

# PROPERTY DISCLOSURE STATEMENT LAND ONLY



Date of disclosure: August 26 2021

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

**ADDRESS:** LOT WALHACHIN (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.	<b>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</b>			
<b>1. LAND</b>	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓		
B. Are you aware of any existing tenancies, written or oral?		✓		
C. Are you aware of any past or present underground oil storage tank(s) on the Land?		✓		
D. Is there a survey certificate available?	✓			
E. Are you aware of any current or pending local improvement levies/charges?		✓		
F. Have you received any other notice or claim affecting the Land from any person or public body?		✓		
G. Is the Land managed forest lands?	✓	✓		
H. Is the Land in the Agricultural Land Reserve?	✓			
I. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		✓		
J. Are you aware of any fill materials anywhere on the Land?	✓			
K. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		✓		
L. Are you aware of any uncapped or unclosed water wells on the Land?		✓		
M. Are you aware of any water licences affecting the Land?		✓		
N. Has the Land been logged in the last five years?		✓		
(i) If yes, was a timber mark/licence in place?				
(ii) If yes, were taxes or fees paid?				
O. Is there a plot plan available showing the location of wells, septic systems, crops etc.		✓		
<b>2. SERVICES</b>				
A. Indicate the water system(s) the Land uses: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i>	Lot	28		
B. If you indicated in 2A that the Land 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 Land 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> ?	✓			

INITIALS J.F.

August 26 2021

DATE OF DISCLOSURE

ADDRESS: LOT

WALHACHIN

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Are you aware of any problems with the water system?		<input checked="" type="checkbox"/>		
E. Are records available regarding the quantity and quality of the water available?	<input checked="" type="checkbox"/>	Quantity Only		
F. Indicate the sanitary sewer system the Land is connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				<input checked="" type="checkbox"/>
G. Are you aware of any problems with the sanitary sewer system?				<input checked="" type="checkbox"/>
H. Are there any current service contracts (i.e., septic removal or maintenance)?				<input checked="" type="checkbox"/>
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				<input checked="" type="checkbox"/>
<b>3. BUILDING: (not applicable)</b>				
<b>4. GENERAL:</b>				
A. Are you aware if the Land 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 Land? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Land that renders the Land: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		<input checked="" type="checkbox"/>		
C. Are you aware if the Land, or any portion of the Land, 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?		<input checked="" type="checkbox"/>		

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

Grid area for additional comments and/or explanations. Faint handwritten text "Lot 28" is visible in the center of the grid.

INITIALS 

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