



'MACHINE SHOP BAY'
DL 1579 STUART ISLAND
59 ACRE OCEANFRONT PROPERTY
\$775,000 Canadian



59-ACRE OCEANFRONT PROPERTY
WITH SPLIT ZONING:
COMMERCIAL AND RURAL
RESIDENTIAL

This acreage is situated on the west side of Stuart Island just south of Big Bay. There is extensive oceanfront and a protected bay on the Yuculta Rapids. Historically, this property was known as 'Machine Shop Bay'. The remains of two old homes and the machine shop are still on site.

The bay offers excellent protected deep-water moorage from winds and the active tidal waters in the area. The oceanfront portion is approximately 2000 ft. A very picturesque moss covered rock peninsula separates this acreage from the neighbouring property. From this location the views are exceptional, west towards the Dent Islands and south across the rapids towards 'Hole in the Wall'.

At the head of the bay the property has easy walk on beach access with a generous portion of the immediate upland nice and level to accommodate more than ample area for development. The southern portion of the shoreline is still relatively low bank and is heavily treed.



Portions of the property have been logged in the past and it is now in a healthy state of regeneration with a complement of mature forest. There is a ravine coming down across the northwest corner of the property that appears to be a good natural watercourse that will likely provide for a good domestic water supply. Water supply to this area historically has been more than adequate. Remains of the old buildings still stand along with a variety of large old fruit trees.



It has been many years since this property and the buildings were occupied, and since that time it has become quite overgrown and to a large degree, reclaimed by nature. It is not difficult to see the excellent potential that this property has to accommodate any one of a number of applications. With commercial zoning there are a large variety of possibilities. It would be well suited as a private retreat for a vacation destination yet on the other hand could be an excellent location for a number of commercial, corporate or resort applications. This is one of few properties offered with this much oceanfront that is

commercially zoned in the Stuart Island area.

