

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT  
**STRATA TITLE PROPERTIES –  
BARE LAND STRATA**

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 (date)  
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 Strata Lot.

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 Strata Lot 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 or other professional to examine the Strata Lot and 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 Property Disclosure Statement or on an inspection report.

FIVE 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 Strata Lot.
2. The buyer must still make the buyer's own inquiries concerning the Strata Lot 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. “Strata Lot” is defined as the bare land strata lot (and all buildings thereon), including limited common property, being purchased. “Common Property” includes buildings or spaces accessible to all owners. “Development” is defined as the land upon which the Strata Lot, all other strata lots and Common Property are situated, the Strata Lot, all other strata lots and Common Property.

**PROPERTY DISCLOSURE STATEMENT  
STRATA TITLE PROPERTIES –  
BARE LAND STRATA**



Date of disclosure: AUG 31 / 2023

The following is a statement made by the Seller concerning the property or Strata Lot located at:

**ADDRESS/STRATA LOT #:**      2377 Bellamy Rd                      Victoria                      BC V9B 3M8 (the "Strata Lot")

<b>THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:</b>				
<input checked="" type="checkbox"/> 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. "Strata Lot" is defined as the bare land strata lot (and all buildings thereon), including related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Development" is defined as the land upon which the Strata Lot, all other strata lots and Common Property are situated, the Strata Lot, all other strata lots and Common Property.	<b>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</b>			
	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 Strata Lot?				
B. Are you aware of any existing tenancies of the Strata Lot, written or oral?				
C. Are you aware of any current or pending local improvement levies/charges?				
D. Are you aware of any pending litigation or claim affecting the Development or the Strata Lot from any person or public body?				
E. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way affecting the Strata Lot or the Common Property?	i			
F. Is there a survey certificate available for the Strata Lot?				
G. Have you received any other notice or claim affecting the Strata Lot from any person or public body?				

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BUYER'S INITIALS

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AUG 31 / 2023

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 2377 Bellamy Rd

Victoria

BC V9B 3M8

2. SERVICES respecting the Strata Lot	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Strata Lot uses: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g. well, cisterns and other diversions) <input type="checkbox"/> I have a shared groundwater system (e.g. well, cisterns and other diversions) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Strata Owned/Operated <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2A that the Strata Lot has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Strata Lot already?				
(ii) Have you applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system serving the Strata Lot?				
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records) for the Strata Lot?				
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests) for the Strata Lot?				
F. Indicate the sanitary sewer system the Strata Lot is connected to: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Strata Owned/Operated <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Pump and Haul <input type="checkbox"/> Not connected Other _____				
G. Are you aware of any problems with the sanitary sewer system serving the Strata Lot?				
H. Are there any current service contracts for Strata Lot services (i.e., septic removal or maintenance)?				
I. If the system serving the Strata Lot is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

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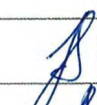


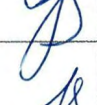
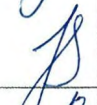

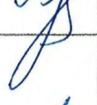


DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

2377 Bellamy Rd

Victoria

BC V9B 3M8

3. SERVICES respecting the Common Property	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Please indicate the water system(s) the Strata Lot uses: <input checked="" type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input type="checkbox"/> I have a private groundwater system (e.g., well, cisterns and other diversions) <input type="checkbox"/> I have a shared groundwater system (e.g., well, cisterns and other diversions) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Strata Owned/Operated <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 3A that the Common Property has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Does the Strata Corporation have a licence already?				
(ii) Has the Strata Corporation applied for a water licence and are awaiting response?				
C. Are you aware of any problems with the water system serving the Common Property?				
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records) for the Common Property?				
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests) for the Common Property?				
F. Please indicate the water system(s) the Common Property is connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Strata System <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not connected Other _____				
G. Are you aware of any problems with the sanitary sewer system serving the Common Property?				
H. Are there any current service contracts for Common Property services (i.e., septic removal or maintenance)?				
I. If the system serving the Common Property is septic or lagoon and installed after May 31, 2005, are maintenance records available?				

