

LOT 5
PLAN
2461

RANGE 3
2
11.23 ACRES

N 89 33 10 E (OIP-OIP)
628.88
AUCHINACHIE ROAD

PLAN OF SUBDIVISION OF LOT 1, PLAN 18697,
AND PART OF LOT 5, COMPOSITE PLAN 2461,
SECTION 2, RANGE 3, SOMENOS DISTRICT.

Scale: 1" = 200'

PLAN 24849

Deposited in the Land Registry Office of
Victoria, B.C., this 20th day of October 1971.

H. Hanson
Registrar.

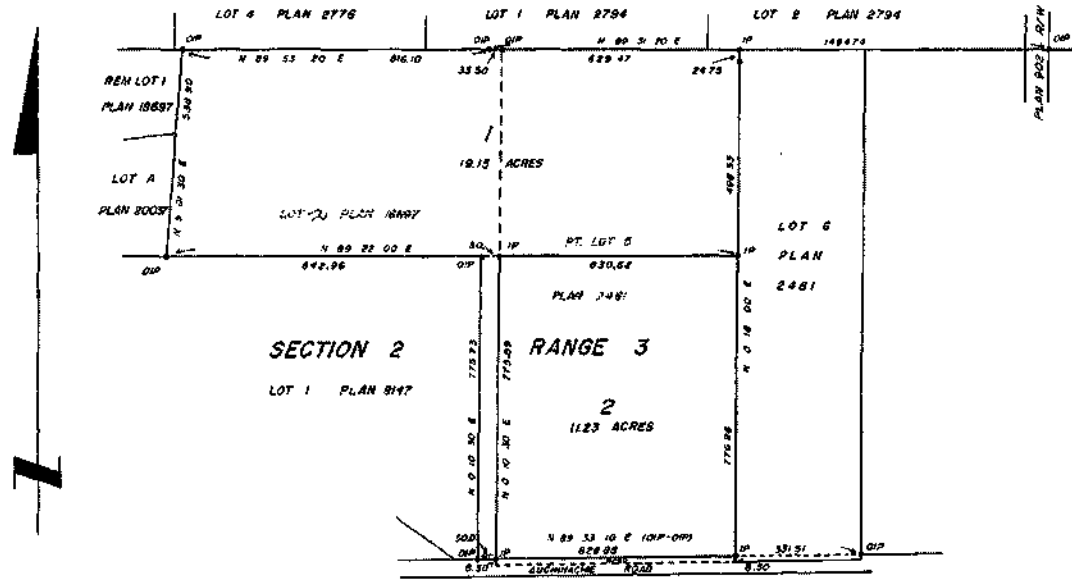
Approved under the Land Registry Act
this 1st day of September, 1971.

Michael H. Hanson
Approving Officer for the Commission
of the District of North Cowichan.
This Plan has within the Cowichan
Valley Regional District.

LEGEND

Bearings are Astronomic, derived from Plan 18697
• IP denotes standard iron post set
• OIP denotes standard iron post found.

SECTION 3 RANGE 3



SIGNATURES

Michael H. Hanson
Michael H. Hanson

I, Michael H. Hanson, of the City of Duncan, British Columbia Land Surveyor,
make oath and say that I was present at and did personally supervise
the survey represented by this plan, and that the survey and plan are correct.
The said survey was completed on the 9th day of September, 1971.

Michael H. Hanson B.C.L.S.

Sworn before me this 13th day of September, 1971.

James I. Green
A Commissioner for Taking Affidavits within the Province of
British Columbia.

