

Turn Key Fly-in Resort



North Spirit Lake Lodge
Due Diligence Package

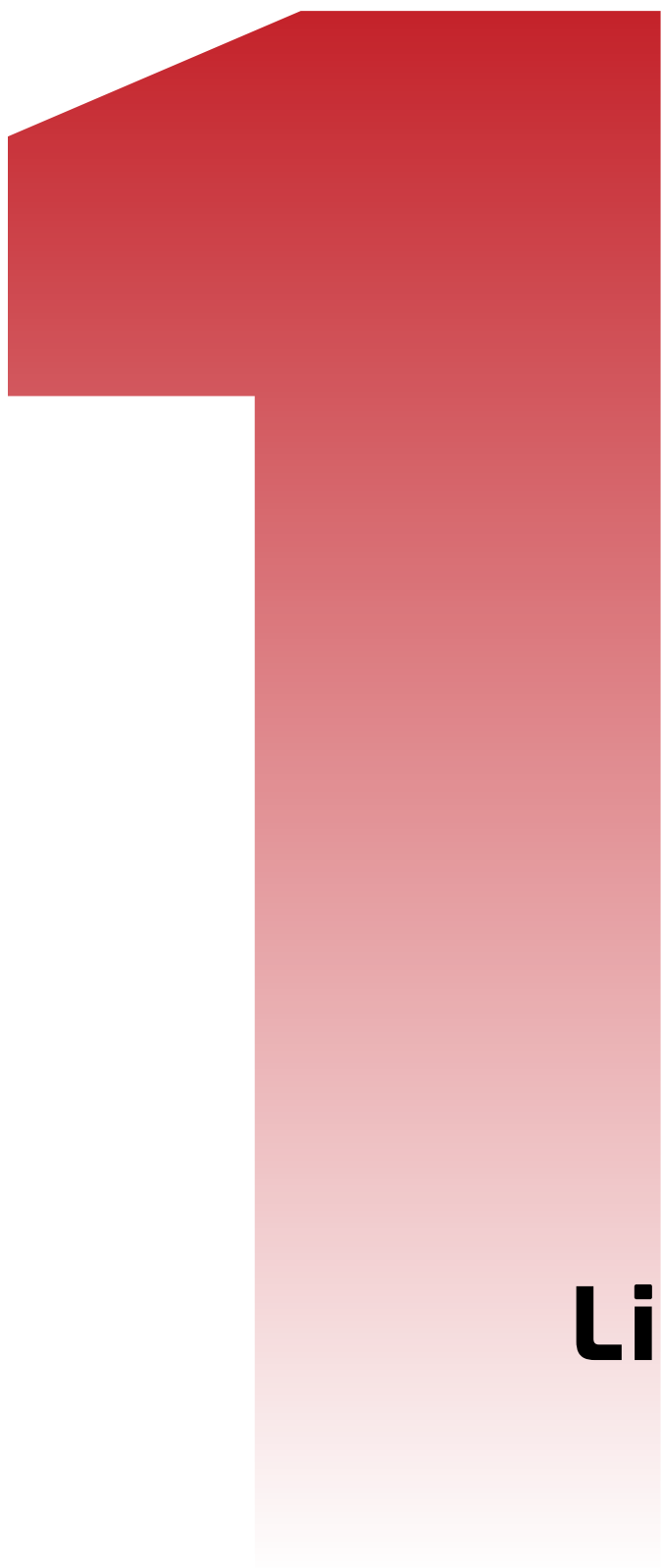
TABLE OF CONTENTS

TEAM **AUCTIONS**

Sekura Auctions Since 1966

Due Diligence Package for Turn Key Fly-in Resort North Spirit Lake Lodge, Ontario

1. License.....	3
2. Government Docs.....	7
3. Land Use Permit for Generator.....	11
4. Food Health Permit.....	16
5. Water Testing.....	19
6. Property Schedules.....	25
7. Insurance.....	28
8. Boat Inventory.....	32
9. Included Vehicles.....	35
10. Fuel Storage (Offsite).....	37
11. Maps.....	40
12. Off Site Boat Cache's.....	45



