

An Island Beauty! 149 East Point Road, Saturna Island.



Perched on a wee hilltop to capture amazing ocean views, this meticulously and lovingly built 2-bedroom, 1-bathroom, open concept living area with large windows and french doors that open to a panoramic view of Lyall Harbour and the North Shore Mountains. Cozy up to the wood fireplace and recharge from the hustle and bustle of city life. Peace, privacy, and tranquility abound on this remotest of the gulf islands that is made up of one-half Federal/Provincial Park. The forested manicured 0.57-acre lot is easy care and the location is perfect; easy walking distance to all the amenities and the ferry dock.

LIST PRICE \$595,000

Details:

The Cottage approximately 1150 sq ft:

Main level- open concept living dining and kitchen area with lots of windows to show case the view of Lyall Harbour and beyond. A 4-piece tiled bathroom with washer and dryer a Foyer with lots of closet space and decks on both the north and south of the cottage. All the flooring is ¾" fir

Upper level: two bedrooms with a potential roughed in plumbed to install a small sink or remove a section of drywall to re-do the rough plumbing for closet toilet.

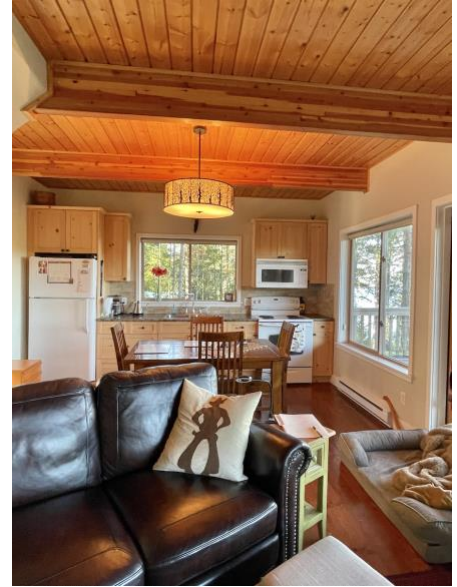
Basement: measures 9 ft. x 23 ft. (approx.). This is the storage area plus space for the generator and freezer.

The Lot- 0.57-acre park like ambiance with lots of tall trees. There is a flat area below the cottage perfect for outdoor games and a flat space at the top to sit and enjoy the summer afternoon sunset.

Water- the Lyall Harbour/Boot Cove water system services the property for approximately \$668.00 per year.

Septic – was installed at the same time as the cottage 2009

The Location- It is ALL about the location here. No need for a car as it is an easy walking distance to the ferry and to the hub of the island: the general store, café and post office, the pub, the recreation centre and the recycling center.



INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT **RESIDENTIAL**

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 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 or other professional 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.

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 4 PAGES



Date of disclosure: Wed. Feb. 9, 2022

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

ADDRESS: **149 East Point Saturna Island** **BC** **VON 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.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY

1. LAND

A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		ENC		
B. Are you aware of any existing tenancies, written or oral?		ENC		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		ENC		
D. Is there a survey certificate available?			ENC	
E. Are you aware of any current or pending local improvement levies/charges?		ENC		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		ENC		

2. SERVICES

A. Please indicate the water system(s) the Premises use: <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) <input type="checkbox"/> Water is diverted from a surface water source (e.g., creek or lake) <input type="checkbox"/> Not connected Other _____				
B. If you indicated in 2.A. that the Premises have 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 Premises already?				ENC
(ii) Have you applied for a water licence and are awaiting response?				ENC
C. Are you aware of any problems with the water system?	ENC	(boil water advisory)		
D. Are records available regarding the quality of the water available (such as geochemistry and bacteriological quality, water treatment installation/maintenance records)?	ENC			

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BUYER'S INITIALS

ENC			
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SELLER'S INITIALS

BC1002 REV. NOV 2021

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DATE OF DISCLOSURE

ADDRESS: 149 East Point Saturna Island BC V0N 2Y0

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are records available regarding the quantity of the water available (such as pumping test or flow tests)?				ENC
F. Indicate the sanitary sewer system the Premises are connected to: <input type="checkbox"/> Municipal <input type="checkbox"/> Community <input checked="" 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?		ENC		
H. Are there any current service contracts; (i.e., septic removal or maintenance)?		ENC		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			ENC	

