

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



Date of disclosure: September 23, 2022

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

ADDRESS/STRATA LOT #: 2320 MacKinnon Rd Pender Island BC V0N 2M1 (the "Strata Lot")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

_____ Principal Residence _____ Residence(s) _____ Barn(s) 1 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.

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 Strata Lot?		JJ		
B. Are you aware of any existing tenancies of the Strata Lot, written or oral?		JJ		
C. Are you aware of any current or pending local improvement levies/charges?		JJ		
D. Are you aware of any pending litigation or claim affecting the Development or the Strata Lot from any person or public body?		JJ		
E. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way affecting the Strata Lot or the Common Property?		JJ		
F. Is there a survey certificate available for the Strata Lot?	JJ			
G. Have you received any other notice or claim affecting the Strata Lot from any person or public body?		JJ		

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ADDRESS/STRATA UNIT #: **2320 MacKinnon Rd** **Pender Island** **BC V0N 2M1**

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 type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" 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 type="checkbox"/> Municipal <input type="checkbox"/> Strata Owned/Operated <input checked="" 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 #: 2320 MacKinnon Rd Pender Island BC V0N 2M1

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 type="checkbox"/> A water provider supplies my water (e.g., local government, private utility) <input checked="" 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 checked="" type="checkbox"/> Not connected Other _____	N/A			
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?			JJ	
(ii) Has the Strata Corporation applied for a water licence and are awaiting response?			JJ	
C. Are you aware of any problems with the water system serving the Common Property?				H
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?				H
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests) for the Common Property?				H
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 _____				H
G. Are you aware of any problems with the sanitary sewer system serving the Common Property?				W
H. Are there any current service contracts for Common Property services (i.e., septic removal or maintenance)?				W
I. If the system serving the Common Property is septic or lagoon and installed after May 31, 2005, are maintenance records available?				W

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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?	JJ			
B. To the best of your knowledge, are the ceilings of all Buildings on the Strata Lot insulated?	JJ			
C. To the best of your knowledge, have the Buildings on the Strata Lot ever contained any asbestos products?		JJ		
D. Has a final building inspection for the Buildings on the Strata Lot been approved or a final occupancy permit been obtained?			JJ	
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 type="checkbox"/> by a WETT certified inspector?				JJ
F. (i) Have the Buildings on this Strata Lot been previously occupied?				JJ
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?		JJ		
G. Does the Strata Lot have any equipment leases or service contracts (e.g. security systems, water purification, etc.)?		JJ		
H. Are you aware of any additions or alterations made to the Strata Lot in the last sixty days?		JJ		
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.)?		JJ		
J. Are you aware of any structural problems with any of the buildings on the Strata Lot?		JJ		
K. Are you aware of any problems with the heating and/or central air conditioning system for the Strata Lot?		JJ		
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?		JJ		
M. Are you aware of any damage to the Strata Lot due to wind, fire or water?		JJ		
N. Are you aware of any infestation or unrepaired damage to any Building on the Strata Lot by insects, rodents or bats?		JJ		
O. Are you aware of any roof leakage or unrepaired roof damage to any Building on the Strata Lot? (Age of roof if known _____ years)		JJ		
P. Are you aware of any problems with the electrical or gas system of the Strata Lot?		JJ		

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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?		JJ		
R. Are you aware of any problems with the swimming pool and/or hot tub on the Strata Lot?				JJ
S. Does the Strata Lot contain unauthorized accommodation?		JJ		
T. Are you aware of any additions, alterations or upgrades made to the Strata Lot that were not installed by the original developer?		JJ		
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?		JJ		
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.				
W. Is this Strata Lot or related Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		JJ		
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? _____		JJ		

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

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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.)?		N		
I. Are you aware of any structural problems with any of the buildings in the Common Property?		N		
J. Are you aware of any problems with the heating and/or central air conditioning system for the Common Property?		N		
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?		N		
L. Are you aware of any damage to the Common Property due to wind, fire or water?		N		
M. Are you aware of any infestation or unrepaired damage to the Common Property by insects, rodents or bats?		N		
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)		N		
O. Are you aware of any problems with the electrical or gas system of the Common Property?		N		
P. Are you aware of any problems with the plumbing system of the Common Property?		N		
Q. Are you aware of any problems with the swimming pool and/or hot tub on the Common Property?		N		
R. Does the Common Property contain unauthorized accommodation?		N		
S. Are you aware of any additions, alterations or upgrades made to the Common Property that were not installed by the original developer?		N		
T. Is the Common Property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		N		
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?		N		
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? _____		N		

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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 checked="" 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>Charlene Mansley</u> Telephone <u>250-882-3787</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? \$ 13.00

Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?		↓			Recreation?		↓		
Heat?		↓			Cable?		↓		
Hot Water?		↓			Gardening?		↓		
Gas Fireplace?		↓			Caretaker?		↓		
Garbage?		↓			Water?		↓		
Sewer?		↓			Other? <u>Common road</u>	↓			

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?		↓		
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>		↓		

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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?		JJ		
D. Has the Strata Lot 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 Strata Lot? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ (DD/MM/YYYY)		JJ		
E. Is there a radon mitigation system in the Strata Lot?		JJ		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Strata Lot?		JJ		
F. 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? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ (DD/MM/YYYY)		JJ		
G. Is there a radon mitigation system in the Common Property?				JJ
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system in the Common Property?				JJ

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

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JJ	JJ	
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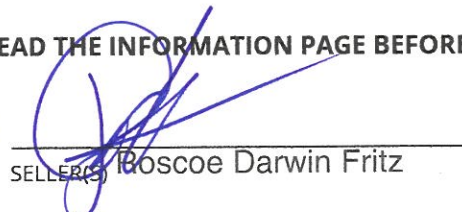
ADDRESS: 2320 MacKinnon Rd Pender Island BC V0N 2M1

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(S) Joanne Leigh Jenkins


SELLER(S) Boscoe Darwin Fritz

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(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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