License

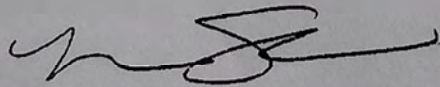
RESOURCE-BASED TOURISM ESTABLISHMENT LICENCE

North Spirit Lake Lodge
Bill and Valerie Nelson
PO Box 410
Red Lake, ON
P0V 2M0

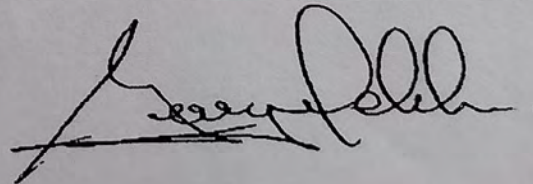
is hereby granted a Licence for the period of April 1, 2009 - March 31, 2010 to operate a Resource-Based Tourist Establishment at the above noted location upon the following terms and conditions:

- 1. that the Establishment complies with all relevant Federal, Provincial and Municipal regulations and requirements including the Fire Protection and Prevention Act, the Health Protection and Promotion Act, the Building Code and the Environmental Protection Act, and*
- 2. that the Operator continues to make use of Crown Resources during the currency of this Licence.*

Where any breach of these conditions occurs, this Licence shall be null and void.



Minister
Ministry of Tourism



Licence Issuer
Ministry of Tourism

**Ministry of
Tourism and Culture**

Deputy Minister

9th Floor, Hearst Block
900 Bay Street
Toronto ON M7A 2E1
Tel. : 416 314-7846
Fax: 416 314-7854

**Ministère du
Tourisme et de la Culture**

Sous-ministre

9^e étage, Édifice Hearst
900, rue Bay
Toronto ON M7A 2E1
Tél. : 416 314-7846
Téléc. : 416 314-7854



March 18, 2010

Dear Tourist Operator:

I would like to inform you about important changes to provincial Resource-Based Tourism establishment licensing requirements and the effect of these changes on your business.

In keeping with the Ontario Government's commitment to streamline regulatory requirements on business, the Ontario Legislature passed the Good Government Act, 2009 on December 15, 2009. **Under this legislation, the Tourism Act has been repealed and Regulation 1037 under the Tourism Act has been revoked.** This means Resource-Based Tourism establishment licensing by the Ministry of Tourism and Culture has been eliminated, and your business no longer requires a Resource-Based Tourism Establishment License.

Since 2007, licenses were only issued to the resource-based tourism sector, and only to those establishments that offered sleeping accommodation to the travelling public and that rented Crown land for accommodation facilities or received natural resource allocations from the Ministry of Natural Resources (MNR). All other accommodation facilities in Ontario have been exempt from licensing requirements since 1998.

As an interim step, we will provide MNR with a list of all establishments that renewed their Resource-Based Tourism Establishment License for the 2009-10 licensing year to assist that ministry in its future allocation processes. We are also committed to working with MNR staff to explore the need for an alternative mechanism to support their future allocations to the tourism industry.

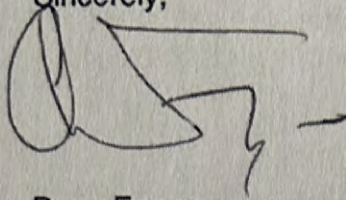
I would like to thank you for your participation in the previous licensing system. The repeal of the Tourism Act and the revocation of Regulation 1037 eliminate an annual tourism licensing requirement and remove several outdated regulatory provisions, while still maintaining the important Crown land and natural resource allocations that your business relies upon.

Should you have questions regarding this change, or wish to discuss any aspect of operating your business going forward, you can contact the Ontario Government tourism representative in your area (list enclosed).

If you have questions relating to your natural resource allocations or Crown land tenure please contact your local Ministry of Natural Resources office (list enclosed).

Best wishes for a successful 2010 tourism season.

Sincerely,

A handwritten signature in black ink, appearing to be 'Drew Fagan', with a horizontal line extending to the right.