3. BUILDING

A. To the best of your knowledge, are the exterior walls insulated?	ENC			
B. To the best of your knowledge, is the ceiling insulated?	ENC			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		ENC		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	ENC			
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) <input type="checkbox"/> by local authorities? (ii) <input checked="" type="checkbox"/> received WETT certificate?	ENC			
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		ENC		
G. Are you aware of any structural problems with any of the buildings?		ENC		
H. Are you aware of any additions or alterations made in the last 60 days?		ENC		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		ENC		
J. Are you aware of any problems with the heating and/or central air conditioning system?		ENC		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		ENC		
L. Are you aware of any damage due to wind, fire or water?		ENC		

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BUYER'S INITIALS

ENC		
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SELLER'S INITIALS

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DATE OF DISCLOSURE

ADDRESS: 149 East Point Saturna Island BC V0N 2Y0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years)		ENC		
N. Are you aware of any problems with the electrical or gas system?		ENC		
O. Are you aware of any problems with the plumbing system? NEW HOT WATER TANK 2021		ENC		
P. Are you aware of any problems with the swimming pool and/or hot tub?				ENC
Q. Do the Premises contain unauthorized accommodation?		ENC		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		ENC		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, within the last 10 years? (If so, attach required Owner Builder Disclosure Notice.)		ENC		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?			ENC	
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (i) If yes, what is the rating number? _____ (i) When was the energy assessment report prepared? _____ (DD/MM/YYYY)			ENC	
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? Level: _____ <input type="checkbox"/> Bq/m3 or <input type="checkbox"/> pCi/L on _____ _____ (DD/MM/YYYY)			ENC	
W. Is there a radon mitigation system on the Premises? (i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?			ENC	

4. GENERAL

A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		ENC		
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BUYER'S INITIALS

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ENC		
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SELLER'S INITIALS

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DATE OF DISCLOSURE

ADDRESS: 149 East Point Saturna Island BC V0N 2Y0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>		ENC		
C. Are you aware if the property, of any portion of the property, 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?		ENC		

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 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)

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)

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 Premises.

*PREC represents Personal Real Estate Corporation

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APPLICATION FOR SEWAGE DISPOSAL SYSTEM PERMIT

COMPLETE TOP SECTION ONLY

NEW CONSTRUCTION ALTERATION REPAIR

LOT/PARCEL INFORMATION	LEGAL DESCRIPTION OF PROPOSED DISPOSAL SYSTEM LOCATION		
	PLAN	19556 LOT 12	SECTION 52 PAR. 18 DISTRICT COW. BLOCK
STREET ADDRESS/GENERAL LOCATION 149 Carpoint Rd., Sarawak, B.C.			
OWNER	NAME [REDACTED] TELEPHONE [REDACTED]		
	MAILING ADDRESS [REDACTED] CITY [REDACTED] POSTAL CODE [REDACTED]		
APPLICANT	NAME Sarwana Garaget Contracting Ltd. TELEPHONE 250-539-5423		
	MAILING ADDRESS P.O. Box 130 CITY Sarawak, B.C. POSTAL CODE V6N 2Y0		
PREMISES INFORMATION	SEWAGE DISPOSAL SYSTEM WILL SERVE: <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> DUPLEX <input type="checkbox"/> OTHER SPECIFY _____		NUMBER OF BEDROOMS 2
	ESTIMATED DAILY SEWAGE FLOW 150 L.G.		CARBURATOR <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
SYSTEM INFORMATION	APPROVED SEPTIC TANK	APPROVED PACKAGE TREATMENT PLANT	SAND MOUND INFILTRATION BED AREA
	MANUFACTURER Prouda	MAKE	METHOD OF EFFLUENT DISTRIBUTOR <input checked="" type="checkbox"/> GRAVITY <input type="checkbox"/> PRESSURE <input type="checkbox"/> SERIAL <input type="checkbox"/> OTHER
	MATERIAL PVC	MODEL	PIPE DIAMETER
	LIQUID VOLUME OF SEPTIC TANK 200 L.G.	TREATMENT CAPACITY	TOTAL LENGTH OF PIPE/CHAMBER 200'
SITE INFORMATION	AREA OF LOT 1.6 A.		SOURCE OF DOMESTIC WATER Borehole/Local Area Stream
	DISTANCES OF PROPOSED DISPOSAL FIELD TO SOURCES OF DOMESTIC WATER & BODIES OF NON-TIDAL WATER:		
	FROM OWN WELL: NA	FROM STREAM OR LAKE: NA	
	FROM NEIGHBOURS WELL: NA	FROM WATER LINES: 30'	
COMPLETED SITE INVESTIGATION REPORT REQUIRED	ARE THERE ANY RESTRICTIVE COVENANTS AND/OR EASEMENTS WHICH WILL AFFECT THE LOCATION OF THE SYSTEM? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES. IF YES, EXPLAIN AND ATTACH DOCUMENTS		
SIGNATURE	THE INFORMATION ON THIS APPLICATION IS ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE:		
	SIGNATURE: [Signature]	DATE: Jan. 5/04.	