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ADDRESS/STRATA UNIT #: 2377 Bellamy Rd Victoria BC V9B 3M8

4. BUILDING respecting the Strata Lot	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. To the best of your knowledge, are the exterior walls of any Building on the Strata Lot insulated?				
B. To the best of your knowledge, are the ceilings of all Buildings on the Strata Lot insulated?				
C. To the best of your knowledge, have the Buildings on the Strata Lot ever contained any asbestos products?				
D. Has a final building inspection for the Buildings on the Strata Lot been approved or a final occupancy permit been obtained?				
E. Has the fireplace, fireplace insert, or wood stove installation in the Strata Lot been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> by a WETT certified inspector?				
F. (i) Have the Buildings on this Strata Lot been previously occupied?				
(ii) Are you the "owner developer" as defined in the Strata Property Act?				
G. Does the Strata Lot have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?				
H. Are you aware of any additions or alterations made to the Strata Lot in the last sixty days?				
I. Are you aware of any additions or alterations made to the Strata Lot without a required permit and final inspection: (e.g., building, electrical, gas, etc.)?				
J. Are you aware of any structural problems with any of the buildings on the Strata Lot?				
K. Are you aware of any problems with the heating and/or central air conditioning system for the Strata Lot?				
L. Are you aware of any moisture and/or water problems in the walls, basement or crawl space of any Buildings on the Strata Lot?				
M. Are you aware of any damage to the Strata Lot due to wind, fire or water?				
N. Are you aware of any infestation or unrepaired damage to any Building on the Strata Lot by insects, rodents or bats?				
O. Are you aware of any roof leakage or unrepaired roof damage to any Building on the Strata Lot? (Age of roof if known <u>17</u> years)				
P. Are you aware of any problems with the electrical or gas system of the Strata Lot?				

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ADDRESS/STRATA UNIT #: 2377 Bellamy Rd Victoria BC V9B 3M8

4. BUILDING Respecting the Strata Lot (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
Q. Are you aware of any problems with the plumbing system of the Strata Lot?		<i>[Handwritten mark]</i>		
R. Are you aware of any problems with the swimming pool and/or hot tub on the Strata Lot?		<i>[Handwritten mark]</i>		<i>[Handwritten mark]</i>
S. Does the Strata Lot contain unauthorized accommodation?		<i>[Handwritten mark]</i>		
T. Are you aware of any additions, alterations or upgrades made to the Strata Lot that were not installed by the original developer? <u>DECK</u>	<i>[Handwritten mark]</i>	<i>[Handwritten mark]</i>		
U. Are there any agreements under which the owner of the Strata Lot assumes responsibility for the installation and/or maintenance of alterations to the Strata Lot?		<i>[Handwritten mark]</i>		
V. Was this Strata Lot 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.		<i>[Handwritten mark]</i>		
W. Is this Strata Lot or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<i>[Handwritten mark]</i>		
X. Is there a current "EnerGuide for Houses" rating number available for this Strata Lot? If so, what is the rating number? _____ When was the energy assessment report prepared? _____		<i>[Handwritten mark]</i>		

5. BUILDING respecting the Common Property

A. To the best of your knowledge, are the exterior walls of all Buildings on the Common Property insulated?				<i>[Handwritten mark]</i>
B. To the best of your knowledge, are the ceilings of all Buildings on the Common Property insulated?				<i>[Handwritten mark]</i>
C. To the best of your knowledge, have the Buildings on the Common Property ever contained any asbestos products?				<i>[Handwritten mark]</i>
D. Has a final building inspection for the Buildings on the Common Property been approved or a final occupancy permit been obtained?				<i>[Handwritten mark]</i>
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input type="checkbox"/> by a WETT certified inspector?				<i>[Handwritten mark]</i>
F. Does the Common Property have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?				<i>[Handwritten mark]</i>
G. Are you aware of any additions or alterations made to the Common Property in the last sixty days?				<i>[Handwritten mark]</i>

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ADDRESS/STRATA UNIT #: 2377 Bellamy Rd Victoria BC V9B 3M8

