



*SUSANNE MIDDLEITCH *** GULF PORT REALTY*

Saturna Island has a moderate climate and is a small vibrant community. Approximately fifty per cent of the Island's stunning landscape of bays, valleys and high rock bluffs are protected within the recently created Gulf Islands National Park Reserve. Officially established in 2003 the park is indeed something special to experience while you're on island. The southern Gulf Islands are one of the most ecologically important—and most at risk—natural areas in western Canada. Many plant species are at their northern limit or are found nowhere else in Canada—like the magnificently gnarled Garry oaks and the red-barked arbutus trees. Tidal pools shimmer with colourful and extraordinary sea creatures, and a myriad of seabirds, orcas, porpoises, seals and sea lions thrive on the bounty of the surrounding ocean. You would surely consider it a wonderful opportunity to own a home or building site on this Island as it is a particularly special place.

GULFPORT REALTY PRESENTS:



Saturna Island General Store

Address: 101 Narveaz Bay Road, Saturna Island

Fully staffed, well managed and profitable General Store that is the heart and soul of a unique and tightly knit community. Centrally located, the amenities from this 6,726 sq ft building/enterprise include: cafe, post office, liquor store, freight service, Encorp license, Saturday market and picnic area. Gross income for 2012 was over 1 million. Additional revenue sources include 3 apartment units, a studio and the only vehicle repair shop on the island. With 2 rare zoning on the 1.45 acre property; (C) Commercial and (ISR) Industrial Storage and Repair there is great potential for growth. This zoning also allows for the construction of a Residential home. This is a Share Purchase Sale. Inventory is not included in the price.

List Price ~ \$1,195,000

The Details:

The Property:

The 1.45 acre property is improved with a 2-storey building utilized as a general store with three ancillary rental apartments; a detached barn that is utilized as a shop / studio; a small studio shed, and picnic shelter / boat storage building.

The General Store: Total Finished Area (sq. ft.): 6,726 mixed use, commercial/residential building along with business and liquor licenses and ancillary building improvements. The building was built in the 1960's and has various renovations, repairs updating and maintenance projects over the years. The most recent project is a new roof membrane cladding replaced in 2010. However, the sloped metal roof portion is not new.

Water Supply: Community Water System 4 user fees plus parcel tax

Septic System: Installed with primary and secondary treatment system with 2 engineered systems. All drawings available and it up to date with maintenance

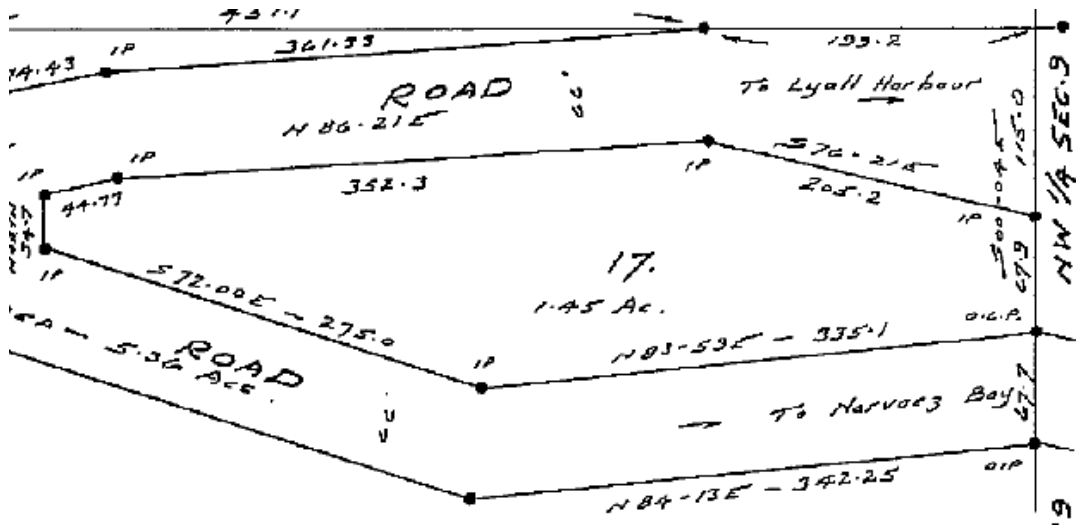
The Apartments: There are three Apartments: one on the main level and two upstairs. Suite (1) 726 sqft Suite (2) 500 sqft - Suite (3) is 500 sqft.