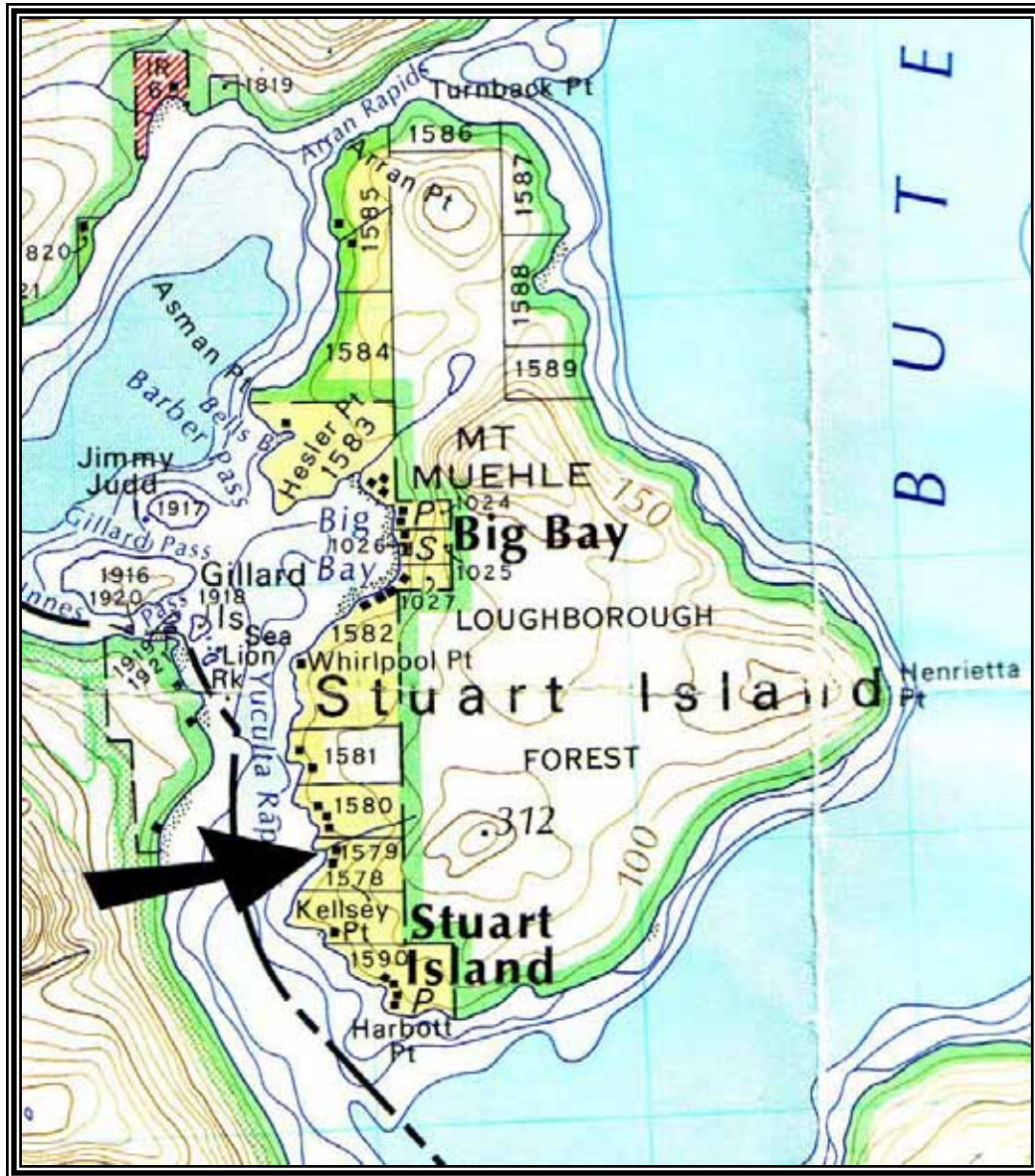
Stuart Island is one of the most unique and spectacular regions on the entire B.C. coast and has been a popular destination of choice for yachters and outdoor enthusiasts from around the world for many years. It is close to major mainland inlets, world-class fresh & saltwater fishing and an abundance of wildlife.