THIS IS
NOT A REGISTERED
PLAN
PROVIDED FOR
REFERENCE IN
PLEASE OBTAIN
QUERIES TO
LAND RECORDS

Division (2) - Zones

AGRICULTURAL ZONE (A1)

Permitted Uses

- BL 3302 51. (1) The permitted uses for the A1 zone are as follows:
- BL3366
- Agricultural Exhibition and Fairground
 - Agriculture
 - Agricultural Storage
 - Assisted Living
 - Bed and Breakfast
 - Campground
 - Community Care Facility
 - Feedlot
 - Forestry Use
 - Fur Farm
 - Greenhouse
 - Home-based Business
 - Kennel
 - Large Animal Hospital
 - Manufactured Home
 - Mushroom Farm
 - Piggery
 - Poultry Farm
 - Riding Stable
 - Single-Family Dwelling
 - Slaughterhouse
 - Supportive Housing
 - Temporary Trailer (subject to "Temporary Trailer Permit Bylaw 1976", No. 1685)
 - Two-Family Dwelling

Minimum Lot Size

- (2) The minimum permitted lot size for the A1 zone is 12 hectares (29.65 acres).

Minimum Frontage

- (3) The minimum permitted frontage for the A1 zone is 180.0 m (590.55').

Density

- (4) The maximum permitted density for the A1 zone is as follows:
- (a) The residential buildings per lot shall not exceed one.
- (i) Despite the foregoing, where the land is not within the Agricultural Land Reserve, and where the land is two hectares (4.94 acres) or larger in area, a maximum of two residential buildings are permitted. In no case shall more than two dwelling units be permitted.
 - (ii) Despite the foregoing, where the land is within the Agricultural Land Reserve, and where the land is two hectares (4.94 acres) or larger in area, additional dwelling units may be permitted for bona fide farm labour providing the Agricultural Land Commission approves.
 - (iii) Despite the foregoing, the placement of a temporary trailer may also be permitted subject to "Temporary Trailer Permit Bylaw 1976", No. 1685.
 - (iv) Despite the foregoing, parcel identifier 004-870-514 (the remnant parcel of the East 30 Acres of Section 5, Range 6, Chemainus District, except Parts Lying West of the Chemainus River and except Parts in Plan VIP54048 and VIP69792), is permitted a maximum of two residential buildings.

BL 3284/3323

Maximum Lot Coverage

- (5) The maximum permitted lot coverage for the A1 zone is 10 % of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the A1 zone are as follows:

- (a) Single-Family Dwellings and Two-Family Dwellings

Yard, Front	6.0 m (19.68')
Yard, Side	3.0 m (9.84')
Yard, Rear	8.0 m (26.25')

- (b) Mobile Homes

Yard, Front	30.0 m (98.42')
Yard, Side	12.0 m (39.37')
Yard, Rear	12.0 m (39.37')

- (c) Slaughterhouses

Yard, Front	92.0 m (301.84')
Yard, Side	92.0 m (301.84')
Yard, Rear	92.0 m (301.84')

- (d) All Other Principal Buildings

Yard, Front	46.0 m (150.91')
Yard, Side	46.0 m (150.91')
Yard, Rear	46.0 m (150.91')

- (e) Accessory Buildings and Structures (Excluding Fences)

Yard, Front	8.0 m (26.25')
Yard, Side	3.0 m (9.84')
Yard, Rear	8.0 m (26.25')

- (f) Temporary Trailers

To be sited in accordance with the provisions of "Temporary Trailer Permit Bylaw 1976", No. 1685.

Maximum Building Height

- (7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A1 zone is 9 m (29.53').
- (b) Despite the foregoing, the heights of other farm buildings are subject to the provisions of the Associate Committee on the National Building Code (ACNBC) Farm Building Code 1995.

Conditions of Use

- (8) The conditions of use for the A1 zone are as follows:

- (a) Bed and breakfast uses may have no more than six sleeping units and may be conducted in a maximum of one accessory building (with no kitchen) and/or one dwelling unit.
- (b) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use.

BL 3323

BL 3083

BL 3342

- (c) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
- (i) the number of residents does not exceed ten, including resident staff,
 - (ii) the use is within a single family dwelling unit only, which for clarity does not include a two-family dwelling,
 - (iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve,
 - (iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained, and
 - (v) each single family dwelling unit may contain this use where the property is two hectares (4.94 acres) or greater and has two single-family dwelling units.