Tenanted Areas:

The garage is 915 sqft. The three apartments, the studio 192 sqft and the Post Office 100 sqft



The Plot Plan:

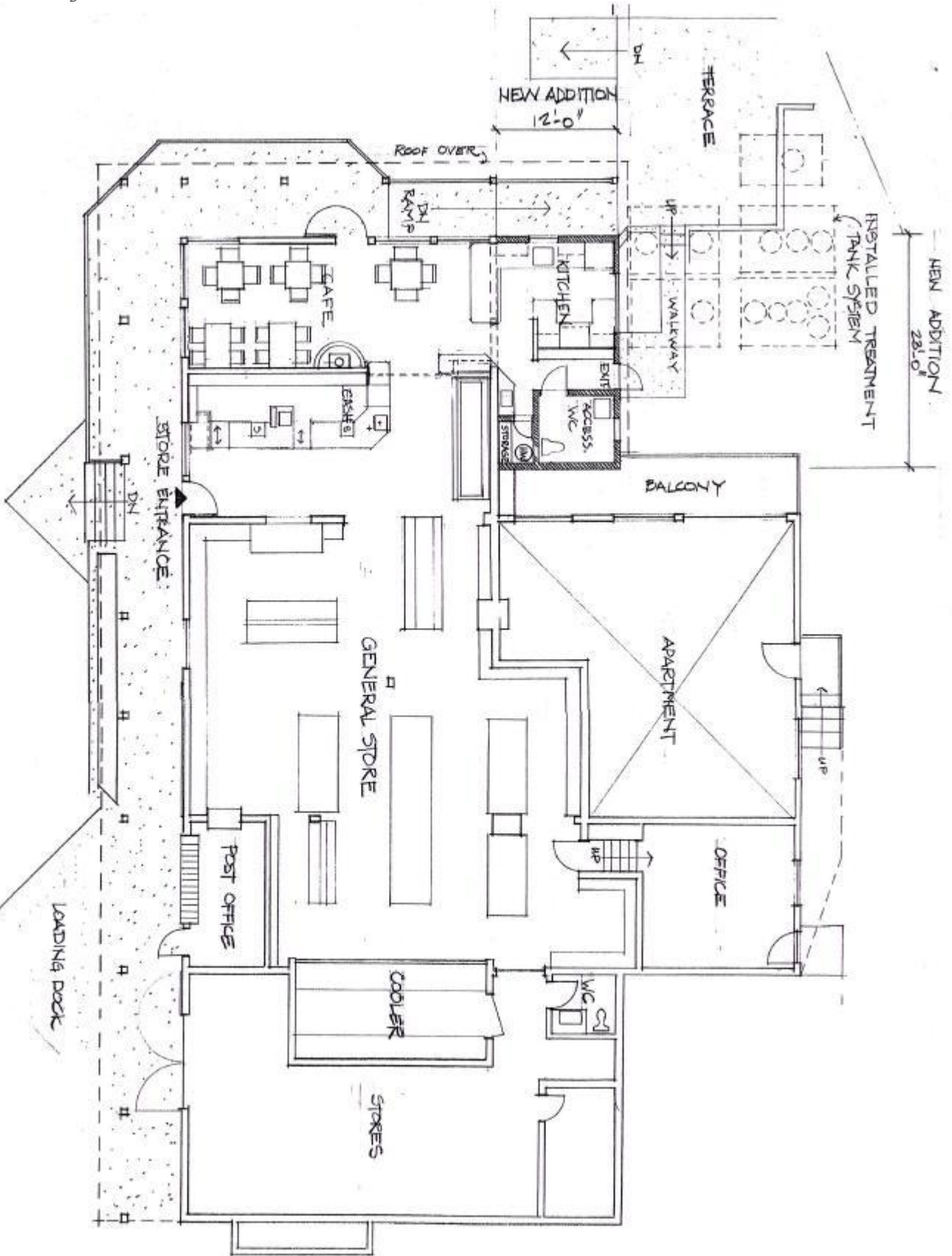


Lot Size and Configuration

The site has an irregular shape with approximately (610.1 ft.) of frontage on Narvaez Bay Road, approximately (636.97 ft) of frontage on East Point Road and an area of (1.45 acres), as shown on the survey plan excerpt above.