Drew Fagan
Deputy Minister
encl.

cc. Virginia West, Deputy Minister, Ministry of Natural Resources



**Government
Docs**

**Ministry of
Tourism and Culture**

Deputy Minister

9th Floor, Hearst Block
900 Bay Street
Toronto ON M7A 2E1
Tel. : 416 314-7846
Fax: 416 314-7854

**Ministère du
Tourisme et de la Culture**

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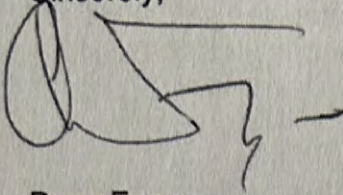
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Should you have questions regarding this change, or wish to discuss any aspect of operating your business going forward, you can contact the Ontario Government tourism representative in your area (list enclosed).

If you have questions relating to your natural resource allocations or Crown land tenure please contact your local Ministry of Natural Resources office (list enclosed).

Best wishes for a successful 2010 tourism season.

Sincerely,

A handwritten signature in black ink, appearing to be 'Drew Fagan', with a horizontal line extending to the right.

Drew Fagan
Deputy Minister
encl.

cc. Virginia West, Deputy Minister, Ministry of Natural Resources

LAND
REGISTRY
OFFICE #23

42034-1355 (LT)

PAGE 1 OF 1
PREPARED FOR tb2008
ON 2025/02/27 AT 14:30:33



* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PCL 4939 SEC DPF; SUMMER RESORT LOCATION REB6 UNSURVEYED TERRITORY PT 1 KR1653; DISTRICT OF KENORA

PROPERTY REMARKS: CROWN GRANT SEE PA17857.

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE
RECENTLY: FIRST CONVERSION FROM BOOK

PIN CREATION DATE: 2005/07/25

OWNERS' NAMES: NORTH SPIRIT LAKE LODGE LTD.
CAPACITY SHARE: BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
KR1653	1973/05/29	PLAN REFERENCE				C
LT193072	1988/08/08	TRANSFER			NORTH SPIRIT LAKE LODGE LIMITED	C
	REMARKS: AMENDED UNDER LT302397					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.
NOTE: RESULTS WERE GENERATED VIA WWW.GEOWAREHOUSE.CA

A large, stylized red number '3' that serves as a background for the text. It has a thick, rounded stroke and a slight gradient from dark red at the top to a lighter pink at the bottom.

Land Use Permit for Generator



Ministry of
Natural
Resources

Land Use Permit
Public Lands Act

File: 42.0

Permit No.
LUP1204-1010360

Use shaded areas for corrections.

Name of Applicant/Permittee (Insert Corporate Name if Applicant is "Limited" or "Incorporated") North Spirit Lake Lodge Ltd.		Area Code 715	Telephone No. 757-2354
As Trustee for c/o W. Nelson			
Postal Address of Applicant/Permittee P.O. Box 410			
City, Town or Village RED LAKE	Prov./State Ontario	Country Canada	Postal Code P0V 2M0

Location of Land		Municipality	
Lot	Concession/Block No.	Geographic Township <unknown>	
U.T.M. Grid Zone 15 E. 501136 N. 5819631	Geographic Location North Spirit Lake		Area in ha. 0.10
As per sketch and description which is attached to the original permit for this site and forms part of this permit. A copy of this sketch and description is on file at the District Office and available for inspection by the applicant at any time during normal business hours.			
Land Required for the Purpose of GENERATOR		GST I.D. Number R124668666	

Fee(s) and Period of Land Use

Amount Due \$92.54	Annual Fee (subject to adjustment) \$87.30 + \$5.24 (GST)	Permit Effective Date Oct 1, 2006	Permit Termination Date Sep 30, 2010
-----------------------	--	--------------------------------------	---

Note: Terms and Conditions applicable to all Land Use Permits are on the reverse side of this form.

Terms and Conditions applicable to this permit

Purpose

"The permittee is required to complete and return to the District Manager any and all self-reporting forms as may be required during the term of the permit".

Dock

This land use permit includes: generator sheds/powerline & board walk.

Sub-Purpose
Commercial

Applicant's certification

I certify that the information given herein is true and complete, and that I have read, fully understand, and agree to comply with all of the terms and conditions set out in this permit and that I am of the age of majority.
I agree that this is the complete agreement between the parties hereto.