BL 3356

- (d) Without limiting the generality of the definition, and for clarity, agricultural exhibition and fairground may include the following activities:
- (i) sales and auctions of livestock, farm equipment, home craft and farm products;
 - (ii) ancillary concessions;
 - (iii) ancillary indoor and outdoor recreational activities;
 - (iv) temporary outdoor concerts, midways, and amusements for up to 40 days per year; and
 - (v) temporary camping and recreational vehicle parking related to a sanctioned event up to 60 days per year.

PROPERTY DISCLOSURE STATEMENT
RURAL PREMISES—LAND AND BUILDING



Date of disclosure: June 29, 2010

The following is a statement made by the seller concerning the premises located at:

ADDRESS: 3487 AUCHINACHIE RD DUNCAN BC V9L 4A2 (the "Premises")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:						
<input checked="" type="checkbox"/> Principal Residence <input checked="" type="checkbox"/> Residence(s) <input checked="" type="checkbox"/> Barn(s) <input checked="" type="checkbox"/> Shed(s) <input type="checkbox"/> Other Building(s) Please describe _____						
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 – This property disclosure statement is in respect of the land and the						
(describe one building only, for all other buildings use the Rural Premises Land and Building Addendum)			YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?				✓	X	X
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?				✓	X	X
C. Is there a survey certificate available?					✓	X
D. Are you aware of any current or pending local improvement levies/charges?				✓	X	X
E. Have you received any other notice or claim affecting the Premises from any person or public body?				✓	X	X
F. Are the Premises managed forest lands?				✓	X	X
G. Are the Premises in the Agricultural Land Reserve?			✓		X	X
H. Are you aware of any past or present fuel or chemical storage anywhere on the Premises?			✓		X	X
I. Are you aware of any fill materials anywhere on the Premises?				✓	X	X
J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Premises?				✓	X	X
K. Are you aware of any uncapped or unclosed water wells on the Premises?				✓	X	X
L. Are you aware of any water licences affecting the Premises?				✓	X	X
M. Have the Premises been logged in the last five years?				✓	X	X
(i) If yes, was a timber mark/licence in place?					X	X
(ii) If yes, were taxes or fees paid?					X	X
N. Is there a plot plan available showing the location of wells, septic systems, crops and building improvements?				✓	X	X
2. SERVICES						
A. Indicate the water system(s) the Premises uses: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____			✓		X	X
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	✓
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____			✓		X	X

 L.A. R.

INITIALS

DATE OF DISCLOSURE

ADDRESS: 3487 AUCHINACHIE RD

DUNCAN BC

V9L 4A2

2. SERVICES (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Are you aware of any problems with the sanitary sewer system?		✓	XXXX	XXXX
F. Are there any current service contracts (i.e., septic removal or maintenance)?		✓	XXXX	XXXX
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				✓
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
J. Are you aware of any problems with the heating and/or central air conditioning system?		✓	XXXX	XXXX
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		✓	XXXX	XXXX
L. Are you aware of any damage due to wind, fire or water?		✓	XXXX	XXXX
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>5</u> years)		✓	XXXX	XXXX
N. Are you aware of any problems with the electrical or gas system?		✓	XXXX	XXXX
O. Are you aware of any problems with the plumbing system?		✓	XXXX	XXXX
P. Are you aware of any problems with the swimming pool and/or hot tub?				✓
Q. Does the building contain unauthorized accomodation?		✓	XXXX	XXXX
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc.?		✓	XXXX	XXXX
S. Was the building 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.)				✓
T. Is this building covered by home warranty insurance under the Homeowner Protection Act?		✓	XXXX	XXXX
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? _____		✓	XXXX	XXXX

RAA R.E.B.

INITIALS

ADDRESS: 3487 AUCHINACHIE RD

DUNCAN BC

V9L 4A2

4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
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 type="checkbox"/>	<input type="checkbox"/>
B. Are you aware of any material latent defect as defined in the 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 type="checkbox"/>	<input 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

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

H (1) - Newer (4 year old) above ground oil tank for oil furnace in original farm house.

P (2) Hot tub in original house requires maintenance.

S Main house completely rebuilt & enlarged in 2005 to current upgraded standards.

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

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

[Signature]
SELLER(S)

[Signature]
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 agencies or their representatives warrant or guarantee the information provided about the Premises.