

Appendix J

CAPITAL
REGIONAL
DISTRICT

Certificate of Occupancy

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

Hold
No. 6.310.S(05)

Permit
No. ST05-239

THIS IS TO CERTIFY

that the premises named 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.

FOLIO No. 784

07282.920

Owner MONEY

FAMILY PROJECTS

Address

240 EAST POINT ROAD



#

Street

LEGAL DESCRIPTION

B

VIP74669

16

LOT

SECTION

BLOCK

PLAN

LAND DISTRICT

Portion SATURNIA 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. 2990

Sept 11/06

Date

Signature of Owner

Sept 19/06

Date

Signature Building Inspector

TO: Capital Regional Health Authority
FAX: 250 - 544-2425 DATE: June 9, 2005
FROM: John Money
FAX: 250 - 539-5924 PHONE: 250 - 539-2975

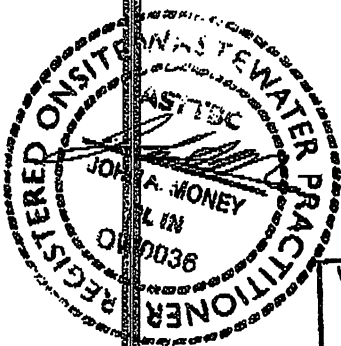
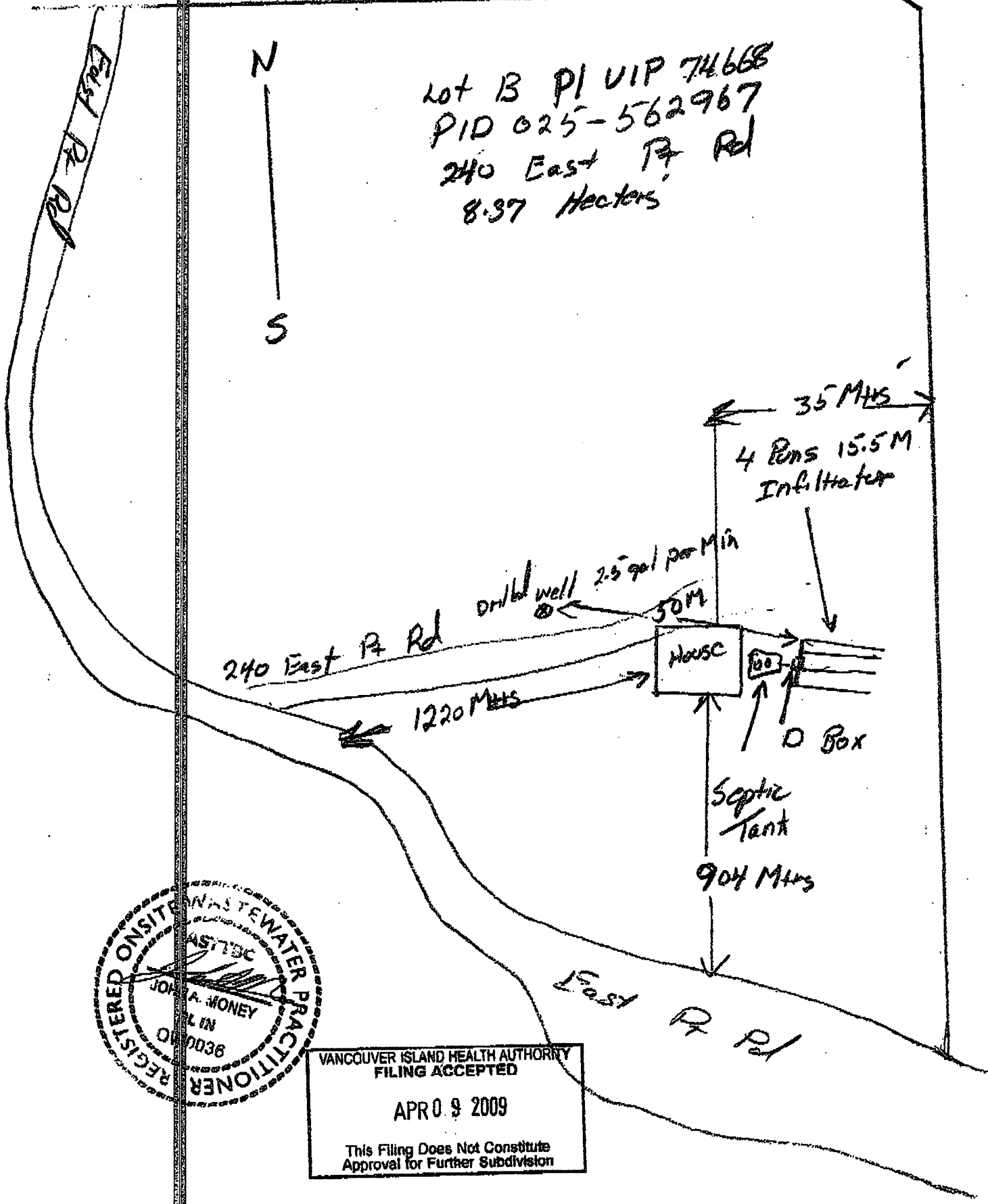
RE: LOT B, SECTION 17, VIP 74669

Single family dwelling
Daily Sewage Flow 250 gallons.
Hydraulic loading rate 0.6
Type 1 System, Septic tank and Gravity field
Soil dry fine sandy loam coarse roots to 20" then fine roots to 40" hole to 48"
with no sign of water standing, staining, or channeling.
750 gal. plastic Premier Tank two compartment, with outlet filter, Premier D
box, gravity into 4 50-foot run of infiltrators.
No sign of water table or movement, interceptor drains not required.
Field area 60 feet by 30 feet level surrounded by forest, & no slopes over 8%.
Materials to CSA Standard, Premier Poly Tank & D Box, Infiltrators ^pipes
standard CSA sold by Terasen.



Lot B PI VIP 74668
PID 025-562967
240 East P Rd
8.37 Hectars

N
S



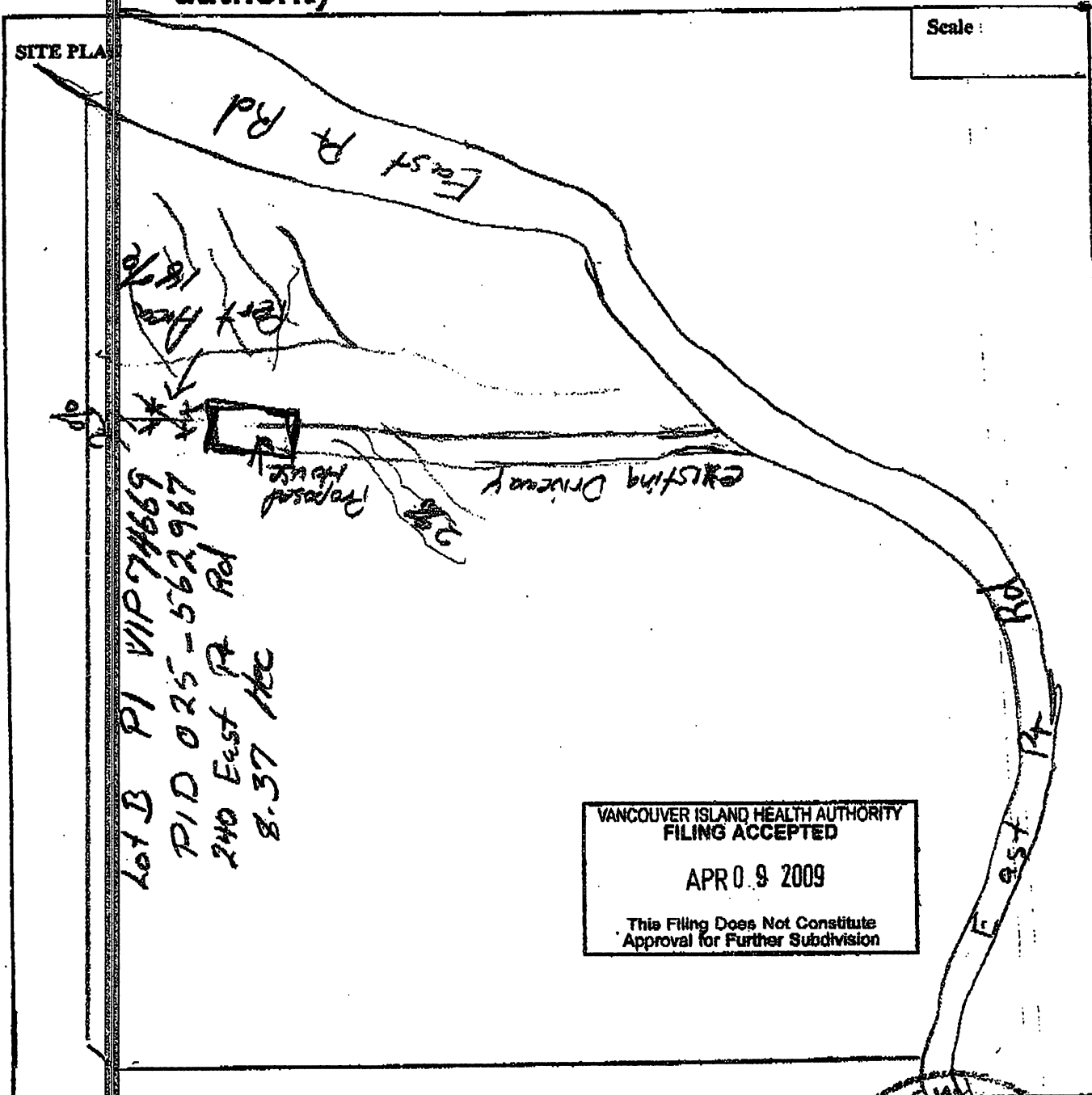
VANCOUVER ISLAND HEALTH AUTHORITY
FILING ACCEPTED
APR 9 2009
This Filing Does Not Constitute
Approval for Further Subdivision

S
N

VANCOUVER ISLAND
health
authority

Scale:

SITE PLAN



VANCOUVER ISLAND HEALTH AUTHORITY
FILING ACCEPTED

APR 09 2009

This Filing Does Not Constitute
Approval for Further Subdivision

PERC TEST RESULTS

Hole #1	3
Hole #2	4
Hole #3	4
Hole #4	3
	3.5

SOIL INVESTIGATION RESULTS(Describe)

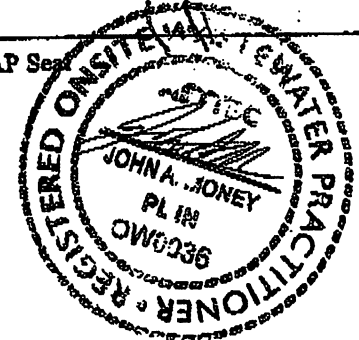
Observation Hole #1

118 CM
Sandy loam
full root
penetration

Observation Hole #2

118 CM
Sandy loam
full root
penetration

AP Sec



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: March 25, 2017

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:
ADDRESS/BARE-LAND STRATA LOT #: 240 East Point Road (B)
Saturna Island BC V0N2Y0 (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 RESPONSES.			
		YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND					
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?			<i>cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any existing tenancies, written or oral?		<i>cm</i>	<i>cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?			<i>cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Is there a survey certificate available?			<i>cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Are you aware of any current or pending local improvement levies/charges?			<i>cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Have you received any other notice or claim affecting the Premises from any person or public body?			<i>cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. SERVICES					
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/> Other _____					
B. Are you aware of any problems with the water system?			<i>cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are records available regarding the quantity of the water available?			<i>cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Are records available regarding the quality of the water available?			<i>cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Indicate the sanitary sewer system the Premises are 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 _____					
F. Are you aware of any problems with the sanitary sewer system?			<i>cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are there any current service contracts; (i.e., septic removal or maintenance)?			<i>cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			<i>cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. BUILDING					
A. To the best of your knowledge, are the exterior walls insulated?		<i>cm</i>			
B. To the best of your knowledge, is the ceiling insulated?		<i>cm</i>			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			<i>cm</i>		
D. Has a final building inspection been approved or a final occupancy permit been obtained?		<i>cm</i>			
E. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? <input type="checkbox"/> ii.) received WETT certificate? <input type="checkbox"/>		<i>cm</i>			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?			<i>cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any structural problems with any of the buildings?			<i>cm</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>cm</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>cm</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

cm ☐ ☐

INITIALS

March 25, 2017

PAGE 2 of _____ PAGES

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 240 East Point Road

(B)

Saturna Island

BC

V0N2Y0

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		Cm		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		Cm		
L. Are you aware of any damage due to wind, fire or water?		Cm		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>Sept. 2006</u>)		Cm		
N. Are you aware of any problems with the electrical or gas system?		Cm		
O. Are you aware of any problems with the plumbing system?		Cm		
P. Are you aware of any problems with the swimming pool and/or hot tub?		Cm		
Q. Do the Premises contain unauthorized accommodation?		Cm		
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		Cm		
S. Were these Premises 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.)		Cm		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		Cm		
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? _____		Cm		
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		Cm		
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?		Cm		
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?		Cm		

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

Cm

INITIALS

March 25, 2017

DATE OF DISCLOSURE

PAGE 3 of _____ PAGES

ADDRESS/BARE-LAND STRATA LOT #: 240 East Point Road

(B)

Saturna Island

BC

V0N2Y0

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

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER(S)

C. Money

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 _____, 2017.
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 brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

*PREC represents Personal Real Estate Corporation

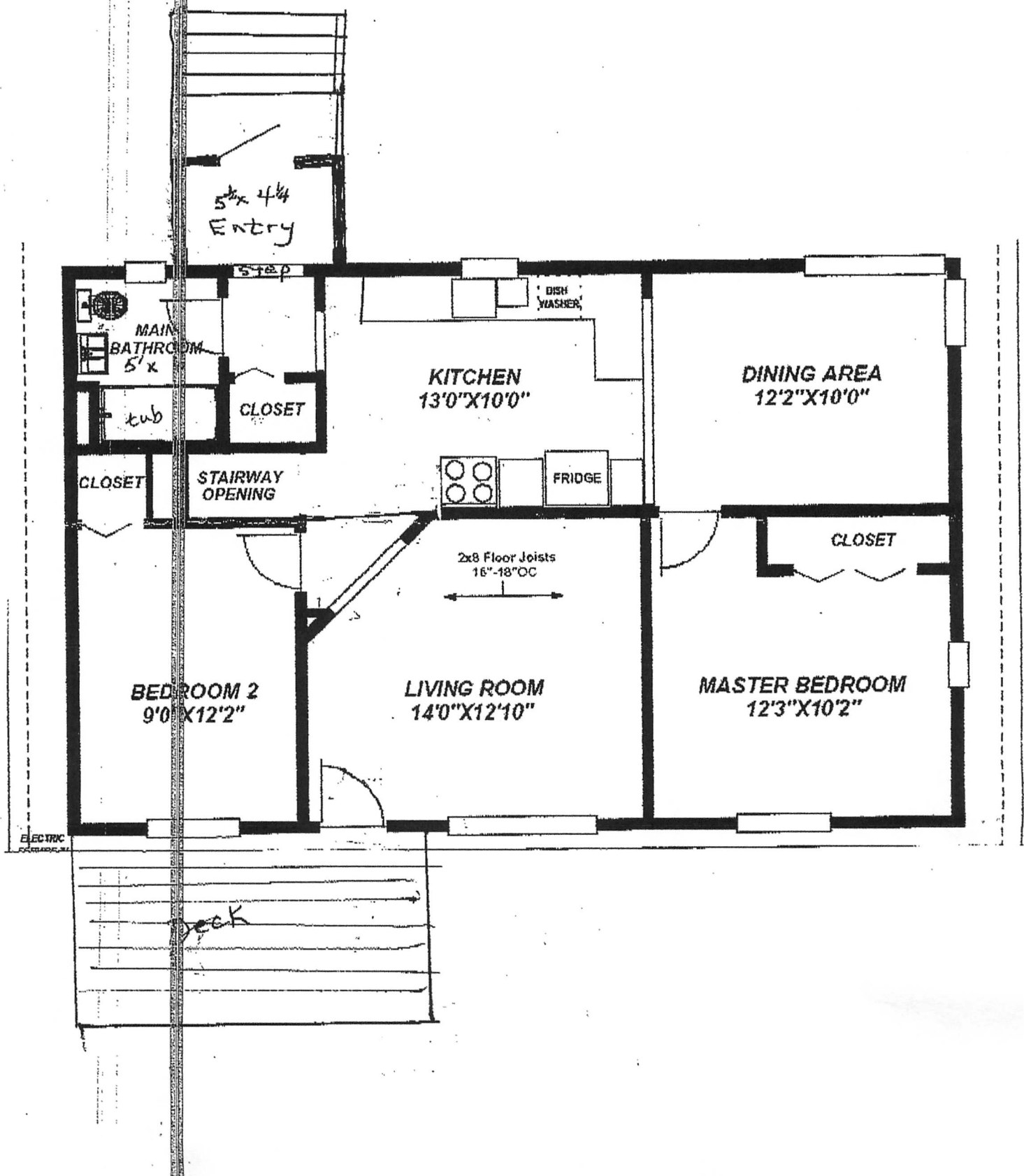
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Main Floor Approx. 871 A Unit B



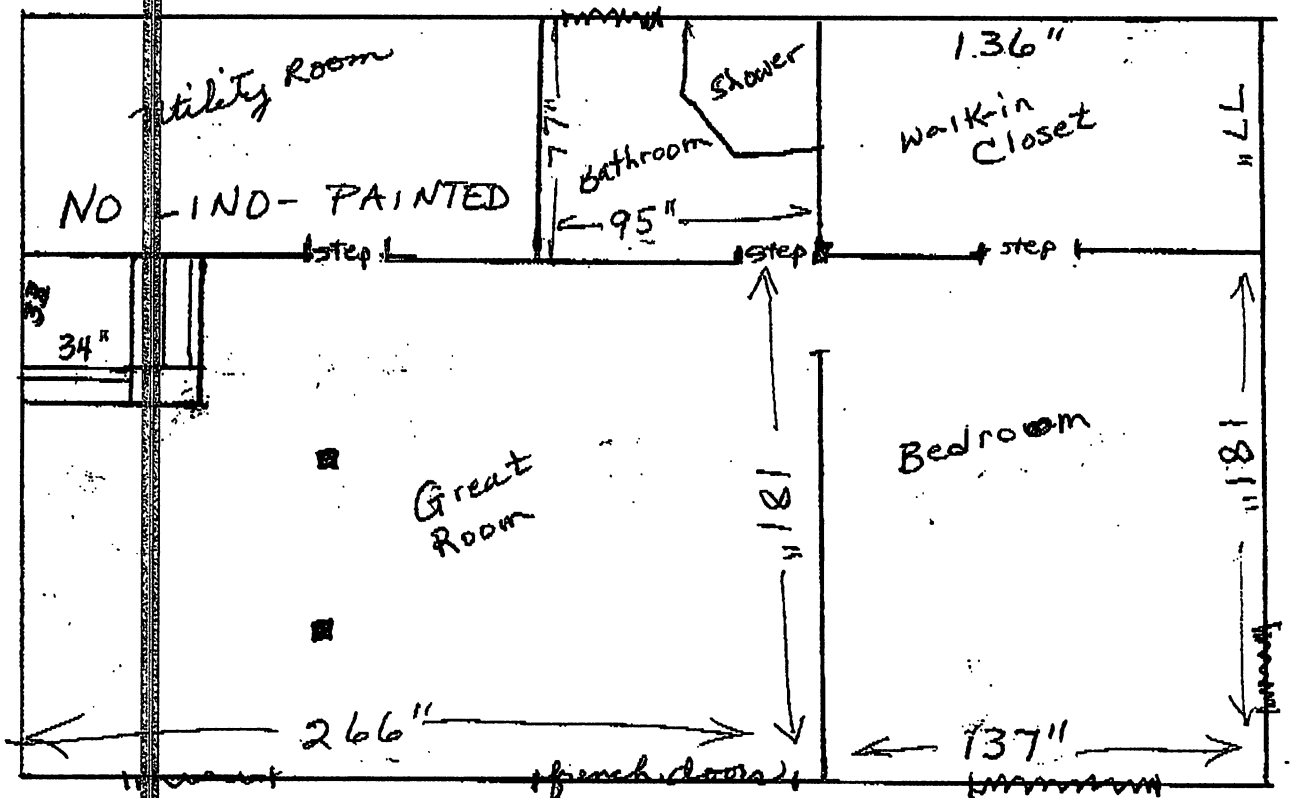
Walk out Basement

12 stairs $7\frac{1}{2}$ " Riser x 10" Tread

Landing 34" wide x 3" deep

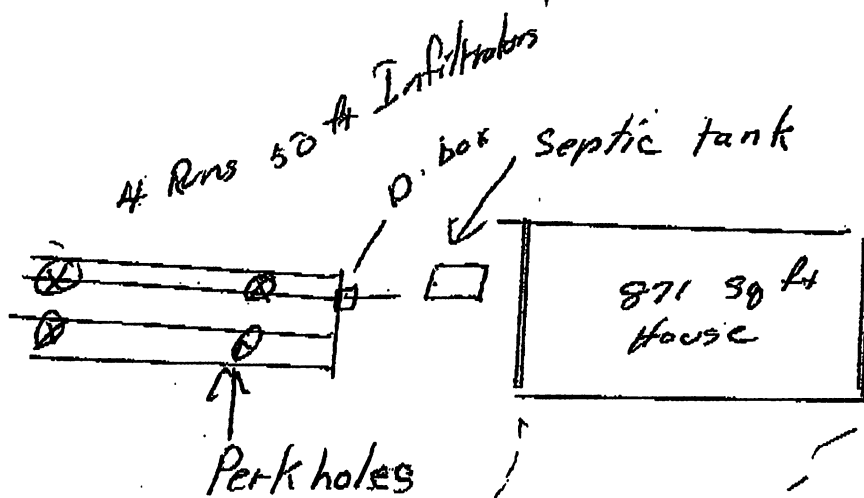
■ support posts

14 RISERS



SITE PLAN

Scale



PERC TEST RESULTS

Hole #1	2
Hole #2	6
Hole #3	4
Hole #4	7

Avg 5.25 min

SOIL INVESTIGATION RESULTS (Describe)

Observation Hole #1

4 ft plus
Loamy Fine
Sand

Observation Hole #2

35" Loamy
Fine Sand
to Brighton Shale
over burden