Signature of Applicant (Incl. Corporation Official)

Date Signed

Corporation Use Only

I have authority to bind the herein-named Corporation

Initials and Surname of Corporation Official (Please Print)

Signature of Corporation Official

Position

Ministry Approval

Under authority of the Regulations under the Public Lands Act, this Land Use Permit is hereby issued to the above applicant, subject to all terms and conditions contained herein and no other, and these shall be the exclusive terms and conditions applicable to the use of this land.

Signature of MNR Official

Date Signed

Cash Register Validation or Receipt No.

Amount Paid

Personal information on this form is collected under authority of the Public Lands Act and will be used for the administration of that Act. Questions about this information should be directed to the local MNR Office, whose address and telephone number appear in the Ontario Government Telephone Directory.

Ministry of Natural
Resources

139 Forestry Road
PO Box 5003
Red Lake, ON P0V 2M0

Ministère des
Richesses naturelles

PH : 807-727-2253
Fax : 807-727-2861
<http://www.mnr.gov.on.ca>



January 18, 2008

North Spirit Lake Lodge Ltd.
PO Box 410
Red Lake, ON P0V 2M0

Dear Mr. Nelson:

SUBJECT: Land Use Permit for Generator

As the sale and patent of the shoreline reserve fronting REB 6 was completed May 2007, our office has reviewed your Land Use Permit (LUP) issued for the generator.

As per our letter dated June 2005 the LUP has been extended to include the power line and boardwalk with the generator sheds.

You will note on the site sketch, that the dock is no longer covered by the LUP. The dock is now considered to be "free use" under the Free Use Policy PL 3.03.01 as it is classed as a "commercial tourism non revenue producing waterlot."

Please note that there is no change to the annual fee of the LUP at this time.

If you have any questions please contact Christine Apostolov, Resource Management Technician at (807) 727-1335.

Yours truly,

Barb Larkin
A/Area Supervisor
Red Lake North Area

/ca

Enclosure



January 18, 2008

North Spirit Lake Lodge Ltd.
PO Box 410
Red Lake, ON P0V 2M0

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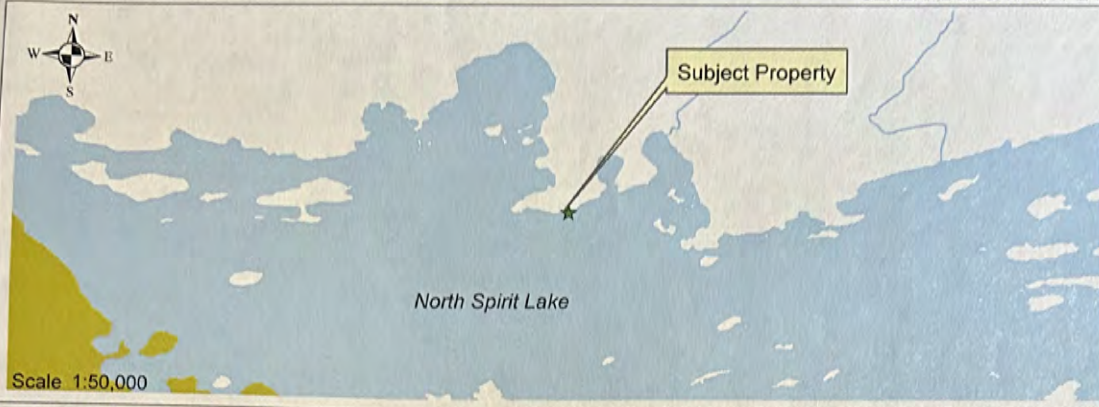
Yours truly,