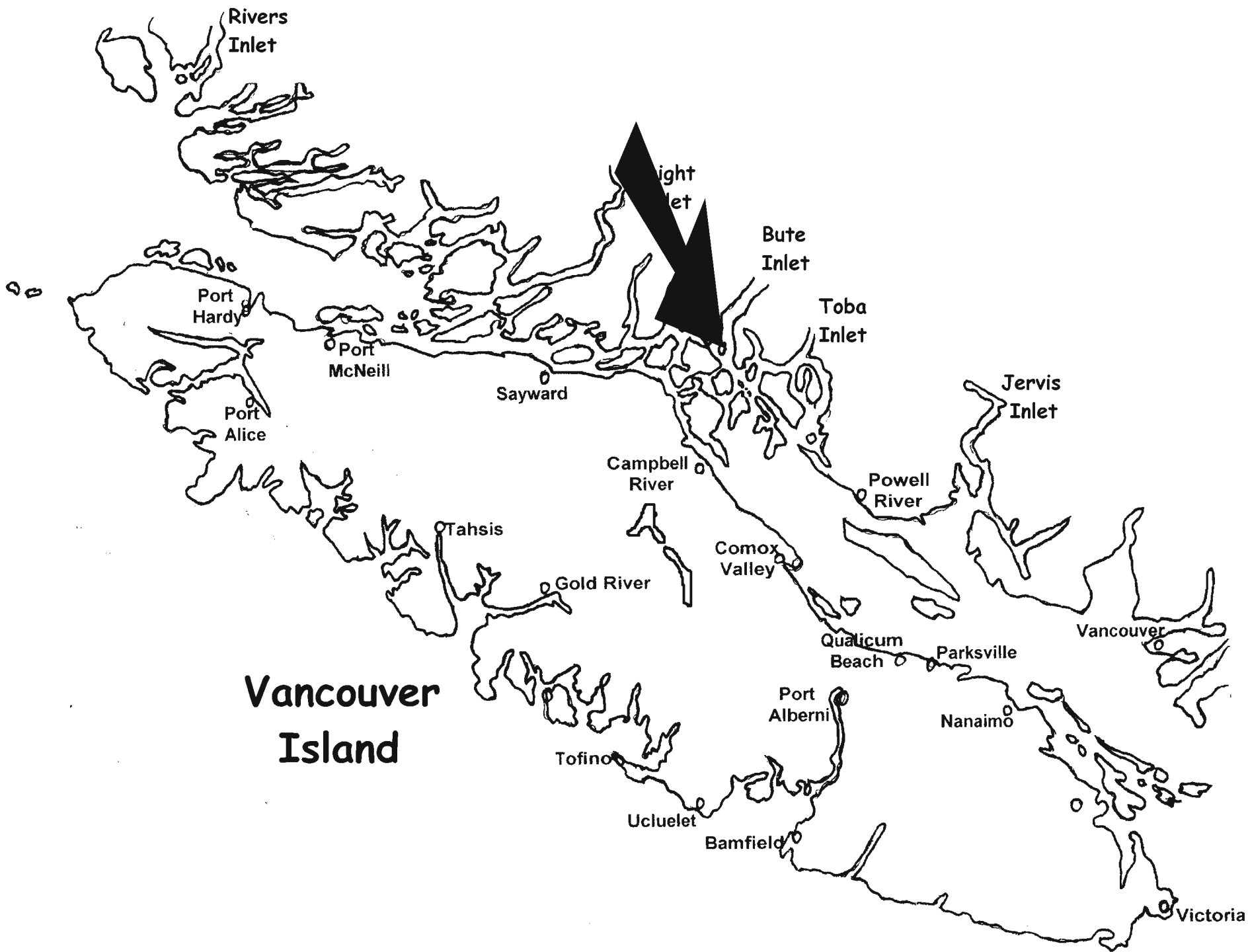


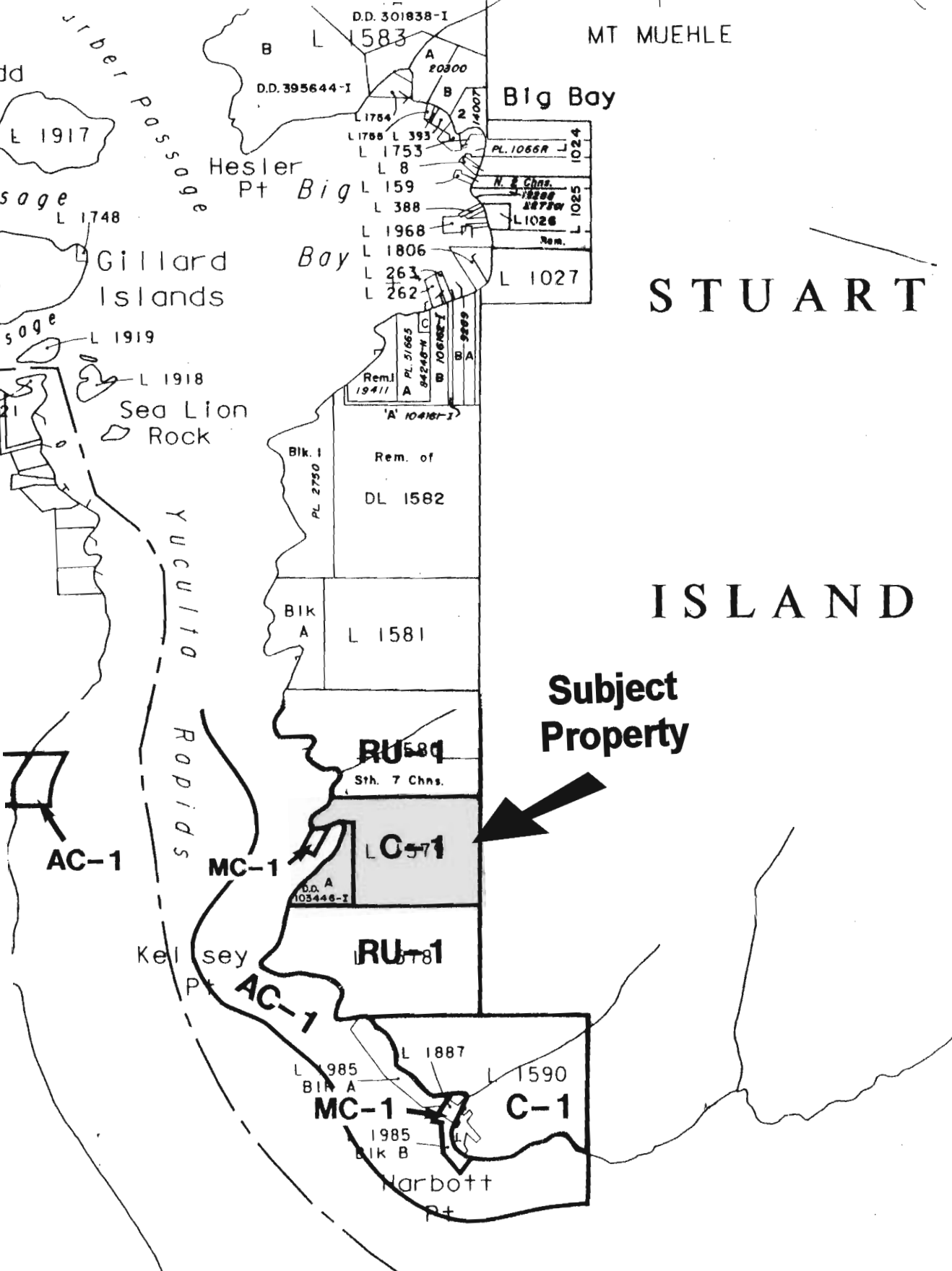
One of a chain of islands situated between the east coast of Vancouver Island and the west coast of the Mainland, extending from Campbell River to the north end of Vancouver Island, Stuart Island is host to hundreds of fishing and boating vacationers who enjoy cruising, fishing, beachcombing and the abundance of wildlife.

Located 120 miles Northwest of Vancouver and 25 Miles North of Campbell River. Access is by boat or float plane, and there are a number of airlines in Vancouver, Campbell River and Seattle that provide both charter and scheduled service. There is scheduled freight boat service and a seasonally operated scheduled water-taxi service, which is also available for charter on a year-round basis.

Zoning: RU-1 & C-1
Strathcona Regional District
2007 Taxes: \$6722.25
Latitude: 50° 23' Longitude: 125° 08'