The Main Floor Layout Plan

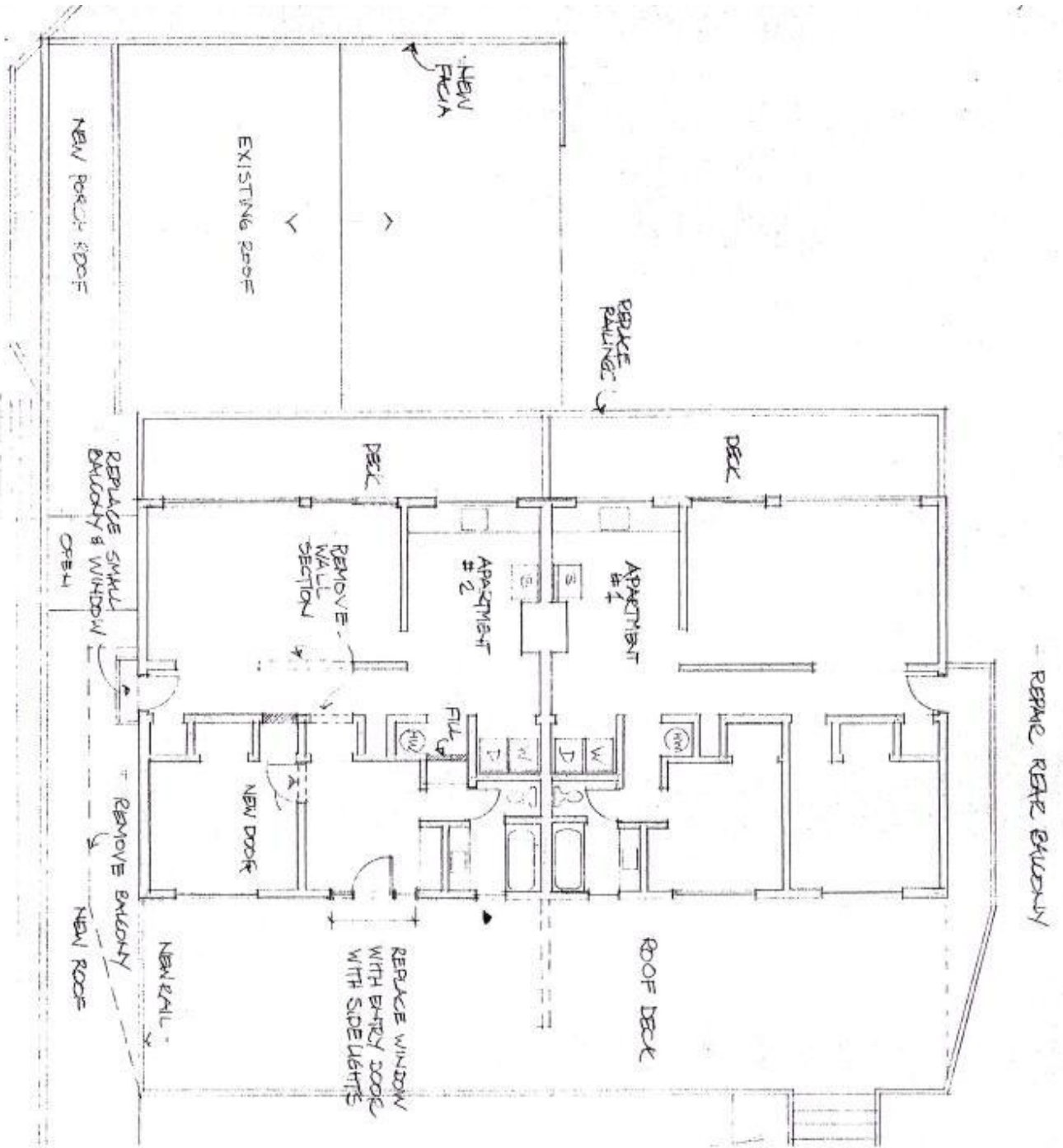
SATURNA GENERAL STORE : MAIN FLOOR PLAN
 1/8" = 1'-0"