Barb Larkin
A/Area Supervisor
Red Lake North Area

/ca

Enclosure

GENERAL LOCATION PLAN



DETAIL PLAN



SCALE: 1:1000

PRIVATE USE ☐ COMMERCIAL USE ☒ SPECIAL USE ☐

LAKE LEVEL CONTROLLED BY DAM YES ☐ NO ☒

SKETCH BY : C. Apostolov

DATE OF INSPECTION: August 21, 2004

NAME OF APPLICANT: North Spirit Lake Lodge

ADDRESS: P.O. Box 410, Red Lake, ON P0V 2M0

REMARKS: Generator Shed, Boardwalk, & Power Line





Food Health Permit



75D Van Horne Ave.
Dryden, ON P8N 2B2

May 31, 2013

Valerie Nelson
North Spirit Lodge
Box 410
Red Lake, ON P0V 2M0

Dear Food Premises Operator:

Re: ChooseWise – Public Health Inspection Disclosure Program

We are writing to inform you that in the fall of 2013, the Northwestern Health Unit will introduce a public health inspection disclosure program called *ChooseWise*. As part of this program, inspection results from most food premises in Northwestern Ontario will be posted on the Northwestern Health Unit website and available to the public. Inspection results from June 1, 2013 onwards will be available.

An Operator Information Guide will be provided to you during your next inspection that contains a program description including the rationale, an explanation of what is available to the public and advice on preparing for an inspection. The guide also contains resources to help you do well during inspections.

We anticipate that with your continuing cooperation, *ChooseWise* will work to benefit both your business and your customers.

If you require further information, please feel free to contact me at (807) 223-3301 or rpascoe@nwhu.on.ca.

Sincerely,

Rick Pascoe, C.P.H.I.(C)
Public Health Inspector

c: Jennifer McKibbon, Manager Enforcement

210 First Street North
Kenora, ON P9N 2K4

February 7, 2020

Dear Operator,

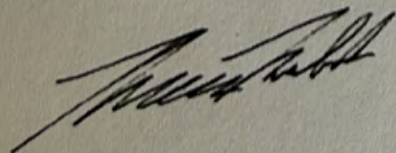
The Northwestern Health Unit is following the example of other Ontario health units by implementing an evidence-based, on-site disclosure system for operators of food premises, personal service settings, recreational camps, and recreational water facilities.

Previously, the results of health inspections were posted online at www.choosewise.nwhu.on.ca and available through a Freedom of Information request. Now, in addition to online disclosure, establishments **must publicly display signs** that indicate how well they adhere to the laws that protect consumers from infections and food-borne illnesses.

If you are receiving this letter, this new disclosure system applies to you and your business. This package includes a plastic sign holder, a temporary sign, and a manual with more information about the new system. If you are missing any of these, please contact the Northwestern Health Unit at (807) 468-3147.

We will be beginning to advertise the new disclosure system to the public at the beginning of March 2020 to inform people of the signs and of how to interpret them.

Sincerely,



Thomas Nabb, CPHI (C)
Manager, Environmental Health

Attachment



Water Testing



TESTMARK Laboratories Ltd.

Committed to Quality and Service

Confirmation of Sample Receipt - Generated
05/30/2024 14:25

Your samples have been received at Testmark's Sample Reception and have now been issued a unique Work Order number as well as unique Sample ID numbers.

Here are some details of your submission:

Client Name: North Spirit Lake Lodge

Contact: Bill Nelson

Sampled By: Bill Nelson

Water Works #: 8491779C6

Method of Shipment: Perimeter

Waybill Reference #: 632-YRL-17309250

Date Received: 5/29/2024

Work Order #: 536307

Estimated Completion Date: 6/5/2024

Sample Details

Sample Number	Sample Date	Sample Description	Analyses Requested	Regulation (if applicable)
2011499	05/28/2024 08:00	Kitchen Tap	- EC/TC/Back by MF on DC (A10)	O.Reg. 319/08

ASAP Method Completion Date Projections (for methods taking longer than same day)

Method	Estimated Date Due
EC/TC/Back by MF on DC (A10)	6/5/2024

Entry of your submission is based on information contained on your Chain of Custody. If you have any questions regarding this submission, kindly contact Testmark's Customer Service department by email using Thunder.Bay@testmark.ca

Please use our General Chain of Custody Form for non-drinking water sample submissions

[illegible]

