



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:



Address: 206 Old Point Road, Saturna Island

Beautiful Low-Bank Oceanfront Lot Waiting for your Dream Home!!

The Details:

The Property:

This 0.79 acre is level and easy access to the water

Location: *Close to the common dock and a view of the ferry landing.*

Water Supply: *is provided by the Old Point Farm water system and is at the lot line ready to be hooked up*

Septic: *has been perc tested and ready to install.*

Direction: *North facing.*

About Old Point Farm:

*See my Website * Saturna Properties* and then scroll to Old Point Farm for more information*



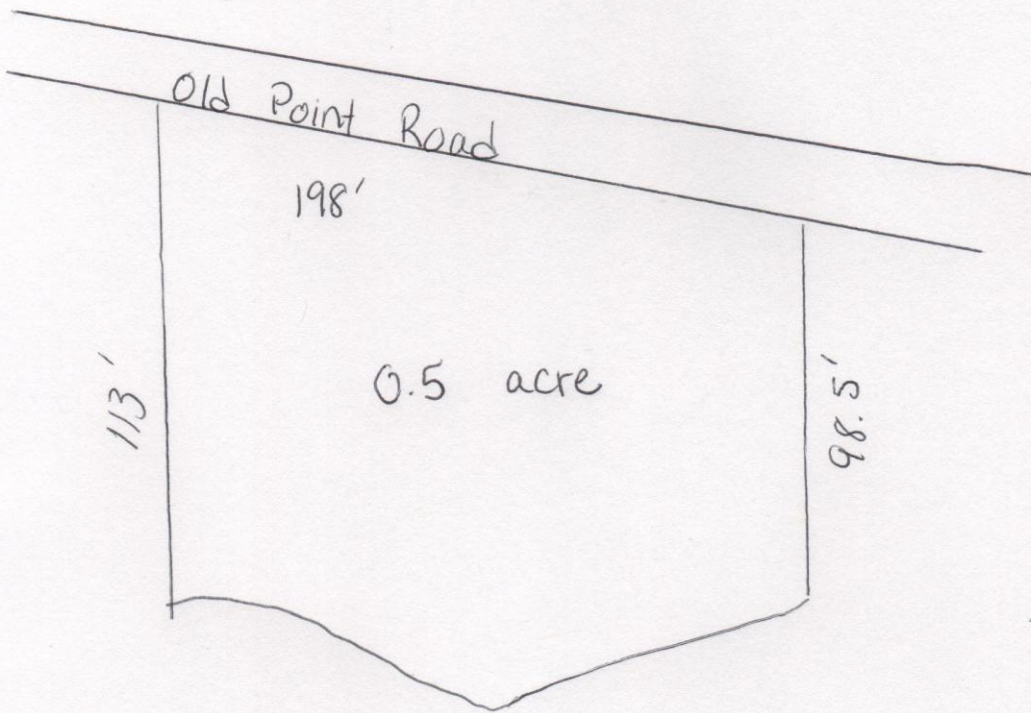
Susanne Middleditch : Toll Free 1-800 291-6601 (313) Local (250) 539-2985 Fax (250) 539-2984



Center of the Property Towards the Water

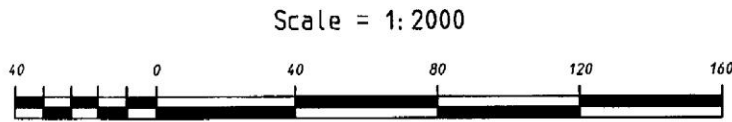


Plot Plan for Lot 25 Old Point Road



Waterfront

Plan Showing Allotment Areas On: Old Point Farm Saturna Island

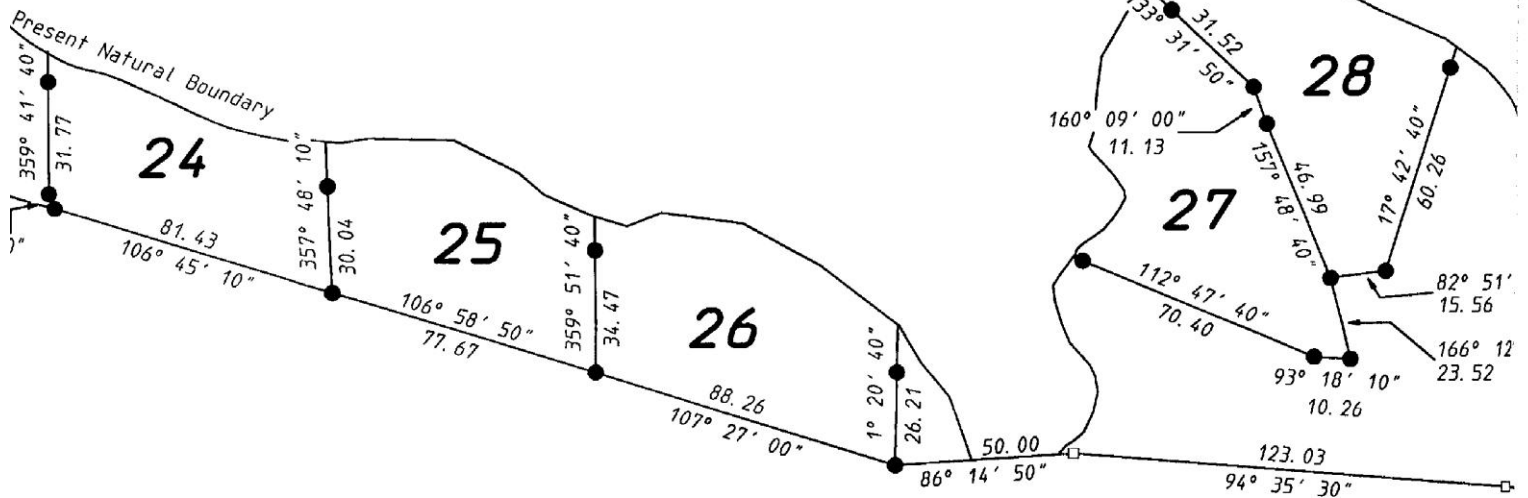


Distances are in Metres, unless otherwise indicated.

Legend:

- Denotes Angle Iron Set
- Denotes Standard Iron Post (Type 5) Placed
- Denotes Standard Iron Post (Type 5) Found

Lot 1
Plan 11378



PROPERTY STATISTICS

MLS: V893844
Lot: 25
Legal: Old Point Farm Portion Saturna
District: Gulf Islands
Jurisdiction: Saturna Island

Lot Size: 0.50 acre
Maintenance Fees Aprox: \$ 2,750 (2010)



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.

View From the Water



Center of Property looking towards Shed



View From the Water





PROPERTY DISCLOSURE STATEMENT LAND ONLY

PAGE 1 of 2 PAGES



Date of disclosure: June 3, 2011

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

ADDRESS: 206 Old Point Road Saturna Island, BC V0N2Y0 (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.	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?		EA	X	X
B. Are you aware of any past or present underground oil storage tank(s) on the Land?		EA	X	X
C. Is there a survey certificate available?		EA	X	X
D. Are you aware of any current or pending local improvement levies/charges?		EA	X	X
E. Have you received any other notice or claim affecting the Land from any person or public body?		EA	X	X
F. Is the Land managed forest lands?		EA	X	X
G. Is the Land in the Agricultural Land Reserve?		EA	X	X
H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?		EA	X	X
I. Are you aware of any fill materials anywhere on the Land?		EA	X	X
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?		EA	X	X
K. Are you aware of any uncapped or unclosed water wells on the Land?		EA	X	X
L. Are you aware of any water licences affecting the Land?		EA	X	X
M. Has the Land been logged in the last five years?		EA	X	X
(i) If yes, was a timber mark/licence in place?			X	X
(ii) If yes, were taxes or fees paid?			X	X
N. Is there a plot plan available showing the location of wells, septic systems, crops etc.	EA		X	X
2. SERVICES				
A. Indicate the water system(s) the Land uses: Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____	EA			
B. Are you aware of any problems with the water system?		EA	X	
C. Are records available regarding the quantity and quality of the water available?	EA			
D. Indicate the sanitary sewer system the Land is connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____	EA			
E. Are you aware of any problems with the sanitary sewer system?		EA		
F. Are there any current service contracts (i.e., septic removal or maintenance)?		EA		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		EA		

EA

INITIALS

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June 3, 2011

DATE OF DISCLOSURE

ADDRESS: 206 Old Point Road

Saturna Island, BC

V0N2Y0

3. BUILDING: (Not Applicable)	YES	NO	DO NOT KNOW	DOES NOT APPLY
<i>Shed only</i>		<i>EA</i>		
4. GENERAL:				
A. Are you aware if the Land has been used as a marijuana grow operation or to manufacture illegal drugs?		<i>EA</i>	X	X
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 Premises?		<i>EA</i>	X	X

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.

INFORMATION PAGE BEFORE SIGNING.

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 6 June day of 2011 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 Land and, if desired, to have the Land 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 Land.

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