SATURNA GENERAL STORE
 SCALE 1/8" = 1'-0"
 DATE: DEC 1999
 ELP

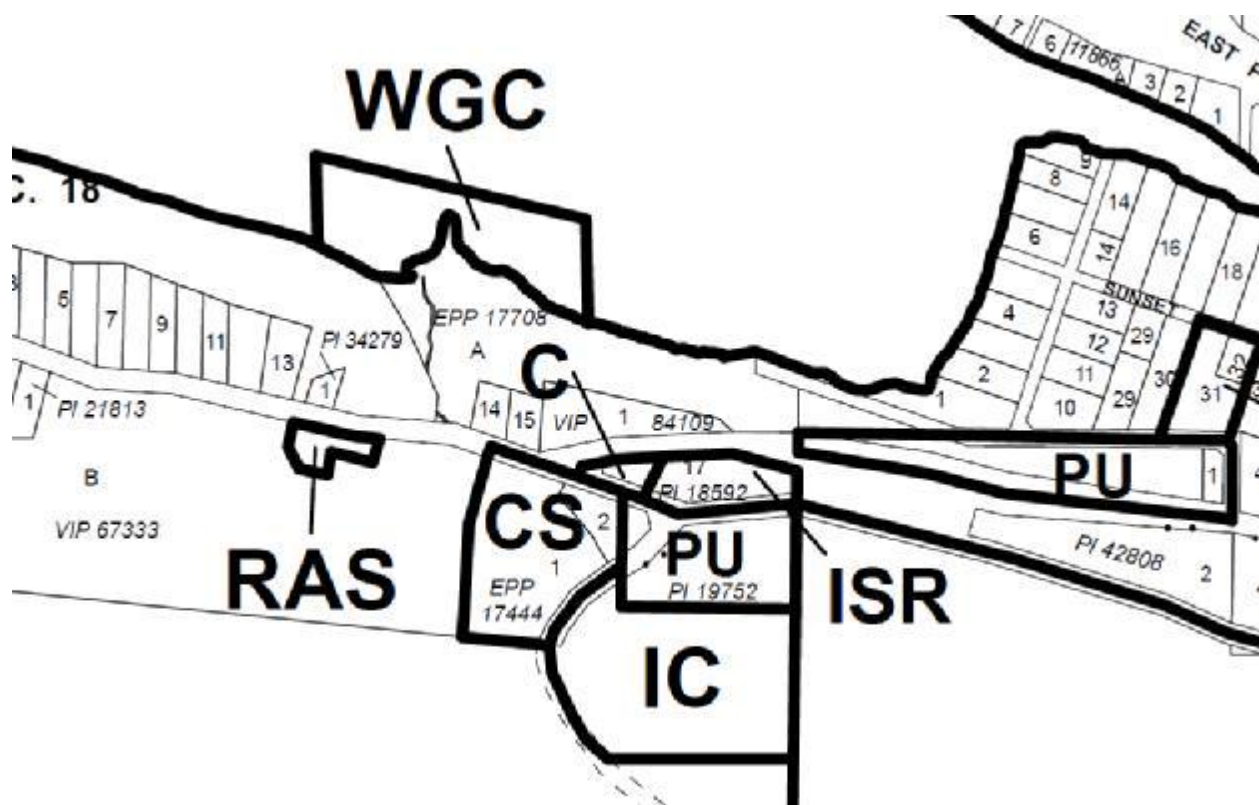
The Upper Floor (Apartments) Layout Plan

① UPPER FLOOR



Zoning

The zoning for the subject property has been established from bylaws as they were in effect at the time of the appraisal. Pertinent sections of this bylaw as they affect the subject property are noted below. The subject property is zoned C (Commercial) and ISR (Industrial Storage and Repairs) as per the Saturna Island Land Use Bylaw No. 78, enacted June 2002 and subsequent amendments.



5.2 Commercial Zone (C)

Permitted Uses

- 5.2.1 In the Commercial (C) Zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.
- 5.2.1(1) retail stores and shops;
 - 5.2.1(2) professional or business offices including medical or dental clinics;
 - 5.2.1(3) barber shops, beauty parlours, shoe repair shops, electric and electronic repair shops, launderette, laundry and dry cleaning shops;
 - 5.2.1(4) printers and publishers;
 - 5.2.1(5) restaurants, cafes, bakeries;
 - 5.2.1(6) places of indoor recreation; and
 - 5.2.1(7) residential.

Lot Coverage

- 5.2.2 *Buildings and structures* shall not cover more than 33 percent of the *parcel* of land on which they are located.

Building Setbacks

- 5.2.3 No *building or structure* except a fence shall be located within 7.6 metres (25 ft.) of any front or rear *lot line*.
- 5.2.4 No *building or structure* except a fence shall be located within 3 metres (10 ft.) of any interior side *lot line*, nor, subject to regulations adopted pursuant to the *Highways Act*, within 4.6 metres (15 ft.) of an exterior side *lot line*.
-

Residential Site Density

- 5.2.5 On the Commercial zoned portion of a lot, a maximum of three self-contained residential units are permitted.