7 Margaret Street, Garson, ON, P3L 1E1 • Phone: 705-693-1121 • Fax: 705-693-1124 • Off-Hours: 705-618-0154 • customer.service@testmark.ca

1335 Riverside Drive, Timmins, ON, P4R 1A6 • Phone: 705-531-1121 • Fax: 705-531-1125 • Off-Hours: 705-221-1172 • timmins@testmark.ca

6820 Kitimat Road Unit #1, Mississauga, ON, L5N 5M3 • Phone: 905-821-1112 • Fax: 905-821-2095 • Off-Hours: 905-821-1112 (follow prompts for Off-Hours) • mississauga@testmark.ca

1470 Government Road West, Box 426, Kirkland Lake, ON P2N 3J1 • Phone: 705-642-3361 • Fax: 705-642-3222 • Off-hours: 705-568-3967 • kirkland.lake@testmark.ca

1131 Central Ave., Unit#2 Thunder Bay, ON P7B 7C9 • Phone: 807-333-0921 • Fax: 807-333-0924 • Off-hours: 807-358-2121 • thunder.bay@testmark.ca

*** Please contact Customer Service for assistance with customized CofC's for Schedule 15.1 testing.



TESTMARK Laboratories Ltd.

Committed to Quality and Service

Regulation/Guideline Selection C

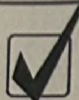
O.Reg. 319/08

Method	Parameter	Unit	Reg Value	Sample # Description Sampling Date Reg Unit	2011499 Kitchen Tap 2024-05-28 Treated Water
EC/TC/Back by MF on DC (A10)	Escherichia coli	CFU/100mL	1	CFU/100mL	0
EC/TC/Back by MF on DC (A10)	Total Coliform	CFU/100mL	1	CFU/100mL	0

Please note that the term Reg. Value in the context of this spreadsheet may refer to regulatory limits, regulatory guidelines, standards or . Highlighted results indicate a measured value that exceeds the reported Reg. Value.

Samples with the [rr] qualifier are rerun values.

Highlighted units indicate a discrepancy with the Reg. Unit. This may affect the functionality of the report to properly indicate an exceeder. TESTMARK Laboratories Ltd. has included the criteria values set by the appropriate government agency as part of this spreadsheet for p. These values may or may not accurately reflect the current values prescribed by government regulation and it is the Client's responsibility. Should any discrepancies be discovered or should you have any questions or comments regarding the information in this spreadsheet, pl. This spreadsheet contains condensed and summarized material and is not intended to replace the Analytical Report, but to be used as a

**TESTMARK Laboratories Ltd.**

Committed to Quality and Service

CERTIFICATE OF ANALYSIS

Client: Bill Nelson
Company: North Spirit Lake Lodge
Address: P.O. Box 410
Red Lake, ON, P0V 2M0
Phone: (204) 480-8472
Email: Bill@northspirittakelodge.com
Sampled By: Bill Nelson

Work Order Number: 536307
PO #:
Regulation: O.Reg. 319/08
Project #:
Fax:
DWS #: 8491779C6

Date Order Received: 5/29/2024
Arrival Temperature: 8 C

Analysis Started: 5/29/2024
Analysis Completed: 5/30/2024

TEST RESULTS

Sample Description	Lab ID	Type / Matrix	Date / Time Collected	Field Chlorine (mg/L)		EC	TC
				Free	Total		
Kitchen Tap	2011499	Distribution / Treated Water	5/28/2024 8:00 AM			0	0

Result Units: CFU/100mL (water matrix) CFU/g (soil matrix), CFU/Swab (swab sample), except HPC which is CFU/1mL. Temp. is in Degrees Celsius.

Note that all tests have been performed in accordance with our accredited and licensed test methods (Method Reference A10 for E. coli, fecal, total coliform and background, and Method Reference A68 for HPC).

REPORT COMMENTS

Bacti Lot(s): 2204

This report has been approved by:

Adam Tam, M.Sc.
Director of Operations

LEGEND

TESTS EC - Escherichia coli, TC - Total Coliforms, FC - Fecal Coliforms, Back - Background, HPC - Heterotrophic Plate Count

RESULTS ~ - No Data, Results Pending.

