JAMES ROAD KELOWNA, BC V1W 2T8 AS TO AN UNDIVIDED 1/2 INTEREST AS JOINT TENANTS
Taxation Authority	Vernon Assessment Area
Description of Land Parcel Identifier:	002-651-661
Legal Description:	STRATA LOT 2 SECTION 18 TOWNSHIP 23 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PLAN K137 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Legal Notations	NONE

TITLE SEARCH PRINT

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2021-09-22, 19:54:34

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Charges, Liens and Interests

Nature: STATUTORY BUILDING SCHEME
Registration Number: M7247
Registration Date and Time: 1977-02-07
Remarks: INTER ALIA
SEC 24B LRA

Nature: COVENANT
Registration Number: M38522
Registration Date and Time: 1977-07-05
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH
COLUMBIA
Remarks: INTER ALIA
SECTION 24A LAND REGISTRY ACT

Nature: MORTGAGE
Registration Number: KW57226
Registration Date and Time: 2004-05-12 11:04
Registered Owner: VALLEY FIRST CREDIT UNION

Duplicate Infeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE

**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:

EXAMPLE ONLY:

"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

Date of disclosure: September 27 2021

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

ADDRESS/STRATA UNIT #: #2 6868 Squilax Anglemont Magna Bay, BC V0E 1M7 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

____ Principal Residence X 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 REPLIES.**

	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?		X		
B. Are you aware of any existing tenancies, written or oral?		X		
C. Are you aware of any current or pending local improvement levies/charges?		X		
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		X		
2. SERVICES				
A. Indicate the water system(s) the Development uses: Municipal ☐ Community ☐ Private ☒ Well ☐ Not Connected ☐ Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i>				
B. If you indicated in 2A that the Development has a private or well water system (including pumps and other diversions):				
(i) Did use of the well or water system commence on or before February 29, 2016?	✓			
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?	✓			
C. If you indicated in 2A that the Development has a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covers) in accordance with the <i>Water Sustainability Act (British Columbia)</i> ?	✓			
D. Are you aware of any problems with the water system?		X		
E. Are you aware of any problems with the sanitary sewer system?		X		
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?				✓
B. Has the fireplace, fireplace insert, or wood stove installation been approved:				
(i) By local authorities? ☐				✓
(ii) Received WETT certificate? ☐				

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September 27 2021

PAGE 2 of 5 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: #2

6868

Squillax Anglemont

Magna Bay, BC

VOE 1M7

3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. (i) Has this Unit been previously occupied?	✓			
(ii) Are you the "owner developer" as defined in the Strata Property Act?		X		
D. Does the Unit have any equipment leases or service contracts: e.g., security systems, water purification, etc.?		X		
E. Are you aware of any additions or alterations made without a required permit: e.g., building, electrical, gas, etc.?		X		
F. Are you aware of any structural problems with any of the buildings in the Development?		X		
G. Are you aware of any problems with the heating and/or central air conditioning system?		X		
H. Are you aware of any damage due to wind, fire or water?		X		
I. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		X		
J. Are you aware of any leakage or unrepaired damage?		X		
K. Are you aware of any problems with the electrical or gas system?		X		
L. Are you aware of any problems with the plumbing system?		X		
M. Are you aware of any pet restrictions?		X		
N. Are you aware of any rental restrictions?		X		
O. Are you aware of any age restrictions?		X		
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.		X		
Q. Are you aware of any special assessment(s) voted on or proposed?		X		
R. Have you paid any special assessment(s) in the past 5 years?	✓			
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?		X		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		X		
U. Are you aware of any problems with the swimming pool and/or hot tub?				
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		X		
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?		X		
X. Was this Unit constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.				✓
Y. Is this Unit or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		X		
Z. Is there a current "EnerGuide for Houses" rating number available for this this unit? If so, what is the rating number? _____ When was the energy assessment report prepared? _____		X		
AA. Nature of Interest/Ownership: Freehold ☒ Time Share ☐ Leasehold ☐ Undivided ☐ Bare Land ☐ Cooperative ☐				
BB. Management Company _____ Name of Manager _____ Telephone _____ Address _____				
CC. If self managed: Strata Council President's Name <u>Scott McKerchan</u> Telephone _____ Strata Council Secretary Treasurer's Name <u>Andrew Abley</u> Telephone _____				

INITIALS

DS DS DS

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September 27 2021

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: #2

6868

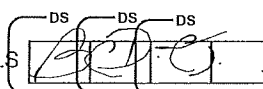
Squillax Anglemont

Magna Bay, BC

V0E 1M7

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

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		☒		
Summary of Insurance Coverages (including premium)	☒			
EE. What is the monthly strata fee? \$ 66.67				
Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	☒			
Heat?		☒		
Hot Water?		☒		
Gas Fireplace?		☒		
Garbage?		☒		
Sewer?	☒			
Recreation?		☒		
Cable?		☒		
Gardening?	☒			
Caretaker	☒			
Water?	☒			
Other? Snow Rem.	☒			
FF. (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? ☐				
GG. (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? ☐				
	YES	NO	DO NOT KNOW	DOES NOT APPLY
HH. Has the Unit been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Unit? Unit: Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)		☒		
II. Has the Common Property been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Common Property? Common Property: Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)		☒		
JJ. Have the Lands been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected for the Lands? Lands: Level: _____ Bq/m3 or pCi/L (check one) on _____ (DD/MM/YYYY)		☒		

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DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: #2

6868

Squillax Anglemont

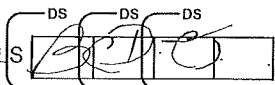
Magna Bay, BC

VOE 1M7

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

KK. Is there a radon mitigation system in the Unit?		X		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?		X		
LL. Is there a radon mitigation system for the Common Property?		X		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?		X		
MM. Is there a radon mitigation system for the Lands?		X		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system for the Lands?		X		
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 to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		X		
B. Are you aware of any latent defect in respect of the Development? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		X		
C. Are you aware if the Development, or any portion of the Development, 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?		X		

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

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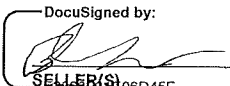
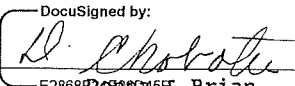
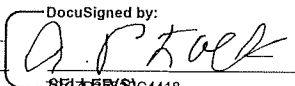
DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: #2 6868 Squilax Anglemont Magna Bay, BC V0E 1M7

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.

DocuSigned by:  DocuSigned by:  DocuSigned by: 
 SELLER(S) E286881206D45E... SELLER(S) E286881206D45E... Brian SELLER(S) C4418... John

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.

*PREC represents Personal Real Estate Corporation

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1

205-CS

1st Sheet of 3 Sheets

STRATA PLAN 15137

Deposited in the Land Registry Office
at Kamloops on the 14th day of 1977J.C. Shovel
Registrar
4/2/771
BLK. 2
PLAN 3312

LOT A, PLAN 27541

Total Common Area
= 210,783 SQ. FT
4.84 Ac.

STRATA PLAN OF LOT A PLAN 27541

SEC. 18, TR. 23, RGE. 9, W. 6M. K.D.Y.D.

SCALE: 1" = 50'

"Owner Developer Intending to Provide Support Structures only."

Bearings are astronomic and are
derived from Mass Lot A, Plan 27541
• 60° --- denotes old iron post found
• 10° --- denotes New Iron Post SetThe Address for the service of
documents on the Strata Corp is
The Owners, Strata PlanI, D.G. Whyte of the City of Kamloops, British Columbia
Land Surveyor make oath and say that I was present
at and did personally superintend the survey represented
by this plan and that the survey and plan are correct.
The said survey was completed on the 17th day of December 1976.Sworn before me at Kamloops
on the 21st day of December 1976.A Commissioner for taking affidavits
within British Columbia.