ATTACH A SITE PLAN TO THE COMPLETED APPLICATION PACKAGE (Application Form, Notice, Assentization and Site Investigation Report)

PERMIT NUMBER	PURSUANT TO THIS APPLICATION, THE ONE YEAR SEWAGE DISPOSAL GUIDELINES AND THE SEWAGE DISPOSAL REGULATIONS, PERMISSION IS HEREBY GRANTED TO CONSTRUCT, INSTALL, ALTER, OR REPAIR A SEWAGE DISPOSAL SYSTEM. THIS PERMIT MAY BE CANCELLED IF VIOLATIONS ARE MADE TO THESE PLANS AND SPECIFICATIONS. CONSTRUCTION MUST NOT COMMENCE UNTIL THIS PERMIT HAS BEEN ISSUED BY THE MEDICAL HEALTH OFFICER OR ENVIRONMENTAL HEALTH OFFICER.		
PERMIT TO CONSTRUCT <input type="checkbox"/>	<p>ALTERNATE METHOD - SEPTIC TANK SHALLOW TRENCH (24" WIDE X 12" DEEP) FILTER/SCREEN REQUIRED. FINAL SYSTEM PLAN REQUIRED.</p> <p style="text-align: right; font-size: 2em;">FINAL</p>		
CONDITIONS <input type="checkbox"/>			
APPLICATION REJECTED <input type="checkbox"/>			
REASONS <input type="checkbox"/>			
OFFICE USE ONLY			
PAID <input checked="" type="checkbox"/>	E.F.O. [Signature]	DATE: Jan 13/04	
AMOUNT 250	NOTE: AUTHORIZATION TO USE A SEWAGE DISPOSAL SYSTEM MUST BE GRANTED IN WRITING BY THE AUTHORITY HAVING JURISDICTION BEFORE BACKFILLING. CHECK WITH YOUR LOCAL AUTHORITIES REGARDING BUILDING AND ZONING BYLAWS.		
\$ OF RECEIPT 1735	INSTALLING AND USE AUTHORIZED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
DATE Jan 13/04	COMMENTS:		
INITIALS [Signature]	SIGNATURE: [Signature]	DATE: April 30/04	

F-100 FORMS (W/PERMIT) 665 - NOVEMBER 1997 THIS PERMIT IS NOT TRANSFERABLE AND EXPIRES ONE YEAR FROM THE DATE OF ISSUE

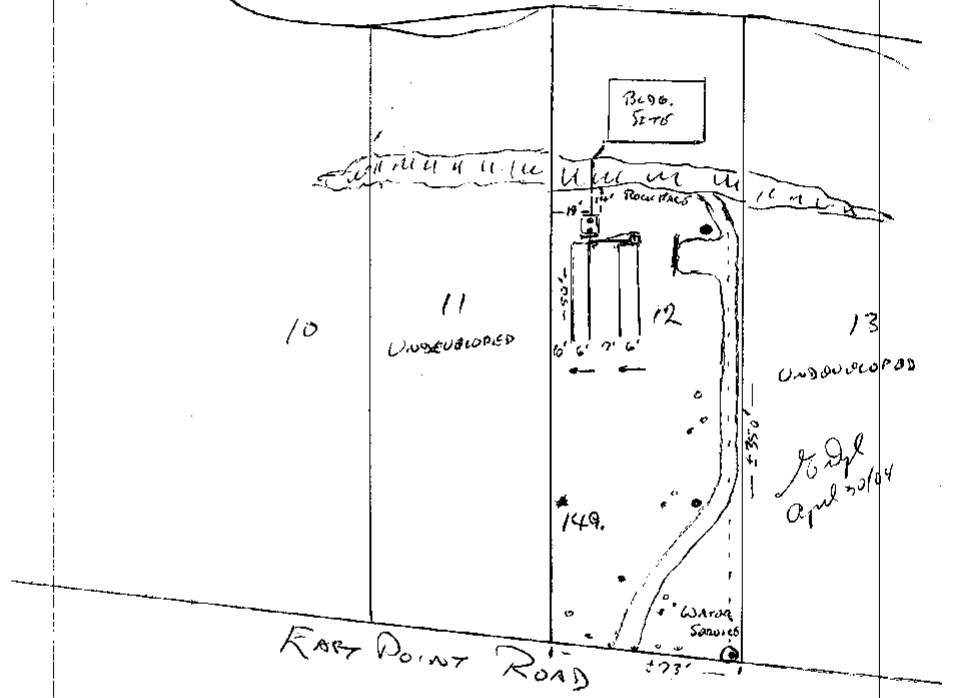
The information provided is for the sole use of the recipient. No guarantee as to the accuracy of the information is implied or accepted by VIHA and the recipient is advised to confirm all information.

AS BUILT SKETCH

LOT 12, PLAN 19556, 149 EAST POINT RD, SATURNIA, B.C.

KYLL HARBOR N.T.S.

Handwritten scribbles and a north arrow pointing upwards.





HEALTH PROTECTION & ENVIRONMENTAL SERVICES
**DECLARATION/REQUEST
FOR FINAL INSPECTION OF
SEWAGE DISPOSAL SYSTEM**

**THE SEWAGE DISPOSAL SYSTEM
AT ADDRESS:**

149 EAST POINT ROAD

LEGAL DESCRIPTION:

Plan 19556 Lot 12 Section 18 District

is ready for final inspection.

The installation has been completed in accordance with the Sewage Disposal Regulations of British Columbia, Capital Health Region Guidelines and conditions specified on the permit.

WAIVER OF INDEMNITY:

The undersigned, applicant, developer, contractor, or owner, assumes all risks or hazards incidental to health inspection services and agrees to release, dissolve, save harmless and keep indemnified the Capital Health Region and its officials, agents, servants and representatives, from and against all claims, actions, costs, expenses and demands in respect to death, injury, loss or damage to the person or property of the applicant, developer, contractor or owner, howsoever caused, arising out of or in conjunction with the health inspection services, notwithstanding that the same may have been contributed to, caused or occasioned by the negligence of the Capital Health Region, its officers, employees, officials, agents, servants and representatives. It is understood that no warranty is implied for health inspection services of the Capital Health Region and that this agreement is to be binding on my self, my heirs, executors and assigns.

APR. 24/04
DATE

[Signature]
SIGNATURE (OWNER/APPLICANT/INSTALLER)

SERRA CARROTT CONTRACTING LTD.
CONTRACTOR/INSTALLER

P.O. Box 130, Port Moody, B.C.
PRESENT ADDRESS

250-539-5423
TELEPHONE NUMBER

**A FINAL INSPECTION WILL NOT BE CARRIED OUT UNTIL THIS
DECLARATION IS COMPLETED AND SUBMITTED.**



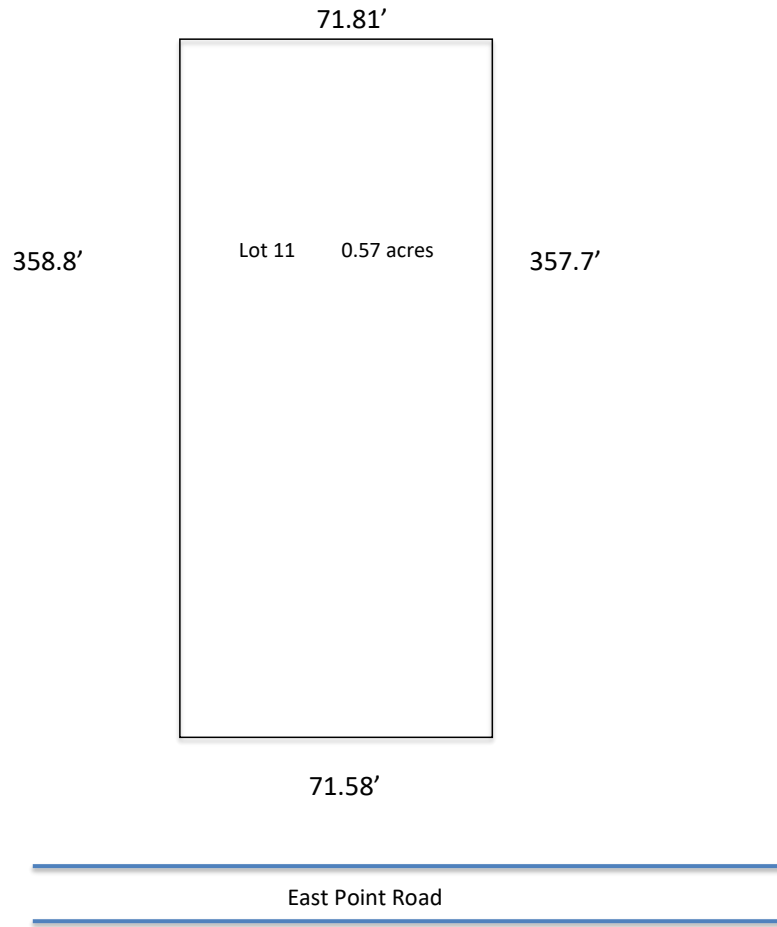
HEALTH PROTECTION & ENVIRONMENTAL SERVICES
SITE INVESTIGATION REPORT

LOT/PARCEL INFORMATION	LEGAL DESCRIPTION OF PROPERTY		
	PLAN	LOT	SECTION DISTRICT
OWNER INFORMATION	NAME		
	MAILING ADDRESS		
SITE INFORMATION	AREA OF LOT	SOURCE OF DOMESTIC WATER	
	DEPTH OF SOIL TO: (INCHES)	DISTANCES OF PROPOSED DISPOSAL FIELD TO SOURCES OF DOMESTIC WATER:	
	HARDPAN	FROM OWN WELL	FROM NEIGHBORS WELL
	BEDROCK	FROM STREAM OR LAKE	FROM WATER LINES
RESTRICTIVE COVENANTS AND/OR EASEMENTS	ARE THERE ANY RESTRICTIVE COVENANTS AND/OR EASEMENTS WHICH WILL AFFECT THE DESIGN OF THIS SUBDIVISION AND/OR SEWAGE DISPOSAL SYSTEM?		
SITE INVESTIGATION	DESCRIBE SOIL CONDITIONS FOUND IN EACH OF THE TWO 4 FOOT INSPECTION HOLES - SPECIFY TYPES OF SOIL ENCOUNTERED, DEPTH OF NATURAL POROUS SOIL AND DEPTH AT WHICH WATER TABLE, CLAY, HARDPAN AND/OR ROCK ENCOUNTERED:		
	INSPECTION HOLE #1 (SPECIFY DEPTH IN INCHES)	INSPECTION HOLE #2 (SPECIFY DEPTH IN INCHES)	
PERCOLATION TEST RESULTS AS PER SCHEDULE 1, (See 1b)	AVERAGE PERCOLATION RATE FOR EACH HOLE		
	PERCOLATION TEST HOLE #1	PERCOLATION TEST HOLE #3	PERCOLATION TEST HOLE #4
	PERCOLATION TEST HOLE #2	THE AVERAGE PERCOLATION RATE OF THE FOUR HOLES IS:	
	DATE OF TESTS		
SITE INVESTIGATION PERFORMED BY	NAME		
	ADDRESS		
POSTAL CODE		TELEPHONE NUMBER	
SIGNATURE		DATE	

SITE INVESTIGATION REPORT - KUBHDFORM - ORHEM - NOVEMBER 1998

The information provided is for the sole use of the recipient. No guarantee as to the accuracy of the information is implied or accepted by VIHA and the recipient is advised to confirm all information.

Plot Plan for 149 East Point Road N



Note* all measurements are approximate.

Appendix J

Certificate of Occupancy

Hold No. 3.339.5(04)



ISSUED BY THE BUILDING INSPECTION DIVISION OF THE
CAPITAL REGIONAL DISTRICT
PURSUANT TO THE BRITISH COLUMBIA LOCAL GOVERNMENT ACT

Permit No. ST04-128

THIS IS TO CERTIFY that the premises sacred herein have been constructed under the authority of a valid Building Permit and have received the final inspection.

THIS BUILDING IS NOW COMPLETED AND READY FOR OCCUPANCY.

FOUO No. 754 07200.000

Owner GORDON JOHNSON

Address 149 EAST POINT RD

Street

LEGAL DESCRIPTION

11

15

19556

16

LOT

SECTION

BLOCK

PLAN

LAND DISTRICT

Portion SATURNA ISLAND.

No action may be brought against the Capital Regional District or its officials or servants for anything done or left undone in good faith in the performance or intended performance of any authority conferred or duty imposed under this or any other Bylaw adopted by the Capital Regional District pursuant to the British Columbia Local Government Act.

NO REPRESENTATION BY CRD

Neither the issuance of a permit, Certificate of Occupancy or Conditional Certificate of Occupancy under this bylaw nor the acceptance or review of plans, drawings or specifications or supporting documents, nor any inspections made by or on behalf of the Capital Regional District constitute in any way a representation, warranty, assurance or statement that the Building Code, this Bylaw or any other applicable enactments, codes, and standards have been complied with.

All building in the Capital Regional District Electoral Areas is regulated by Building Regulation Bylaw No. 2950

April 9, 2009

Date

[Signature]

Signature of Owner

17-4-09

Date

[Signature]

Signature Building Inspector

AERIAL VIEW



Important

This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

Printed Wed, Mar 4, 2015

149 East Point

Saturna Island

Regional Community Atlas

Capital Regional District
grs@crd.bc.ca
<http://www.crd.bc.ca>



TITLE SEARCH PRINT

File Reference: 149 East Point
Declared Value \$341000

2022-02-07, 13:47:38
Requestor: Susanne Middleditch

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

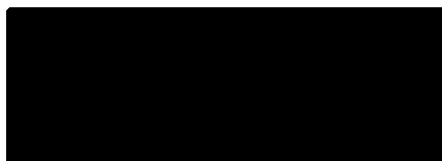
Land Title District VICTORIA
Land Title Office VICTORIA

Title Number CA5298363
From Title Number EV3473

Application Received 2016-06-29

Application Entered 2016-07-04

Registered Owner in Fee Simple
Registered Owner/Mailing Address:



Taxation Authority Capital Assessment Area

Description of Land
Parcel Identifier: 003-742-156
Legal Description:
LOT 11, SECTION 18, SATURNA ISLAND, COWICHAN DISTRICT, PLAN 19556

Legal Notations NONE

Charges, Liens and Interests
Nature: MORTGAGE
Registration Number: CA5298364
Registration Date and Time: 2016-06-29 07:37
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION, IN TRUST (SEE DF BL051963)
INCORPORATION NO. FI 97

Nature: LAND TAX DEFERMENT ACT AGREEMENT
Registration Number: WX2089546
Registration Date and Time: 2018-09-05 11:40
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: RESTRICTS DEALINGS

Duplicate Infeasible Title NONE OUTSTANDING



Gulfport Realty for Saturna Island and the Gulf Islands

Toll Free: 1- 800- 291- 6601 (ext 313)

Direct line: 604-916-6887

Email:info@saturnarealestate.com

Website:www.SaturnaRealestate.com