5. BUILDING Respecting the Common Property (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
H. Are you aware of any additions or alterations made to the Common Property without a required permit and final inspection (e.g., building, electrical, gas, etc.)?				
I. Are you aware of any structural problems with any of the buildings in the Common Property?				
J. Are you aware of any problems with the heating and/or central air conditioning system for the Common Property?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space of any Buildings on the Common Property?				
L. Are you aware of any damage to the Common Property due to wind, fire or water?				
M. Are you aware of any infestation or unrepaired damage to the Common Property by insects, rodents or bats?				
N. Are you aware of any roof leakage or unrepaired roof damage to any Building on the Common Property? (Age of roof if known _____ years)				
O. Are you aware of any problems with the electrical or gas system of the Common Property?				
P. Are you aware of any problems with the plumbing system of the Common Property?				
Q. Are you aware of any problems with the swimming pool and/or hot tub on the Common Property?				
R. Does the Common Property contain unauthorized accommodation?				
S. Are you aware of any additions, alterations or upgrades made to the Common Property that were not installed by the original developer?				
T. Is the Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?				
U. Are there any agreements under which the owner of the Strata Lot assumes responsibility for the installation and/or maintenance of alterations to the Common Property?				
V. Is there a current "EnerGuide for Houses" rating number available for the Common Property? If so, what is the rating number? _____ When was the energy assessment report prepared? _____				

No Common Property

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ADDRESS/STRATA UNIT #: 2377 Bellamy Rd Victoria BC V9B 3M8

6. STRATA CORPORATION GOVERNANCE MATTERS	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any pet restrictions?				
B. Are you aware of any rental restrictions?				
C. Are you aware of any age restrictions?				
D. Are you aware of any other restrictions? If so, provide details on page 9, Section 8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS				
E. Are you aware of any special levy(ies) voted on or proposed? How much? \$ _____				
F. Have you paid any special levy(ies) in the past 5 years? How much? \$ _____				
G. 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 Strata Lot?				
H. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Strata Lot?				
I. Nature of Interest/Ownership: <input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative				
J. Management Company <u>self-managed</u> Name of Manager _____ Telephone _____ Address _____				
K. If self managed: Strata Council President's Name <u>Daniel Bird</u> Telephone <u>250.418.6890</u> Strata Council Secretary Treasurer's Name _____ Telephone _____				
L. 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				

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**6. STRATA CORPORATION GOVERNANCE MATTERS** (continued)

	YES	NO	CAN BE OBTAINED FROM:
Strata Plan			
Depreciation Report			
Reserve Fund Study			
Summary of Insurance Coverages (including premium)			

M. What is the monthly strata fee? \$ 0

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?		<input checked="" type="checkbox"/>			Recreation?		<input checked="" type="checkbox"/>		
Heat?		<input checked="" type="checkbox"/>			Cable?		<input checked="" type="checkbox"/>		
Hot Water?		<input checked="" type="checkbox"/>			Gardening?		<input checked="" type="checkbox"/>		
Gas Fireplace?		<input checked="" type="checkbox"/>			Caretaker?		<input checked="" type="checkbox"/>		
Garbage?		<input checked="" type="checkbox"/>			Water?		<input checked="" type="checkbox"/>		
Sewer?		<input checked="" type="checkbox"/>			Other?		<input checked="" type="checkbox"/>		

N. (i) Number of Strata Lot parking stalls included 0 and specific numbers \_\_\_\_\_

- (ii) Are these:  (a) Limited Common Property?  (b) Common Property?  (c) Rented?  
 (d) Long Term Lease?  (e) Other?

O. (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?

**7. GENERAL**

	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Strata Lot, or any other Strata Lot, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		<input checked="" type="checkbox"/>		
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>		<input checked="" type="checkbox"/>		

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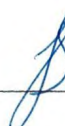
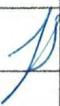
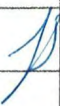
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ADDRESS/STRATA UNIT #: 2377 Bellamy Rd Victoria BC V9B 3M8

7. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Are you aware if the Development of 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?				
D. To the best of your knowledge, has the Strata Lot been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)				
E. Is there a radon mitigation system in the Strata Lot?				
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Strata Lot?				
F. To the best of your knowledge, has the Common Property been tested for radon? (i) If yes, was the most recent test: <input type="checkbox"/> short term or <input type="checkbox"/> long term (more than 90 days) Level: _____ <input type="checkbox"/> bq/m3 <input type="checkbox"/> pCi/L on _____ date of test (DD/MM/YYYY)				
G. Is there a radon mitigation system in the Common Property?				
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Common Property?				

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

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ADDRESS: 2377 Bellamy Rd Victoria BC V9B 3M8

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

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 and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

Seller signatures: Liza Ann Sprang, James Kurt Sprang, and an empty line for 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 Strata Lot and the Common Property and, if desired, to have the same 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 signature lines: BUYER(S), 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 Lot or the Development.

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