"Owner Developer"

Witness:
as to both signers.This plan lies within the
Columbia-Shuswap Regional District.M. Williams & Co. Ltd. Assoc.
B.C. Land Surveyors - Kamloops
File # 76-222 TR 239 1-1, 25-63

STRATA PLAN K137
 EXISTING AND REGISTERED IN THE
 TITLE OFFICE OF KAMLOOPS, B.C.
 THIS PLAN IS A COPY OF THE
 REGISTERED PLAN

REGISTERED

EXPLANATORY PLAN AMENDING
 STRATA PLAN K137
 TO DESIGNATE LIMITED COMMON PROPERTY
 FOR THE BENEFIT OF STRATA LOTS 1 TO 15 INCLUSIVE
 SEC. 18, TP. 23, R. 9, W. 6 M.
 KAMLOOPS DIVISION YALE DISTRICT
 PURSUANT TO SECTION 257 OF THE STRATA PROPERTY ACT

VERNON ASSESSMENT AREA

B.C.O.S. 82 L. 094

SCALE 1 : 500
 ALL DIMENSIONS ARE IN METERS

ALL DISTANCES ARE TO THE CENTRE OF OUTSIDE WALLS
 AND TO THE CENTRE LINE OF COMMON WALLS

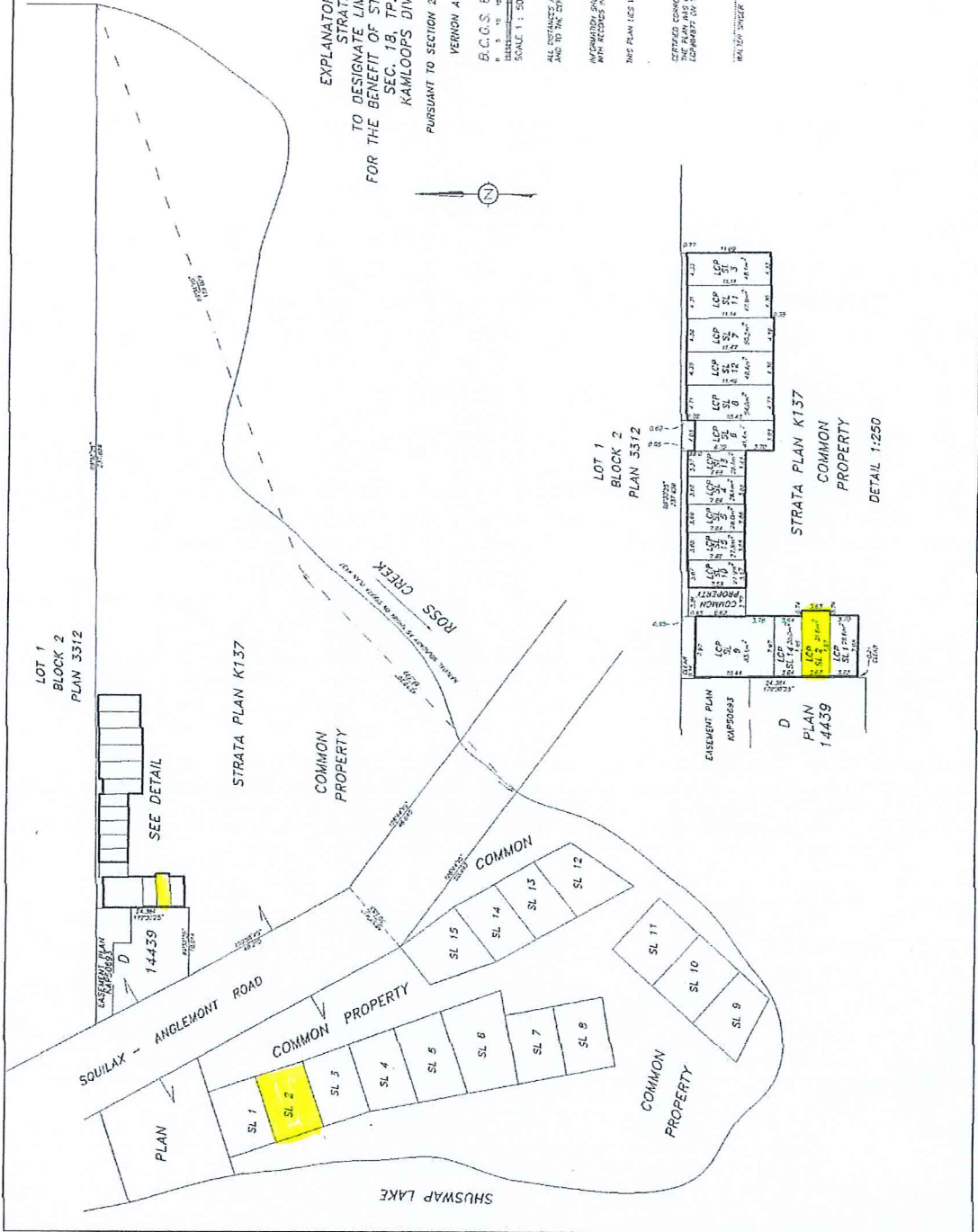
INFORMATION SHOWN ON THIS PLAN IS IN ACCORDANCE
 WITH RECORDS IN THE LAND TITLE OFFICE

