



DL 625 Head Bay Road
Tahsis BC

Sotheby's | Canada
INTERNATIONAL REALTY

Private and Peaceful Estate

1 BED 1 BATH 186 ACRES

Only 40 minutes by boat to Nootka Sound, one of the best fishing and boating areas in North America. The shore has a sheltered cove and sandy beaches. There is 3 phase power system, a 55-kw generator, a large shop with crane, sea-cans, garden area, RV shelter, sauna, a tiny main home, bunk houses and a gated access road. Watch the whales pass in the inlet, harvest shellfish or walk in the old growth forest.

- WATERFRONT ACREAGE
- DRAMATIC VIEWS
- PRIVATE COMPOUND
- LARGE SHOP
- WILDLIFE EXPERIENCES
- POWER TO SITE
- MULTIPLE BUILDINGS
- ACCESS TO NOOTKA SOUND
- SHELTERED COVE
- FIBER OPTICS

Shane Wilson

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swilson@sothebysrealty.ca

www.luxuryislandhomes.ca

Harley Shim

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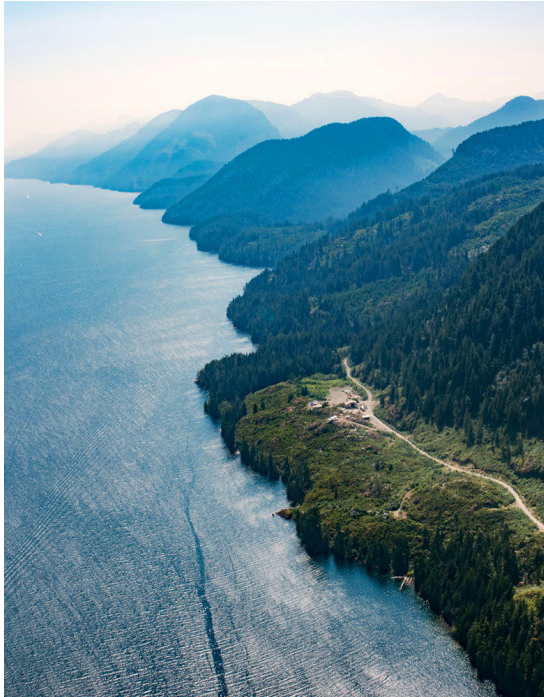
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Sotheby's International Realty Canada

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Victoria, BC V8W 3M6

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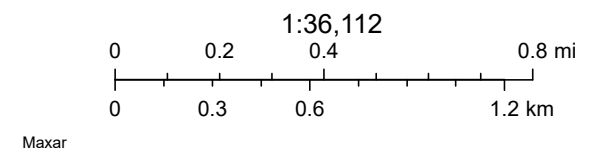
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ParcelMap BC Print Report



May 15, 2021



5.6 Rural Zone One (RU-1)	
Principal Uses	Accessory Uses
<ul style="list-style-type: none"> • one single-family dwelling (including a mobile home) • agricultural use (including the sale of products grown on the property) • animal kennels and shelters • silviculture and commercial nurseries • airports, heliports, and associated uses • campsite and tenting sites (maximum density of 25 units per hectare) 	<ul style="list-style-type: none"> • accessory building or structure • single fully enclosed building to house a maximum of 3 people being employed in a business conducted on the lot and subject to the conditions of use in 5.5(1) • home-based business • professional occupation • urban agricultural use
Minimum Setbacks	
Front yard minimum	7.5 metres
Rear yard minimum	7.5 metres
Side yard minimum	3.5 metres (except where the width of a lot is 30 metres or less at the required front yard setback and where there is not street flanking the side yard, in which case the minimum is 1.75 metres)
Maximum Height	
All buildings and structures (excluding agricultural buildings)	10 metres
Maximum Lot Coverage	
All buildings and structures (excluding commercial greenhouses)	15%
All buildings and structures (excluding commercial greenhouses when located on a lot equal to or less than 1625 square metres)	35%
Conditions of Use	
<p>1) A single fully enclosed building to house a maximum of three (3) people being employed are subject to the following conditions:</p> <ul style="list-style-type: none"> a) no outdoor storage; b) building height to be no more than of four point five (4.5) metres; c) minimum yard clearance along all property lines of seven point five (7.5) metres; d) maximum gross floor area of 75 square metres. 	

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:

EXAMPLE ONLY:

"The attached Property Disclosure Statement dated
_____ yr. _____ 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.

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL

PAGE 1 of 3 PAGES



Date of disclosure: May 12 2021

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

ADDRESS/BARE-LAND STRATALOT #: DL 625 WEST BAY ROAD Tahsis BC V0P 1X0 (the "Premises")

<p>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.</p>	<p>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</p>			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		TM		
B. Are you aware of any existing tenancies, written or oral?		TM		
C. Are you aware of any past or present underground oil storage tank(s) on the Premises?		TM		
D. Is there a survey certificate available?		TM		
E. Are you aware of any current or pending local improvement levies/charges?		TM		
F. Have you received any other notice or claim affecting the Premises from any person or public body?		TM		
2. SERVICES				
<p>A. Indicate the water system(s) the Premises use: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/> Other _____ <i>Note: Private and Well Water Systems include pumps and other diversions.</i> </p>		TM		
B. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions):		TM		
(i) Did use of the well or water system commence on or before February 29, 2016?		TM		
(ii) Do you have a licence (or have you applied for a licence) under the <i>Water Sustainability Act (British Columbia)</i> ?		TM		
C. If you indicated in 2A that the Premises have a private or well water system (including pumps and other diversions), have all private or well water systems been constructed, maintained and operated (including securing all well caps or covers) in accordance with the <i>Water Sustainability Act (British Columbia)</i> ?		TM		
D. Are you aware of any problems with the water system?		TM		
E. Are records available regarding the quantity of the water available?		TM		
<p>F. Indicate the sanitary sewer system the Premises are connected to: Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input checked="" type="checkbox"/> Other _____ </p>		TM		
G. Are you aware of any problems with the sanitary sewer system?		TM		
H. Are there any current service contracts: (i.e., septic removal or maintenance)?		TM		
I. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?		TM		
3. BUILDING	TM			
A. To the best of your knowledge, are the exterior walls insulated?	TM			
B. To the best of your knowledge, is the ceiling insulated?	TM			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		TM		

INITIALS

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

DL 625 WEST BAY ROAD

Tahsis

BC VOP 1X0

3. BUILDING (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
D. Has a final building inspection been approved or a final occupancy permit been obtained?			TM	
E. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) by local authorities? <input type="checkbox"/> (ii) received WETT certificate? <input type="checkbox"/>		TM		
F. Are you aware of any infestation or unrepaired damage by insects, rodents or bats?		TM		
G. Are you aware of any structural problems with any of the buildings?		TM		
H. Are you aware of any additions or alterations made in the last sixty days?		TM		
I. Are you aware of any additions or alterations made without a required permit and final inspection: e.g., building, electrical, gas, etc.? ①	TM			
J. Are you aware of any problems with the heating and/or central air conditioning system?		TM		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		TM		
L. Are you aware of any damage due to wind, fire or water?		TM		
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: _____ years) ②	TM			
N. Are you aware of any problems with the electrical or gas system?		TM		
O. Are you aware of any problems with the plumbing system?		TM		
P. Are you aware of any problems with the swimming pool and/or hot tub?		I		TM
Q. Do the Premises contain unauthorized accommodation?			TM	
R. Are there any equipment leases or service contracts: e.g., security systems, water purification, etc.?		TM		
S. Were these Premises constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , within the last 10 years? If yes, attach required Owner Builder Disclosure Notice.		TM		
T. Are these Premises covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		TM		
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? _____		TM		
V. Have the Premises been tested for radon? (i) If yes, when was the most recent test completed and what was the most recent level of radon detected? <input type="checkbox"/> <input type="checkbox"/> Level: _____ Bq/m3 or pCi/L (circle one) on _____ (DD/MM/YYYY)		TM		
W. Is there a radon mitigation system on the Premises?		TM		
(i) If yes, are you aware of any problems or deficiencies with the radon mitigation system?		TM		
4. GENERAL				
A. Are you aware if the Premises have been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		TM		

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #:

DL 625 WEST BAY ROAD

Tahsis

BC V0P 1X0

4. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
B. Are you aware of any latent defect in respect of the Premises? <i>For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Premises that renders the Premises: (a) dangerous or potentially dangerous to occupants; or (b) unfit for habitation.</i>	TM			
C. Are you aware if the Premises, or any portion of the Premises, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?		TM		

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

- ① No permits for any building on the property
- ② minor leak in shop
- ③ hog fuel area on southern portion of property might be by a Ministry of environment

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)

MOTH & LAMB PROJECTS INC

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.

*PREC represents Personal Real Estate Corporation

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BC1003 REV. SEPT 2020

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TITLE SEARCH PRINT

2021-03-24, 11:22:18

File Reference:

Requestor: Samuel Wilson

Declared Value \$589000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VICTORIA

VICTORIA

Title Number

From Title Number

CA5608640

FB446227

Application Received

2016-10-28

Application Entered

2016-11-01

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

MOTH & LAMB PROJECTS INC., INC.NO. BC1086361
DL 625 WEST BAY ROAD
TAHSIS, BC
V0P 1X0**Taxation Authority**Courtenay Assessment Area
Tahsis, Village of**Description of Land**

Parcel Identifier:

009-809-775

Legal Description:

DISTRICT LOT 625, NOOTKA DISTRICT

Legal Notations

HERETO IS ANNEXED EASEMENT CA1002859 OVER DISTRICT LOT 608, NOOTKA DISTRICT.

Charges, Liens and Interests

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

CA1007707

Registration Date and Time:

2008-12-23 08:21

Registered Owner:

WESTERN FOREST PRODUCTS INC.
INCORPORATION NO. A0070374

TITLE SEARCH PRINT

2021-03-24, 11:22:18

File Reference:

Requestor: Samuel Wilson

Declared Value \$589000

Nature: EASEMENT
Registration Number: CA1007708
Registration Date and Time: 2008-12-23 08:21
Remarks: APPURTENANT TO DISTRICT LOT 596 NOOTKA DISTRICT,
EXCEPT THOSE PARTS IN PLANS 25219 AND VIP52448;
DISTRICT LOT 234, NOOTKA DISTRICT, DISTRICT LOT
235 , NOOTKA DISTRICT, AND DISTRICT LOT 608,
NOOTKA DISTRICT.

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA2440907
Registration Date and Time: 2012-03-16 11:08
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA8071733
Registration Date and Time: 2020-03-04 14:56
Registered Owner: VILLAGE OF TAHSIS

Nature: COVENANT
Registration Number: CA8071734
Registration Date and Time: 2020-03-04 14:56
Registered Owner: VILLAGE OF TAHSIS

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE