



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.

Please call me anytime if you would like to view this property.

GULFPORT REALTY PRESENTS:



Address: 102 East Point Road, Saturna Island

*Welcome home to this 3 bedroom, 2 bathroom 300 feet of waterfront property.
Be front row seat to the most exquisite summer sunsets on Saturna Island!*

Listed at \$450,000

The Details:

The Property:

This 0.189 acre easy care and open space. Fully fenced and private!

Location:

No need to bring a car. You can just step off the ferry and you are home. Steps from the government wharf if you choose to travel by private boat.

Water Supply: *Saturna Community Water System*

Septic: *Installed*

Direction: *South West facing.*

Buildings:

Fully renovated in 1993, the house is two stories with three bedrooms and two bathrooms. There was a new roof installed in 2004 and the flooring is a combination of carpet and lino. Need to have a relaxing moment well..... one bathroom has a Jacuzzi tub just for those days. All the rooms in the house display a fabulous view spanning from the Boot Cove entrance up Plumper Sound towards Navy Channel. Other features include: central vacuum, Osburn certified wood stove, tons of storage space and sky lights. Even though the back of the house abuts the ferry line-up and the government road, there is a great sense of privacy because there are no windows on that side and the house is very sound prove. The outside building is a small garden shed for garden tools.



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

The Kitchen



Dining and Living Area



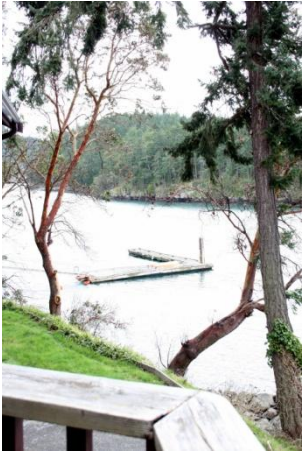
The Upstairs Bedroom



The Downstairs Level



The Outside Area



Sailing in Lyall Harbour



PROPERTY STATISTICS

Lot: B
Legal: Portion Saturna
District: Gulf Islands
Jurisdiction: Saturna Island
Year Built/Renovated: 1993

Bedrooms: 3
Bathrooms: 2
Kitchen: 1
Living/Dining Area 1

Fireplace: 1
Heat Source: Electric baseboard

Exterior Finish: Wood
Roof: Shingle
Driveway: Paved Parking Area
Parking: 2 spaces
Water: Lyall Harbour and Boot Cove Water System
Waste: Septic

