

Property Disclosure Statement
Lot A, District Lot 2450s, SDYD, Plan EPP25799
File: 3412515

Property Address: 599 Testalinden Place

The Province acquired this property in March of 2012 and this statement is intended to provide potential purchasers with information that the Province is aware of regarding this property.

1. Land

- a. The Province is not aware of any encroachments, unregistered easements or unregistered right of ways.
- b. The property has restrictive covenant (CA4592701) placed on the title precluding building within 75 metres of the southern boundary of the lot and requiring a geotechnical review of the property to determine if and how building on the remainder property could occur.
- c. The Province is not aware of any past or current underground oil storage on this property.
- d. A current survey plan is available for this lot.
- e. The Province is not aware of any pending or current local improvement fees.
- f. The Province has not received any claim(s) affecting this property.
- g. The property is not within the Provincial Forest and is not managed as forest land. This property has not been logged in the last 5 years.
- h. The property is located within the Agricultural Land Reserve.
- i. The Province is not aware of any past or present chemical storage anywhere on the land. However, the Province is aware that the property was managed as a vineyard by the previous owner and there was likely storage on pesticides on site prior to the Province obtaining the land.
- j. The Province is not aware of any waste sites on the property.
- k. The Province is not aware of any man made fill areas on the property. Portions of the property were impacted by the 2010 Testalinden Creek slide and materials from this slide were deposited on the property. There was a house on site prior to the slide but it was destroyed by the slide and was removed. The house site was filled with slide debris. Approximately 1 hectare (2.5 acres) of the property was impacted by the slide.
- l. The Province is not aware of any uncapped or unclosed water wells.
- m. The Province is not aware of any water licenses affecting the property.

- n. There is no plot plan available to show the location of crops and the underground irrigation system.

2. Services

- a. The property obtains water for irrigation from the Town of Oliver. The account number for this property with the Town is 007 0000075 000.
- b. Associated with the lot is an easement (K42517) for irrigation purposes. The easement is for irrigation purposes and runs from the subject property to a pump station located on the Oliver water system adjacent to Golden Mile Road.
- c. The Province is not aware of any problems with the water system but it should be noted that the irrigation pipes are thought to be over 19 years old and their condition is unknown. The pump for the system was replaced in 2012 and electrical service is from Fortis BC. The system has been utilized and maintained over the past three seasons.
- d. The Province does not have any records of the quantity and quality of the water but records may be available from the Town of Oliver.
- e. There is no septic system on the property.
- f. There is an electrical service to the property. There is a pole and meter on site. Fortis BC advises that they are prepared to accept an application to supply power to this property.

3. Buildings and Improvements

- a. The property contains approximately 5 acres of irrigated vineyards which are currently being managed under a license of occupation. The Province does not have any records of the management of the vineyards.

4. Management of the Lands

- a. The vineyards are currently being managed by Harpreet Herr (778)-931-1312 under a license of occupation which expires on October 28, 2015 (the license may be extended to allow ice wine grapes to be harvested if conditions are not suitable prior to this date).

The property is being sold “as is, where is”. Purchaser to satisfy themselves as to suitability of property for any intended uses.