INT - Interferences are evident on plate and therefore bacterial colonies cannot be properly counted (interferences can be anything that inhibit the proper growth and formation of target colonies)

NDOGN - No Data, Overgrown with Non-Target

NDOGT - No Data, Overgrown with Target

NDOGHPC - No Data, Overgrown with HPC

An 'r' after the Lab ID indicates a laboratory replicate.

An '[rr]' after the Lab ID indicates a requested rerun.

Results relate only to the items tested.

Dates Dates are formatted as mm/dd/year throughout this report.

Field Data Reports containing Field Parameters represent data that has been collected and provided by the client. Testmark is not responsible for the validity of this data which may be used in subsequent calculations.

Sample Condition Deviations A noted sample condition deviation may affect the validity of the result. Results apply to the sample(s) as received.

Reproduction of Report Report shall not be reproduced, except in full, without the approval of Testmark Laboratories Ltd.

Work Order #	Sample #	SampleDate	Matrix	Sample Description	Method	Parameter	MDL
536307	2011499	5/28/2024	Treated Water	Kitchen Tap	EC/TC/Back by MF on DC (A10)	Escherichia coli	1
536307	2011499	5/28/2024	Treated Water	Kitchen Tap	EC/TC/Back by MF on DC (A10)	Total Coliform	1



**Property
Schedules**

[illegible]

2025-2026 COVERAGE RECOMMENDATIONS

NORTH SPIRIT LAKE LODGE LTD.

PROPERTY COVERAGES

Please note that you are effectively self-insured where the values on your property coverage are less than current replacement costs. It is therefore important that you bring your values in line with current replacement costs. A valuation is the most accurate and reliable way of establishing property values.

PROPERTY/ EQUIPMENT BREAKDOWN

We suggest you review the insured values currently on all of your property. This includes but is not limited to your building(s), contents, inventory, machinery and equipment and tenants' improvements. Values should be based on replacement cost with consideration for the cost of demolition & debris removal and application of bylaws.

For your convenience we can provide names of appraisal firms who can provide you with a comprehensive inspection and appraisal for insurance purposes.

BUSINESS INTERRUPTION/ EXTRA EXPENSE

A large percentage of companies that have suffered a major loss, never recover from it. The major reason is either not having insurance coverage for business interruption or carrying inadequate limits. We highly recommend that you add this important coverage to ensure the continuation of your business.

Should a direct loss result that is covered by your property policy, extra expense coverage reimburses you for any expenses over and above those that would have been incurred during your normal operations - should your business be able to continue operating after the loss.

Contingent Business Interruption Insurance is coverage that reimburses lost profits and extra expenses resulting from an interruption of business at your customers' or your suppliers' physical operations. This too may be critical for your business, where you rely on key suppliers or clients.



Insurance



Your Renewal Premium

\$11,397.00

(plus taxes where applicable)

Your policy has a new policy number and a fresh new design. This document provides details of your renewed policy. Please review it carefully to make sure your business information is still accurate and your coverage still meets the needs of your business.

If you have any questions, please contact your broker.

New Policy Number:**P04157480-1****Policy Effective:**

September 6, 2023

Policy Expiration:

September 6, 2024, 12:01 am

Insurer:Northbridge General Insurance Corporation
www.northbridgeinsurance.ca
info@nbfc.com

Policyholder		Brokerage	
Named Insured:	North Spirit Lake Lodge Ltd.	Brokerage:	The Magnes Group Inc.
Address:	P.O. 410 , RED LAKE, ON P0V 2M0 Canada	Address:	1540 Cornwall Road, Suite 100, Oakville, ON L6J 7W5
Description of Operations:	Hunting and fishing camp	Telephone:	905.845.9793

Summary of changes:

Commercial Property - Property and Equipment Breakdown

- Deductible of Sewer Back-up for P.O. 410, RED LAKE, ON, P0V 2M0 has been amended to \$10,000.
- Limit of Sewer Back-up for P.O. 410, RED LAKE, ON, P0V 2M0 has been amended to Included.
- Limit for Property Of Tenants or Registered Guests of a Hotel or Apartment or Members, Guests and Residents of Health Care Facilities has been amended to \$25,000 per occurrence.
- Ontario Locations: 5% increase to Building limits (where coverage applies); 5% increase to Business Personal Property limits (where coverage applies), unless otherwise identified.
- Deductible of Property Off Premises including Property on Exhibition has been amended to \$10,000.
- Deductible of Property in Transit has been amended to \$10,000.
- Free Form - Building Limitation Endorsement has been added.

