



*SUSANNE MIDDLEDITCH *** 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 area 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: 753 Tumbo Channel Road, Saturna Island

Listed Price \$395,000

The Details:

The Property and the Cottage:

Enjoy this pristine ocean front property that is just steps to one of the best beaches on Saturna Island and next to the now famous Eagle Point Lighthouse National Park Reserve where Orca sighting is frequent and very close to the sandstone tidal shelf. This 600 sq. ft, 2 bedroom cottage is a classic with renovations to modern standards, including a wood burning fireplace. Cabin 6 sits on a very private point with forest behind. It sits on a 1/2 acre site overlooking Tumbo Island and Mount Baker, capturing spectacular evening sunsets from your front porch or veranda. Be front and center to the marine animal's playground as you watch sea lions, seals, otter, eagles and many ocean birds. Your ownership format is 6/100th undivided interest in fee simple with your own title certificate. Your property is part of a 6 acre site with 5 other cottages, a laundry building and a private boat launch. Fishing, shrimping and crabbing are all within a few minutes by boat. The 6 acre cottage resort is zoned Commercial Resort Accommodation allowing the option of steady annual income under supervision of our experienced Manager. Cabin 6 is unique as it may be used as a residence year round as well. Zoning permits a residential dwelling and one bedroom sleeping unit on this Lot.

Water Supply: Community Water System and well

Septic System: Installed at the same time as the cottage.

Direction: North facing.



PROPERTY STATISTICS

MLS:	V1016016
Lot:	5
Legal:	Portion Saturna
District:	Gulf Islands
Jurisdiction:	Saturna Island
The Cottage #6	Total Finished Area (sq. ft.): 650
Bedrooms:	2
Bathroom	1
Kitchen:	1
Dining Area:	1
Living Area:	1
Wood Stove:	1
Exterior Finish:	Wood
Roof:	Metal
Driveway:	Gravel
Parking:	3 spaces or more
Water:	Water Collection System and Well
Waste:	Septic System
Lot Size:	0.494 acres
Taxes:	\$2,500

Zoning Information: *Great potential exists on this lot.*

Each lot owner may build a 1000 sq ft 2 bedroom, 1 bath with kitchen and, an attached (but not connected by interior door) 1 bedroom 1 bath sleeping unit. There is no size limit for the sleeping unit, but no kitchen is allowed. This can also be built detached or connected by a breezeway. Lot 5 may have a 1500 sq foot residence and a sleeping unit, so your plan may involve converting the cottage to a sleeping unit by eliminating a bedroom by expanding the tiny bathroom and taking out the kitchen, which really means the stove. There is a 25 ft setback from high water mark for any new building, so a new owner may choose to build in front of the cottage, keeping the existing cottage as a cozy guest cottage.



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.

The Cottage





East Point Resort

Plan of Proposed Development:

The South 1/2 Of Section 14, Saturna Island, Cowichan District,

Except Parts In Plans 13357, 14023, 20126, 38382,

51385, VIP53200, VIP55663, VIP58068, And VIP60837



Scale = 1:1000

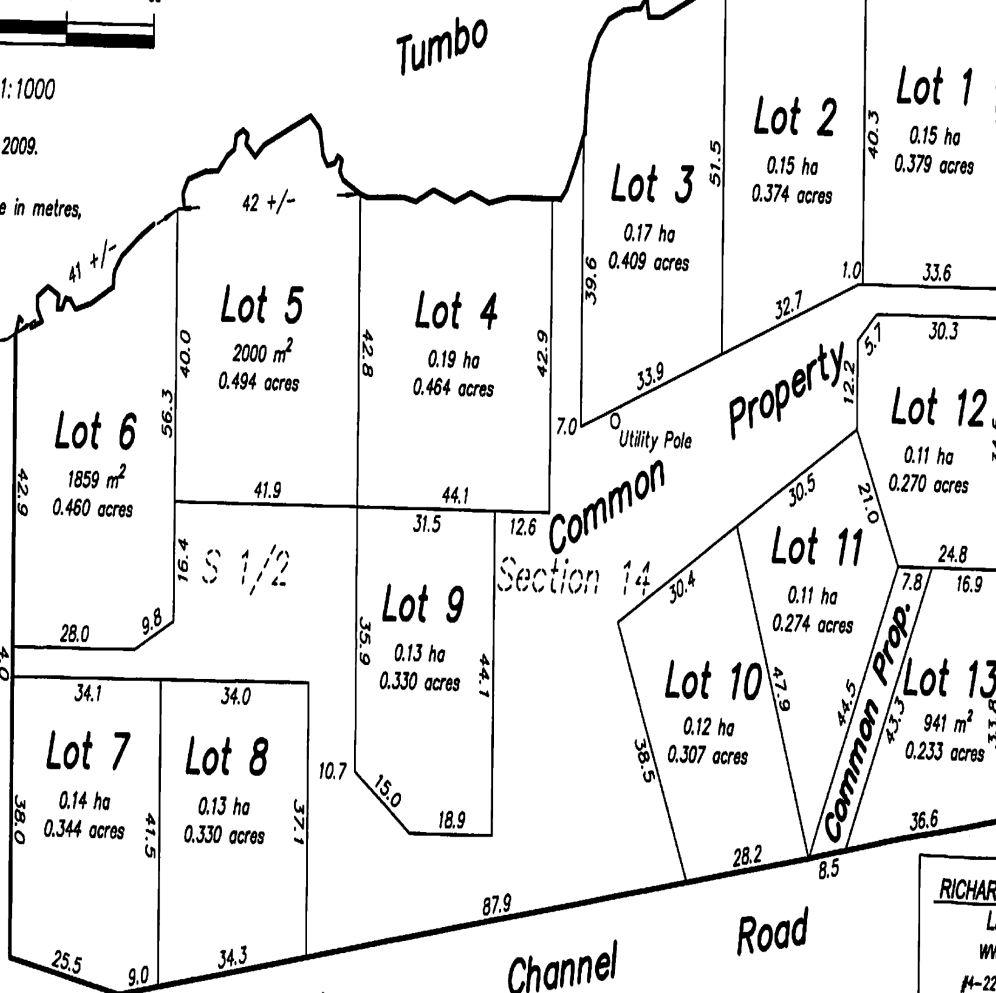
Dated this 6th day of July, 2009.

Distances & areas shown are in metres, and are approximate.



Lily Lane

4.0



1m = 3.28084ft
1m² = 10.76ft²

RICHARD J. WEY & ASSOCIATES

Land Surveying Inc.
www.weysurveys.com

#4-2227 James White Boulevard
Sidney, BC V8L 1Z5

Telephone (250) 656-5155

File: 80360b.dwg\Pro\LE



PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

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BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Date of disclosure: June 11th, 2013

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

ADDRESS/BARE-LAND STRATA LOT #: Cabin 6 Lot 5, 753 Turnbo Channel
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 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?		X	X	X
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		X	X	X
C. Is there a survey certificate available?		X	X	X
D. Are you aware of any current or pending local improvement levies/charges?		X	X	X
E. Have you received any other notice or claim affecting the Premises from any person or public body?		X	X	X
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input checked="" type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
B. Are you aware of any problems with the water system?		X	X	
C. Are records available regarding the quantity and quality of the water available?	X	X		
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?		X	X	
F. Are there any current service contracts; (i.e., septic removal or maintenance)?	X		X	
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?	n/a		X	
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?			X	
B. To the best of your knowledge, is the ceiling insulated?			X	
C. To the best of your knowledge, have the Premises ever contained any asbestos products?			X	
D. Has a final building inspection been approved or a final occupancy permit been obtained?	n/a			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?		X		
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		X	X	X
G. Are you aware of any structural problems with any of the buildings?		X	X	X
H. Are you aware of any additions or alterations made in the last sixty days?		X	X	X
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		X	X	X

June 11th, 2013

DATE OF DISCLOSURE

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ADDRESS/BARE-LAND STRATA LOT #: Cabin 6 Lot 5, 753 Tumbo Channel 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?		X	X	X
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		X	X	X
L. Are you aware of any damage due to wind, fire or water?		X	X	X
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>5</u> years)		X	X	X
N. Are you aware of any problems with the electrical or gas system?		X	X	X
O. Are you aware of any problems with the plumbing system?		X	X	X
P. Are you aware of any problems with the swimming pool and/or hot tub?	n/a		X	X
Q. Do the Premises contain unauthorized accommodation?		X	X	X
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		X	X	X
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.)		X	X	X
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		X	X	X
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? _____		X	X	X
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?		X	X	X
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?		X	X	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?		X	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

June 11th, 2013

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DATE OF DISCLOSURE


ADDRESS/BARE-LAND STRATA LOT #: Cabin 6 Lot 5, 753 Tumbo Channel 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)


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 _____ 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 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.

