

JAMES D. PASUTA *
BARRISTER AND SOLICITOR

*DENOTES PERSONAL LAW CORPORATION

COURIER/STREET ADDRESS

560 FULFORD-GANGES RD.
SALT SPRING ISLAND, B.C.
V8K 2K1

MAILING ADDRESS

BOX 414, GANGES P.O.
SALT SPRING ISLAND, B.C.
V8K 2W1

TELEPHONE (250) 537-9995
FACSIMILE (250) 537-9975
E-MAIL jpasuta@telus.net

Our File: M3215

September 21, 2017

Capital Regional District
625 Fisgard Street
Victoria, B.C., V8W 1R7

Attention: Brent Reems

Dear Sirs/Mesdames:

Re: Lot B, Section 76, South Salt Spring Island Cowichan District, Plan 17642
1300 Block, Beddis Road, Salt Spring Island, B.C.
Inquiry About Possible Purchase

I have been retained by Linda Jacques and Laurence Jacques, the owners of a house and property located at 1375 Beddis Road, Salt Spring Island, (Lot A, Plan 17642). They live on Lot A as the principal residence.

The Capital Regional District owns an adjacent lot, (Lot B, Plan 17642).

I enclose for your review the following documentation:

- a) Title Search of Lot A Plan 17642
- b) Title Search of Lot B Plan 17642
- c) Plan 17642 that created both Lot A and Lot B
- d) LTSA "Title Search Results" for both Lot A and Lot B.

The Title Search Results shows Lot B was originally owned by the Beddis Waterworks District. The Capital Regional District became owner of Lot B when the Capital Regional District took over the operations of the Beddis Waterworks District.

The sub-division that created Lots A and B seems to have been done for the purpose of furthering the operations of the Beddis Waterworks District. I would guess from the shape of Lot B that there had been a plan to have a water tank on Lot B with a water line running down the panhandle of Lot B to Beddis Road.

Mr. and Mrs. Jacques have instructed me that there are no improvements on Lot B. Either the Beddis Waterworks District never followed through on their plans, or if there were improvements, the works were abandoned and then removed. In any event, Lot B is now an unused, vacant lot.

JAMES D. PASUTA
BARRISTER AND SOLICITOR

-2-

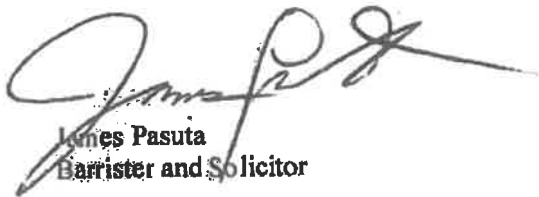
This being the case, Mr. and Mrs. Jacques have asked me to ask whether the Capital Regional District would be prepared to sell Lot B to them. The result of this request would be to restore the Jacques' property to the same size as the parent property was prior to the sub-division.

Obviously, any positive answer could only occur once the Capital Regional District confirmed that Lot B is not being used, and would never be used, in any way by the Capital Regional District.

I have written to you as we have dealt with other land matters in the past. If someone else should have received this letter, could you please pass the letter on with a request that s/he contact me in due course.

If the Capital Regional District needs any other information from Mr. and Mrs. Jacques before a decision can be made, please do not hesitate to call.

Yours truly,



James Pasuta
Barrister and Solicitor

Encls.