Appendix J	Certificate of Occupancy	Hold No. 4.315.S(09)
	AL ISSUED BY THE BUILDING INSPECTION DIVISION OF THE CAPITAL REGIONAL DISTRICT	Permit ST09-097
	PURSUANT TO THE BRITISH COLUMBIA LOCAL GOVERNMENT ACT that the premises named herein have been constructed under the authority of a valid it	Suilding Permit and have received
THIS IS TO CERTIF	the final justication	
THIS BUILDING	S NOW COMPLETED AND READY FOR OCCUPANCY.	
FOLIO No. 764	07262.920	
Owner	PAMILY PROJECTS 240C EAST POINT RD Address Street	•
LEGAL DESCRIPTIO		40
LOT	VIP74569 SECTION BLOCK PLAN	16 LAND DISTRICT
Fortion SATUR	A ISLAND.	
No action may be	rought against the Capital Regional District or its officials or servants for anyth	ing done or left undons in
	formance or Intended performance of any authority conferred or duty imposed tal Regional District pursuant to the British Columbia Local Government Act.	under this or any other Bylaw
NO REPRESEN	ATION BY CRD	and this ladau parths
Neither the Issua acceptance or re	ce of a permit, Certificate of Occupancy or Conditional Certificate of Occupancy sew of plans, drawings or specifications or supporting documents, nor any insp	pections made by or on behalf
أهلا استنصرت مطفقه	ew of plans, drawings or specifications of supporting documents, not any instance or statements and the surrance or statements and standards have been compiled with.	tournit age and a series of
	Capital Regional District Electoral Areas is regulated by Building Regulation By	ilaw No. 2990
All building in the		<u> </u>
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april	20// 2 Signature o	Owner
Date		
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Appendix J	Certificate of Occupancy	Hold No.	4.315.S(09)				
	l.	Permit	ST00 007				
D:5	CAPITAL REGIONAL DISTRICT PURSUANT TO THE BRITISH COLUMBIA LOCAL GOVERNMENT ACT	No.	ST09-097				
THIS IS TO CERTI	that the premises named herein have been constructed under the authority of a valid Building the final inspection.	Permit and l	nave received				
THIS BUILDIN	IS NOW COMPLETED AND READY FOR OCCUPANCY.						
FOLIO No. 764	07262.920						
Owner MONEY	FAMILY PROJECTS 240C EAST POINT RD Address		<u> </u>				
LEGAL DESCRIPTION	# Street						
В	VIP74889		16				
LOT	SECTION BLOCK PLAN	LAN	D DISTRICT				
Portion SATUI	VA ISLAND.						
<u> </u>							
good faith in the di	rought against the Capital Regional District or its officials or servants for anything done formance or intended performance of any authority conferred or duty imposed under to ital Regional District pursuant to the British Columbia Local Government Act.	e or left u his or any	ndone in other Bylaw				
NO REPRESEN	ATION BY CRD .						
acceptance or real of the Capital Rep	her the issualise of a permit, Certificate of Occupancy or Conditional Certificate of Occupancy under this bylaw nor the aptance or region of plans, drawings or specifications or supporting documents, nor any inspections made by or on behalf se Capital Regional District constitute in any way a representation, warranty, assurance or statement that the Building Code, Bylaw or 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					
April Dete	20/12 Signature of Owner						
<u> May 30</u> Date	720/2- Micho Stund) > ector					



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 0 PAGES

BRITISH COLUMBIA REAL ESTATE ASSOCIATION

Date of disclosure: March 25, 2017

The following is a statement made by the seller concerni	ng the premi	ses or bare-l	land strata l	ot located at
The following is a statement made by the seller concerni ADDRESS/BARE-LAND STRATA LOT #: Saturna Islan.	nt Road d BC	(0)	V0N2Y0	(the "Premises")

disclo:	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 THE APPROPRIATE R			PLIES.	
1. LAI	ND	YES	NO	DO NO	lita"	DOES NOT APPLY	
	Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		Cm	$> \!$		><	
B	Are you aware of any existing tenancies, written or oral?		Cm			><	
	Are you aware of any past or present underground oil storage tank(s) on the Premises?		Om	\geq		$\geq <$	
D.	Is there a survey certificate available?		cm		Seams		
Ε.	Are you aware of any current or pending local improvement levies/charges?		Cm			>	
	Have you received any other notice or claim affecting the Premises from any person or public body?		Om	\nearrow		><	
2. SE	RVICES				caracin		
	Indicate the water system(s) the Premises use: Municipal □ Community L Private □ Well 1 Not Connected □ Other				Activities of the Contraction		
В.	Are you aware of any problems with the water system?		cm				
C.	Are records available regarding the quantity of the water available?		Corr		7		
D,	Are records available regarding the quality of the water available?		Om				
	Indicate the sanitary sewer system the Premises are connected to: Municipal :: Community :: Septic M Lagoon :: Not Connected :: Other				***************************************		
F.	Are you aware of any problems with the sanitary sewer system?		cn				
G.	Are there any current service contracts; (i.e., septic removal or maintenance)?		om				
	If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		om	\rightarrow			
3. BU	ILDING				200		
Α,	To the best of your knowledge, are the exterior walls insulated?	om			2000		
В.	To the best of your knowledge, is the ceiling insulated?	Cm			27.73.		
	To the best of your knowledge, have the Premises ever contained any asbestos products?		cm		Sec. 200		
D.	Has a final building inspection been approved or a final occupancy permit been obtained?	Con		12000	Contractor		
E.	Has the fireplace, fireplace insert, or wood stove installation been approved i.) by local authorities? □ ii.) received WETT certificate? □	~		of the control of the			
F.	Are you aware of any infestation or unrepaired damage by insects or rodents?		Cr~				
G.	Are you aware of any structural problems with any of the buildings?		Cm				
	Are you aware of any additions or alterations made in the last sixty days?		cm			$\geq \leq$	
l.	Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		Com	>		><	

INITIALS

DATE OF DISCLOSURE

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

BC

V0N2Y0

DESCESSIONALE LAND STRAIN LOT #. 240 Cast Foliat Road	581	uma islanc	ВС	9	VUINZXU
3. BUILDING (continued):	YES	NO	DO N KNO		DOES NOT APPLY
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	>		$\overline{\mathbf{x}}$
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 20/5)		cm	\supset		$\supset $
N. Are you aware of any problems with the electrical or gas system?	- W. C.	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?		Om			
Q. Do the Premises contain unauthorized accommodation?		Cm			
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?	7.7.7.7.1.	cm	>		$\overline{}$
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?		000	į	4.25.25.2	**************************************
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?		C~	A TANKS	OMT OF COLUMN	X
4. GENERAL			1		***************************************
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		cm	$\supset A$		> <
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?		Om	\geq		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 Heritage Conservation Act or under municipal legislation?	7007/sishbolish	Cm-	>		\times

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

INITIALS

INTIALS

DATE OF DISCLOSURE ADDRESS/BARE-LAND STRATA LOT #: 240 East Point Road Saturna Island BC V0N2Y0 5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)	
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 p of the date page 1. Any important changes to this information made known to the seller will be disclosed by the siller to the buy prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and access that a commay be given to a prospective buyer. PLEASE READ THE INFORMATION PAGE BEFORE SIGNING. SELLER(S) The buyer acknowledges that the buyer has received, read and understood a signed copy of this preperty disclosure statement from the seller or the seller's brokerage on the day of yr.	er py
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 inspects it by a license inspection service of the buyer's choice.	∌d –·
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**	

the quality of services they provide (MLS*). COPYRIGHT - BC REAL EST TE ASSOCIATION EBForms® Nov/2016

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