Subdivision Lot Size Requirements

- 5.2.6 No lot having an area less than 0.4 hectares (1 acre) may be created by subdivision.
- 5.2.7 No subdivision plan may be approved unless the lots created by the subdivision have an average area of at least 2.02 hectares (5 acres).
-

6.1 INDUSTRIAL STORAGE AND REPAIRS ZONE (ISR)

Uses Permitted

- 6.1.1 In the Industrial Storage and Repairs (ISR) Zone the following uses are permitted, subject to the regulations set out in this section and the general regulations set out in Part 2, and all other uses are prohibited.
- 6.1.1(1) warehouses;
 - 6.1.1(2) storage yards;
 - 6.1.1(3) contractor's yards and workshops;
 - 6.1.1(4) building materials and supplies sales;
 - 6.1.1(5) freight service;
 - 6.1.1(6) motor vehicle sales and repairs;
 - 6.1.1(7) machinery and parts sales, rentals and repairs;
 - 6.1.1(8) wood, metal and plastic fabricating;
 - 6.1.1(9) welding and machine shops;
 - 6.1.1(10) boat *building* and repairs;
 - 6.1.1(11) *off street parking* lots;
 - 6.1.1(12) marinas for the accommodation, maintenance and servicing of boats including refueling;
 - 6.1.1(14) one *residential unit* in conjunction with an industrial use for the accommodation of the owner, operator or an employee of the principal use is permitted.
- 6.1.2 In addition to the uses permitted in subsection 6.1.1, on the ISR portion of the lot legally described as Lot 17, Plan 18592, Section 8, Cowichan District, Saturna Island the following use is permitted: retail sale of fuels.
- 6.1.3 Despite subsection 6.1.1, on the ISR portion of the lot legally described as Lot 1, Section 18, Plan 14615, Cowichan District, Saturna Island the only uses permitted in addition to those set out in Section 2.1 are: boat *building* and repairs; marinas for the accommodation, maintenance and servicing of boats including refueling; service stations; bulk fuel storage tanks; off street parking lots; and, one *residential unit* in conjunction with an industrial use for the accommodation of the owner, operator or an employee of the principal use is permitted.

Height

- 6.1.4 No *building* shall exceed 15 metres (50 ft.) in *height*.

Lot Coverage

- 6.1.5 *Buildings* and *structures* shall not cover more than 33 percent of the *parcel* of land on which they are located.
-

PROPERTY STATISTICS

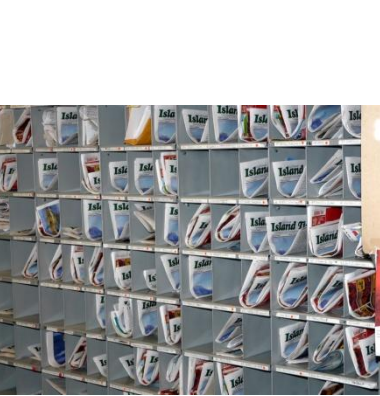
MLS: V4038005
Lot: 17
Legal: Portion Saturna
District: Gulf Islands
Jurisdiction: Saturna Island
Year Built: 1960's

Water: Community water system
Waste: Septic waste system

Lot Size: 1.45 acres
Taxes: \$9,692.29 (2012)



Above information is from sources believed to be reliable, but should not be relied upon without verification. Gulfport Realty assumes no responsibility for its accuracy. All measurements are approximate.



INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT
RURAL PREMISES – LAND AND BUILDING

This form is intended to be used for land and one building. For any additional buildings, please use the **Property Disclosure Statement – Rural Premises – Addendum, Land and Building**.

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
Oct 31 yr. 2013 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 premises 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 premises.

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 premises 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 premises 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.

FOUR 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 premises. 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 property.
2. The buyer must still make the buyer's own inquiries concerning the premises 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.