MT MUEHLE

Big Bay

STUART

ISLAND

Subject Property

RU-581

L C-1

RU-1

MC-1

C-1

L 1917
L 1748
L 1919
L 1918

Gillard Islands

Sea Lion Rock

YUCUITA RAPIDS

AC-1

MC-1

Kel sey Pt

AC-1

MC-1

Harbott Pt

Hesler Pt Big Bay

D.D. 301838-1
L 1583
L 1754
L 1755 L 393
L 1753
L 8
L 159
L 388
L 1968
L 1806
L 263
L 262

20300
2
14007
PL. 1056R
1024
N. E. Chns.
1888
1873W
L 1026
Rem.
1025

Rem. A
1941
PL. 51065
84246-1
106887
BA
9889

Blk. I
PL 2750
Rem. of
DL 1582

Blk. A
L 1581

D.D. A
103446-1

L 1985
L 1887
L 1590

1985
Blk B

PROPERTY DISCLOSURE STATEMENT
RURAL PROPERTY - LAND ONLY



Date of Disclosure: December 4, 2008

PAGE 1 of 2 PAGES

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

ADDRESS Machine Shop Bay Stuart Island

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. PROPERTY	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Indicate the water system(s) the property uses: Well <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Other _____ <input type="checkbox"/> Not Connected <input type="checkbox"/>				
B. Are you aware of any problems with the water system?	X		/	
C. Are records available regarding the quantity and quality of the water available?		X		
D. Are you aware of any uncapped or unclosed water wells on the property?	X		/	/
E. Are you aware of any water licences affecting the property?	X		/	/
F. Indicate the waste disposal system(s) the property uses: Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Holding Tank <input type="checkbox"/> Community <input type="checkbox"/> Municipal <input type="checkbox"/> Other: _____ <input type="checkbox"/>				
G. Are you aware of any problems with your waste system?		X	/	/
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		X	/	
I. Are there any equipment leases or service contracts (i.e., septic maintenance)?		X	/	/
J. Are you aware of any underground oil storage tanks anywhere on the property?			/	/
K. Are you aware of any fuel storage anywhere on the property, past or present?			/	/
L. Are you aware of any chemical storage anywhere on the property, past or present?			/	/
M. Are you aware of any fill materials anywhere on the property?			/	/
N. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the property?	X		/	/
O. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		X	/	/
P. Are you aware of any current or pending local improvement levies/charges?		X	/	/
Q. Have you received any other notice or claim affecting the property from any person or public body?		X	/	/
R. Has the property been logged in the last five years?		X		/
(i) If yes, was a timber mark/licence in place?				X
(ii) If yes, were taxes or fees paid?				X

QST

QST

Initials

ADDRESS

Machine Shop Bay

Stuart Island

1. PROPERTY (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
S. Is the property managed forest lands?		X		
T. Is the property in the Agricultural Land Reserve?			X	
U. Is there a plot plan/sketch plan available showing the location of wells, septic systems, crops and building improvements?		X		
V. Is there a survey certificate available?		X		
W. Are you aware if the property has been used as a marijuana grow operation or to manufacture illegal drugs?			X	
X. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) in respect of the property?		X		
Y. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(ii) in respect of the property?		X		

For the purposes of Clauses 1.X. and 1.Y. 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:

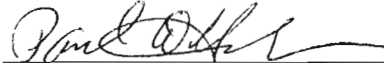
- (a) a defect that renders the real estate
 - (i) dangerous or potentially dangerous to the occupants
 - (ii) unfit for habitation

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

All information given are to the best of my recollection. Any questions asked will be given the buyers. But the property and buildings are for sale as is and no guarantee or warranty given. PDA

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 property and, if desired, to have the property inspected by an 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 property.



9.2.1.2

COMMERCIAL ONE (C—1)

i) **PERMITTED USES**

#1860

The following principal uses are permitted:

- a) Commercial use including buildings, accessory uses and accessory buildings.
- b) Single family residential use accessory to the principal commercial use.

ii) **SUBDIVISION**

- a) The minimum lot size for subdivision purposes shall be 0.8 hectares (2.0 acres).

9.2.1 Upland Areas

9.2.1.1

RURAL ONE (RU—1)

i) **PERMITTED USES**

#2959

#2982

The following principal use is permitted:

- a) On any lot of 4.0 hectares (9.88 acres) or less, one single family residential dwelling, and one secondary dwelling subject to a maximum floor area of 80.0 square metres (861.14 square feet) shall be permitted; and
- b) For each additional 4.0 hectares (9.88 acres) of land in a parcel, above the minimum parcel size, one additional dwelling and one additional secondary dwelling subject to a maximum floor area of 80.0 square metres (861.14 square feet) shall be permitted.

iii) **SUBDIVISION**

- c) The minimum lot size for subdivision purposes shall be 4.0 hectares (9.88 acres).