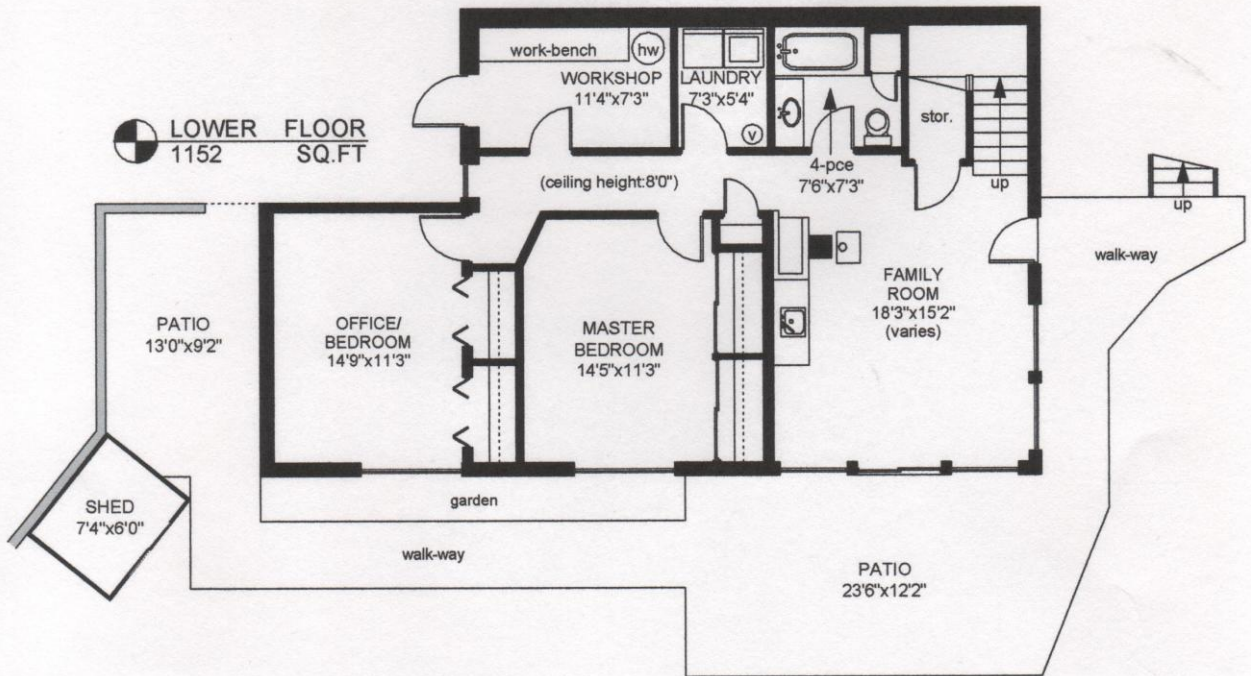
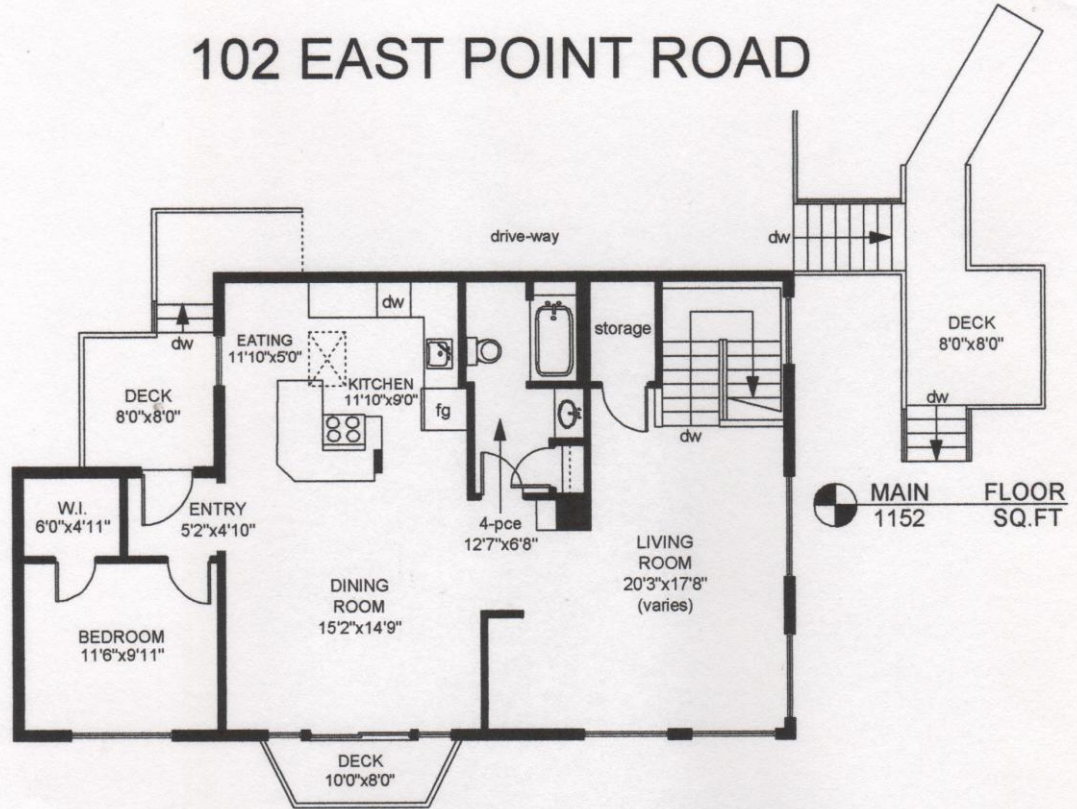
Lot Size: 0.189 acre