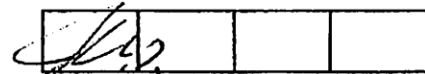
DATE OF DISCLOSURE _____

ADDRESS: 101 Narvaez Ba Road

Saturna Island BC

V0N 2Y0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are you aware of any problems with the sanitary sewer system?		Yes	 	
F. Are there any current service contracts (i.e., septic removal or maintenance)?		Yes	 	
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				Yes
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	Yes			
B. To the best of your knowledge, is the ceiling insulated?	Yes			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		Yes		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	Yes			Yes
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				Yes
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		Yes	 	
G. Are you aware of any structural problems with any of the buildings?		Yes	 	
H. Are you aware of any additions or alterations made in the last sixty days?		Yes	 	
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		Yes	 	
J. Are you aware of any problems with the heating and/or central air conditioning system?		Yes	 	
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		Yes	 	
L. Are you aware of any damage due to wind, fire or water?		Yes	 	
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>64 15</u> years)	Yes		 	
N. Are you aware of any problems with the electrical or gas system?		Yes	 	
O. Are you aware of any problems with the plumbing system?		Yes	 	
P. Are you aware of any problems with the swimming pool and/or hot tub?		Yes	 	Yes
Q. Does the building contain unauthorized accommodation?		Yes	 	
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		Yes	 	
S. Was the building constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		Yes		
T. Is this building covered by home warranty insurance under the Homeowner Protection Act?		Yes		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		Yes		


 INITIALS

DATE OF DISCLOSURE _____

ADDRESS: 101 Narvaez Ba Road

Saturna Island BC

V0N 2Y0

3. BUILDING (continued)				
O. Are you aware of any problems with the plumbing system?		<i>Yes.</i>	Yes.	Yes.
P. Are you aware of any problems with the swimming pool and/or hot tub?		<i>Yes.</i>	Yes.	Yes.
Q. Does the Building contain unauthorized accommodation?		<i>Yes.</i>	Yes.	Yes.
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		<i>Yes.</i>	Yes.	Yes.
S. Was this Building constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)		<i>Yes.</i>	Yes.	Yes.
T. Is this Building covered by home warranty insurance under the Homeowner Protection Act?		<i>Yes.</i>	Yes.	Yes.
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		<i>Yes.</i>	Yes.	Yes.
4. GENERAL				
A. Are you aware if the Building has been used as a marijuana grow operation or to manufacture illegal drugs?		<i>Yes.</i>	Yes.	Yes.
B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Building?		<i>Yes.</i>	Yes.	Yes.
C. Are you aware if the property, or any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		<i>Yes.</i>	Yes.	Yes.

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:


Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

- (a) a defect that renders the real estate
 - (i) dangerous or potentially dangerous to the occupants
 - (ii) unfit for habitation

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

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 disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.



 SELLER(S)

 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 Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

 BUYER(S)

 BUYER(S)

The seller and the buyer understand that neither the listing nor selling agencies or their representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation
 Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or



Date of disclosure: Oct 31/13

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

ADDRESS: 101 Narvaez Ba Road Saturna Island BC V0N 2Y0 (the "Premises")

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.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. DESCRIPTION - This property disclosure statement is in respect of: (describe one building ONLY, the "Building")	YES	NO	DO NOT KNOW	DOES NOT APPLY
2. SERVICES				
A. Indicate the water system(s) the Building uses: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____	<i>J.S.</i>			
B. Are you aware of any problems with the water system?			<input checked="" type="checkbox"/>	
C. Are records available regarding the quantity and quality of the water available?	<i>J.S.</i>			
D. Indicate the sanitary sewer system the Building 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 <u>PRIVATE SEWAGE DISPOSAL SYSTEM</u>	<i>J.S.</i>			
E. Are you aware of any problems with the sanitary sewer system?		<i>J.S.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are there any current service contracts (i.e., septic removal or maintenance)?		<i>J.S.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				<i>J.S.</i>
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	<i>J.S.</i>			
B. To the best of your knowledge, is the ceiling insulated?	<i>J.S.</i>			
C. To the best of your knowledge, has the Building ever contained any asbestos products?		<i>J.S.</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	<i>J.S.</i>			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				<i>J.S.</i>
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		<i>J.S.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any structural problems with the Building?		<i>J.S.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any additions or alterations made in the last sixty days?		<i>J.S.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		<i>J.S.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J. Are you aware of any problems with the heating and/or central air conditioning system?		<i>J.S.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		<i>J.S.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		<i>J.S.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Are you aware of any roof leakage or unrepaired damage? (Age of roof if known: _____ years) <u>15 yrs, 6 yrs</u>		<i>J.S.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		<i>J.S.</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

J.S. [] [] [] []
INITIALS



To view this Property Please Contact:

*Susanne Middleditch
Gulfport Realty Saturna Island
Toll Free 1-800-291-6601 ex (313)
Local 250- 539-2985
Website: www.SaturnaRealestate.com
Facebook: Saturna Island Realestate*

Upon viewing the General Store, the prospective Buyer may have the option to request the financials and other documents with the understanding a Confidentially Agreement will be signed.