THIS PLAN LIES WITHIN THE COLUMBIA-BUGBAY REGIONAL DISTRICT

DEVELOPER'S CERTIFICATE OF TITLE
 CERTIFIED CORRECT ON THE 24th DAY OF JULY, 2008
 FOR THE PURPOSES OF THE STRATA PROPERTY ACT
 CERTIFIED CORRECT ON THE 25th DAY OF AUGUST, 2008

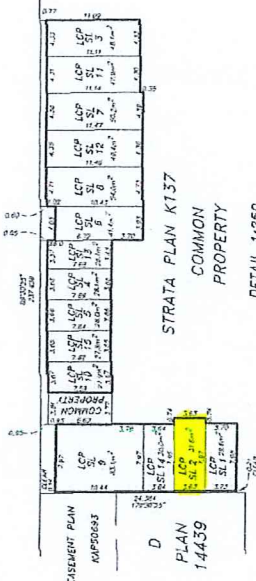
PLAN 14439 SHEET 1 OF 1

COOPER AND SINGER
 2010 JAMES STREET
 KAMLOOPS, B.C. V2C 1B3
 TEL: 250-335-1111
 FAX: 250-335-1112
 WWW.COOPERANDSINGER.COM



LOT 1
 BLOCK 2
 PLAN 3312

STRATA PLAN K137
 COMMON
 PROPERTY
 DETAIL 1:250





Columbia Shuswap Regional District

555 Harbourfront Dr. NE, Salmon Arm, BC V1E 4P1
Phone: 250.832.8194 | Fax: 250.832.3375
Web: www.csr.d.bc.ca | E-Mail: inquiries@csr.d.bc.ca

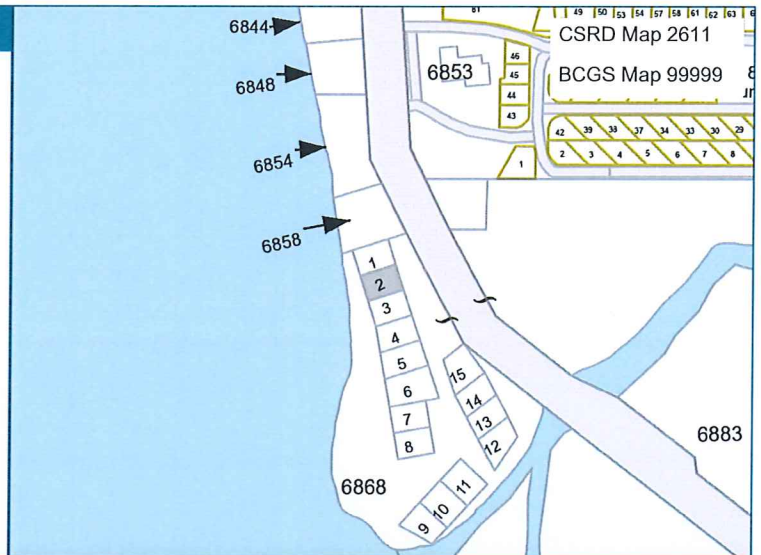
Property Report

Parcel Name or PID: 002-651-661
IDParcel: fmbp0287
Report Date: 9/24/2021

Property Details

Address: 2-6868 Squilax-Anglemont Rd
Name/PID: 002-651-661
Roll: 78904884000
Electoral Area: F
Local Area: Magna Bay
Ownership: Private
GIS Lot Size: 0.02 HA | 0.05 Acres *
Percent in ALR: 0
Legal Description: STRATA L 2 SEC 18 TP 23 R 9 W OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT STRATA PL K137 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPTN TO THE UNIT ENTITLEMENT OF THE STRATA L SHWN ON FORM 1

* Lot size is approximate. Refer to the legal plan to obtain the official size. Contact the CSR D if there is a discrepancy between the CSR D lot size data and another authority.



Planning and Development

Building: Bylaw 660: Building Regulation and Inspection
Zoning: Bylaw 900: FM3 - Foreshore Multifamily 3
Bylaw 800: MSR - Multi-Single Family Residential
OCP: Bylaw 830: WR - Waterfront Residential

Related Planning Files and Permits:

Application Type - Status	File Number	Entered
Building - Residential - Complete	PR20160000087	11/03/2016

Property potentially in one or more of the following CSR D permit application areas:

Floodplain
Foreshore and Water (Dock and Buoy)
Hazardous Lands (Flooding & Debris Flow)
Lakes 100m
Riparian Areas Regulation (RAR)

* This information is generated automatically from various sources. Contact the CSR D to verify requirements for this property.

BCAA - Property Details

Roll Number: 78904884000
Assess Area: 20 - North Okanagan
Jurisdiction: 789 - Salmon Arm Rural
Neighbourhood: 311 - Waterfront North Shuswap
School District: 83 - North Okanagan-Shuswap
Hospital District: 05 - Thompson
Class: 01 - Residential
Subclass: 0102 - Residential Single Family
Actual Use: 000 - Single Family Dwelling
Manual Class: 0140 - 1 STY SFD - After 1960 - Standard

Minor Taxing:

E.A.'F' Refuse Disposal DA#3
EA F Sub-Regional Fire SRVA#65
Fireworks Area F SRVA#58
N Shuswap 1st Response SRVA#42
N Shuswap Comm Parks SRVA#44
N Shuswap Liq Waste SRVA#60
Building Inspection ESA#5
Okanagan Reg Library LSA#28
Shuswap Watershed Council SRVA#69
Anglemont Community Pks SA#25

Assessment:

Land	\$235,000
Improvements	\$147,000
Gross Value	\$382,000
Exempt:	\$0
Net Value	\$382,000

Sale History:

2018/04/04	\$165,000
2002/08/14	\$10,933
2002/08/13	\$21,866

* This information is generated and provided by the BC Assessment Authority. Please contact BCAA if you have any questions.



Sep 24, 2021

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Not to be used for navigation.



Scale 1: 2,257



Map Notes



2-6868 Squilax-Anglemont Rd, Magna Bay, BC

Main Floor Total Exterior Area 1060.95 sq ft
Total Interior Area 989.73 sq ft



0 4 8 ft

PREPARED: 2021/09/28



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE