Appendix J	Certificate of Occupancy	Hold No. 6.310.S(05)		
	ISSUED BY THE BUILDING INSPECTION DIVISION OF THE CAPITAL REGIONAL DISTRICT PURSUANT TO THE BRITISH COLUMBIA LOCAL GOVERNMENT ACT	Permit No. ST05-239		
THIS IS TO CERTIF	that the premises named herein have been constructed under the authority of a valid Building the final inspection.	Permit and have received		
THIS BUILDING	S NOW COMPLETED AND READY FOR OCCUPANCY.			
FOLIO No. 784 MONEY Owner	07282.920 FAMILY PROJECTS Address Address			
LEGAL DESCRIPTION	# Street			
8	VIP74669	18		
LOT I	SECTION SLOCK PLAN	LAND DISTRICT		
Portion SATUR	NA ISLAND.			
No action may be a rought 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 REPRESEN	ATION BY CRD			
Neither the Issualise of a permit, Certificate of Occupancy or Conditional Certificate of Occupancy under this bylaw nor the acceptance or region 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 Bylawith any other applicable enactments, codes, and standards have been complied with.				
All building in the	apital Regional District Electoral Areas is regulated by Building Regulation Bylaw No). 2990		
Sept	11 /0 6 Signature of Owner	=		
April 7 Date	06 Signature.Building in	appeter		

TÇ

Capital Regional Health Authority

FA

250 - 544-2425

DATE: June 9, 2005

FRUM:

John Money

FAM:

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.



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ie afformation on this form is accurate and true to the best of my knowledge. I are an authorized respectively to Sewerage System Regulation BC Reg 326/2004. The plans and specifications respectively to Sewerage System with standard practice and the sewerage system will not a to this form are consistent with standard practice and the sewerage system will not	pun Maracus De
AEE I have consulted with the MOHS' publication "Sewerage System Standard Practice Manual" Name of alternate source of standard practice; listed below or copy attached. Name of alternate source of standard practice; listed below or copy attached.	besitothu
S set of specifications of the sewerage system. □ a copy of the Health Act Order pertaining to the sewerage system.	bas sast lenoiteoffice
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FILING ACCEPTED APR 0 9 2009 This Filing Does Not Constitute Approval for Further Subdivision

ancouver island lealth authority Scale: SITE PL CALSTING Drivera VANCOUVER ISLAND HEALTH AUTHORITY
FILING ACCEPTED APR 0 9 2009 This Filing Does Not Constitute Approval for Further Subdivision AP Seg Si SOIL INVESTIGATION RESULTS(Describe) PERC THAT RESULTS Observation Hole # Observation Hole #1 DOM Hole #1 Tole #2 Hole #3 (ole #4



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of

PAGES

BRITISH COLUMBIA REAL ESTATE ASSOCIATION

(the Premises")

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 Saturna Island BC V0N2Y0 (the

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.	y "Do Not Know." This property der any Contract of Purchase THE APPROPRIATE REP				
1. LAND	YES	NO	DO N		DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		on	> <		><
B. Are you aware of any existing tenancies, written or oral?	5	1			><
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		Cm	\nearrow		$\geq <$
D. Is there a survey certificate available?		cm		22.35	
E. Are you aware of any current or pending local improvement levies/charges?		cm		the section	><
F. Have you received any other notice or claim affecting the Premises from any person or public body?		one	$>\!\!\!\prec$		> <
2, SERVICES	d and announcements are in Communicate Proceed Constitution from the second				
A. Indicate the water system(s) the Premises use: Municipal :: Community :: Private :: Well **Not Connected :: Other				AND AND SERVICE	
B. Are you aware of any problems with the water system?		on			
C. Are records available regarding the quantity of the water available?		on		CS II.	
D. Are records available regarding the quality of the water available?		cm		1	
E. Indicate the sanitary sewer system the Premises are connected to: Municipal □ Community □ Septic ☑ Lagoon □ Not Connected □ Other			J	2.000	
F. Are you aware of any problems with the sanitary sewer system?	,	cm		3	
G. Are there any current service contracts; (i.e., septic removal or maintenance)?		Om			
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		cm	\geq		
3. BUILDING					
A. To the best of your knowledge, are the exterior walls insulated?	Con				
B. To the best of your knowledge, is the ceiling insulated?	cm			20.00	
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		cm		Second.	
D. Has a final building inspection been approved or a final occupancy permit been obtained?	cms	•		a syrcus	
E. Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? = ii.) received WETT certificate?	cm			STORES TO STORES	
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		Cm			><
G. Are you aware of any structural problems with any of the buildings?		CM			$\geq <$
H. Are you aware of any additions or alterations made in the last sixty days?		cm	>		><
Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		cm	\geq		$\geq \leq$

INITIALS

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 240 East Point Road	Sa	turna Island	і вс	7	V0N2Y0
3. BUILDING (continued):	YES	NO	DO NE	ŗ	DOES NOT APPLY
Are you aware of any problems with the heating and/or central air conditioning system?		Cras	\supset		> <
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		Om	\supset		
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: Septe 2 ФФ		om			
N. Are you aware of any problems with the electrical or gas system?		Con			
O. Are you aware of any problems with the plumbing system?		ano			
P. Are you aware of any problems with the swimming pool and/or hot tub?		cm	>>-		
Q. Do the Premises contain unauthorized accommodation?		Cms			
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		cm	\supset		\times
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.)		cn			3
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		cn	100 P		
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?		Co	A STATE OF THE STA		X
4. GENERAL			2000		
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		con	\supset		\times
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			X
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		cm		7	

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

Heritage Conservation Act or under municipal legislation?

- (i) dangerous or potentially dangerous to the occupants
- (ii) unfit for habitation

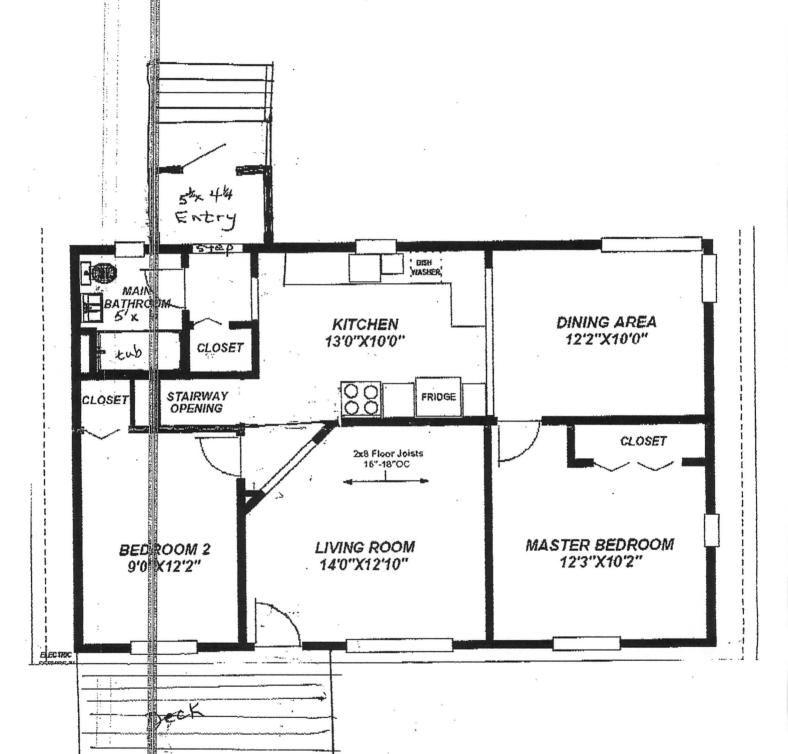
INITIALS

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March 25, 2017	PAGE 3 of PAGES
DATE OF DISCLOSURE	
ADDRESS/BARE-LAND STRATA LOT #: 240 East Point Road (B) Satur	na Island BC V0N2Y0
5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessa	y.)
The seller states that the information provided is true, based on the seller's current act page 1. Any important changes to this information made known to the seller will be disprior to closing. The seller acknowledges receipt of a copy of this property disclosure s may be given to a prospective buyer.	closed by the seler to the buyer
PLEASE READ THE INFORMATION PAGE BEFORE SIGNII	IG.
SELLER(S) SELLER(S)	
The buyer acknowledges that the buyer has received, read and understood a signed statement from the seller or the seller's brokerage on the day of The prudent buyer will use this property disclosure statement as the starting point for the	
The buyer is urged to carefully inspect the Premises and, if desired, to have the Prinspection service of the buyer's choice.	45
BUYER(S) BUYER(S)	
The seller and the buyer understand that neither the listing nor selling brokerages or their brokers or representatives warrant or guarantee the information provided about the Prem	tal.4
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the quality of services they provide (ML6®). BC1002 REV. NOV 2016 COPYRIGHT - BC REAL EST TE ASSOCIATION

Main Floor Approx. 871 A Unit B

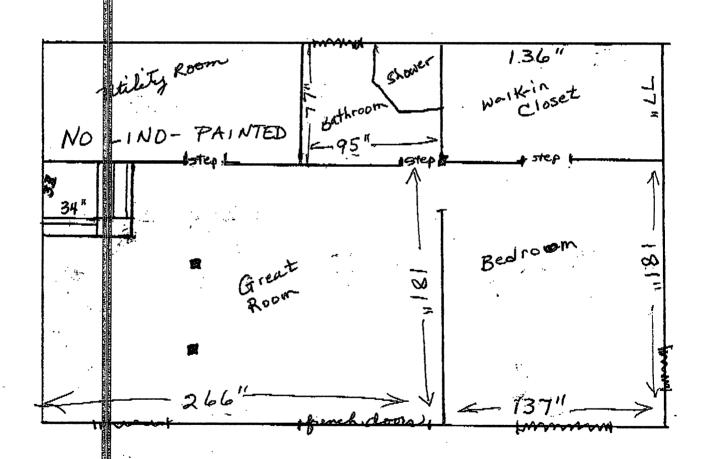


Walk out Basement

12 Stairs 7/2 Fiser x 10 Tread

Landing 34° wide x 3. "deep

support posts 14 RISERS



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