Taxes: \$2700.00 (2012)

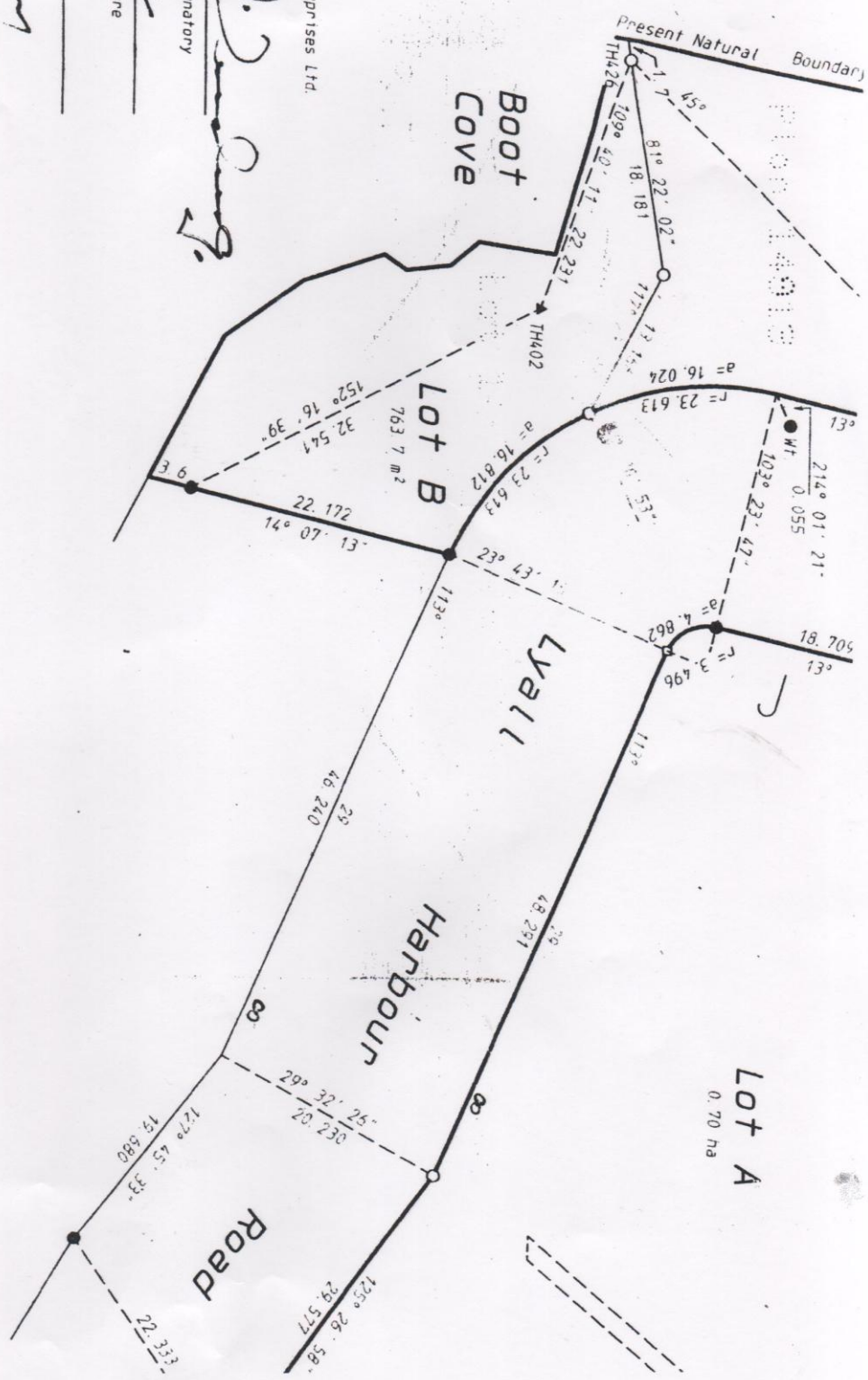


Above information is from sources believed to be reliable, but should not be relied upon without verification. Gulfport Realty assumes no responsibility for its accuracy. All measurements are approximate.

102 EAST POINT ROAD



PLAN 14913



REGISTERED OWNERS
 Dick Silverberg Enterprises Ltd.
 Inc. No. 124,299

By its authorized signatory
[Signature]

Witness as to signature
[Signature]

Occupation
 BCIS

Address
 Stouven

MORTGAGEE
 Bank Of Montreal
 by its authorized signatories

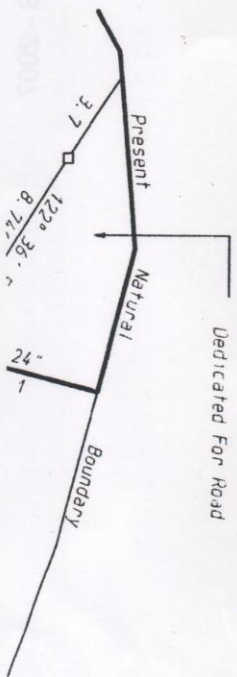
[Signature]

MORTGAGEE
 Montreal Trust Company
 by its authorized signatories

Detail (not to scale)

Plan 2625 R. W.

Dedicated For Road



SILVERBERG-5001

INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

If this disclosure statement is being used for bare land strata, use the Property Disclosure Statement – Strata Properties along with this form.

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
March 25 yr. 2011 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 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.



Date of disclosure: March 25th, 2011

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 102 East Point Road (the "Premises")
Saturna Island V0N2Y0

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.			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY	
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		✓	XXXX	XXXX	
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		✓	XXXX	XXXX	
C. Is there a survey certificate available?		✓	XXXX	XXXX	
D. Are you aware of any current or pending local improvement levies/charges?		✓	XXXX	XXXX	
E. Have you received any other notice or claim affecting the Premises from any person or public body?		✓	XXXX	XXXX	
2. SERVICES					
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input checked="" type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____	✓				
B. Are you aware of any problems with the water system?		✓	XXXX		
C. Are records available regarding the quantity and quality of the water available?		✓			
D. 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 _____					
E. Are you aware of any problems with the sanitary sewer system?		✓	XXXX		
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		✓	XXXX		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		✓	XXXX		
3. BUILDING					
A. To the best of your knowledge, are the exterior walls insulated?	✓				
B. To the best of your knowledge, is the ceiling insulated?	✓				
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		✓			
D. Has a final building inspection been approved or a final occupancy permit been obtained?	✓				
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	✓				
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		✓	XXXX	XXXX	
G. Are you aware of any structural problems with any of the buildings?		✓	XXXX	XXXX	
H. Are you aware of any additions or alterations made in the last sixty days?		✓	XXXX	XXXX	
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		✓	XXXX	XXXX	

[Handwritten Signature]

INITIALS

ADDRESS/BARE-LAND STRATA LOT #: 102 East Point Road

Saturna Island

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?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any damage due to wind, fire or water?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>7</u> years)		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N. Are you aware of any problems with the electrical or gas system?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any problems with the plumbing system?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any problems with the swimming pool and/or hot tub?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Do the Premises contain unauthorized accommodation?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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.)		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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? _____		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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?		✓	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

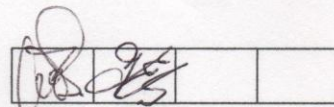
For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

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