The Cabin:

The cottage in part was renovated 5 years ago. The kitchen, when they put in the skylight, a portion of the wall between fireplace and east wall of the cottage, a new supportive beam above was installed, a wood burning firebox and a metal sleeve within the chimney. They also put in laminate flooring and painted throughout. New toilet and pedestal sink, vinyl flooring, water flow-stop device to protect against excessive flow and a new hot water tank. Most importantly, a new metal roof was installed which is suitable for rain catchment devices. Exterior painted including window casings. All furnishings included in the sale, save a list of mementos the owners wish to keep.

Plot Plan and Shared Interest Structure:

On the attachment of the surveyed resort area, the only changes will be a narrowing of the pathways at the east and west boundaries to 2 metres, adding slightly to the lots either side, and a slight widening to the west of the boat launch, by 2 metres. They will be getting the surveyor, Wey, to add the estimated lineal ocean frontage on Lots 1 through 4 for future purposes of comparison.

Lot 5 (beach front Cabin 6) is a shade under 1/2 acre and a shade under 138 feet of ocean front with a 20 foot path to the sand and pebble beach in front of Lot 4, and about 140 foot walk to the boat launch. One can land a boat anywhere on the beach below high water mark, being public land. The high water mark at the resort is right at the foot of the land where it meets beach. You can land a boat at higher tide right at the foot of our path. This particular site and cabin is zoned Residential and therefore does not apply to the "timeshare" regulations - of a 6 week stay only. However, if the new owners wish to rent the cabin for revenue at anytime in the year they may do so. The zoning for this lot may have a 1500 sq foot residence and a sleeping unit, so one plan may involve converting the cottage to a sleeping unit by eliminating a bedroom by expanding the tiny bathroom and taking out the kitchen, which really means the stove. Nothing prevents having a wet bar for example. There is a 25 ft setback from high water mark for any new building, so a new owner may choose to build in front of the cottage, keeping it as a cozy guest cottage. Great potential exists on this lot.

Water Supply:

from both a well above the property and a water collection system. More Information to follow

Septic:

There is no documentation on the septic but it has no problems. The opinion from one certified septic installer that pumping out is NOT good practice with a functioning septic system as this one is. Since it tends to eliminate and or disturb the vibrant bacteria which are the key to operations.

Co-op structure:

Is a shared interest in land respecting a single cottage and a single lot area; it is not a fraction which involves multiple owners having rotating or periodic use of a single property. This shared interest being a 6/100ths undivided interest in **fee simple** with a co-owner agreement which designates permanent exclusive use of surveyed areas they call "lots" and the use in common with the other shared interest owners of common areas and facilities, being the roads, laundry house, power and pathways. I added the bold to emphasize that is what the buyer gets, a share in fee simple title as recorded at the LTO (Land Title Office). Each buyer will be issued an individual title describing their undivided 6/100ths interest. Further, a fractional offering involves ownership of a fraction of title, just as a buyer is doing with a shared interest; however, this sale is ownership which gives exclusive use of a single area and cottage to one buyer:

Cooperative association" means:

- (a) a corporation, as defined in the *Business Corporations Act*,
- (b) a limited liability company, as defined in the *Business Corporations Act*,
- (c) a partnership, and
- (d) an entity incorporated or otherwise created outside British Columbia that is similar to one described in paragraphs (a) to (c)

that owns, leases or has a right to acquire land;

"cooperative interest" means an interest that includes both

- (a) a right
 - (i) of ownership, directly or indirectly, of one or more shares in the cooperative association, or
 - (ii) to be a partner or member, directly or indirectly, in the cooperative association, and
- (b) as a result of the right described in paragraph (a), a right to use or occupy a part of the land in which a cooperative association has an interest;

"shared interest in land" means a person's interest in one or more parcels of land if

- (a) the parcel or parcels are owned or leased, directly or indirectly, by the person and at least one other person, and
- (b) as part of any arrangement relating to the acquisition of the person's interest, that person's right of use or occupation of the land is limited to a part of the land;

"time share interest" means a person's interest in a time share plan;

"time share plan" means a plan in respect of land in which persons participating in the plan

- (a) each have a right of recurring use, occupation or possession of all or part of the land, including any accommodations or facilities located on it, on a periodic basis, and
- (b) may or may not acquire an ownership interest in the land that is

"housing cooperative" means an association providing accommodation for persons the majority of whom are members of the association and are ordinarily resident in the accommodation;