Commercial General Liability

- Operation: Fishing / Hunting Camps / Lodges; Canadian Sales has been amended to \$200,000 CAD.
- Extension - Employers' Bodily Injury Liability Coverage Endorsement has been added.
- Extension - Voluntary Compensation Benefits Endorsement has been added.
- Extension - Limited Pollution Coverage (120 Hours) Endorsement has been added.
- Forest Fire Fighting Expense Endorsement has been added with a limit of \$500,000.
- Free Form - Pollution Coverage Extension has been deleted.

General

- Your premium has been amended.



Declarations

Overview of
your coverages

Coverage Schedule - Your core coverages in this policy

Commercial Property - Property, Business Interruption and Equipment Breakdown

LOCATION 1 - P.O. 410, RED LAKE, ON P.O. 2MO

Form	Coverage	Limit	Deductible
CP0001E05	Property Of Every Description	\$2,103,699	\$10,000
Building 1			
Form	Coverage	Limit	Deductible
CP0001E05	Building	Included in POED	Included in POED
CP0016E01	Equipment Breakdown Endorsement	Included	\$10,000/24 hours
CP0001E05	Business Personal Property	Included in POED	Included in POED

Schedule of Business Personal Property

Item	Limit	Deductible
Office Contents	Included in POED	-
CP0009E02	Business Income	\$100,000
CP0010E04	Coverage Extensions Endorsement For Business Interruption	24 hours

Additional Location Level Details:

Form	Coverage	Limit	Deductible
CP0005E01	Earthquake Shock Endorsement	Included	3%, min \$100,000
CP0002E05	Sewer Back-up	Included	\$10,000

ADDITIONAL PROPERTY EXTENSIONS AND ENDORSEMENTS

Form	Coverage	Limit	Deductible
CP0002E05	Automatic Blanket Coverage Extension	\$500,000	See Form
CP0002E05	Property in Transit	\$25,000 Canada & USA	\$10,000
CP0002E05	Property Off Premises including Property on Exhibition	\$25,000	\$10,000
CP0002E05	Product Recall Expense	\$25,000	See Form
Free Form	Building Limitation Endorsement	-	-

Participating Group Camps of Magnes
Basic Accidental Death & Dismemberment
GROUP APPLICATION FORM

Chubb Life Insurance Company of Canada
 199 Bay Street, Ste. 2500
 Toronto Ontario

Group Master Policy No: AB10573110		Requested Effective Date of Coverage: June 6, 2024	
POLICYHOLDER INFORMATION			
Camp Full Legal Name:		North Spirit Lake Lodge Ltd.	
Plan Administrator Name:		Bill Nelson	
Plan Administrator Email:		Phone:	(204) 480-8472
Full Address: (including postal code)		P.O. Box 410, Red Lake, ON P0V 2M0	

PLAN TYPE & BENEFITS		
BASIC ACCIDENTAL DEATH & DISMEMBERMENT	Number of Lives Per Class	Annual Rates per Insured
OPTION 1 ☒ Basic AD&D only	Class 1	Class 1: \$130.00
	Class 2	Class 2: \$ 46.00
OPTION 2 ☒ Basic AD&D & Aircraft Passenger Only	Class 1 2	Class 1: \$168.24
	Class 2	Class 2: \$ 84.24
OPTION 3 ☐ Basic AD&D & Aircraft Passenger & Crew	Class 1	Class 1: \$178.24
	Class 2	Class 2: \$ 94.24

Eligibility & Class Description		
Eligibility:	All Owners/Operators and Management Employees of the Camp, and who are Canadian residents as follows:	
The insurance under this policy applies only to the group of Insured Persons who fit the description of one of the Classes listed below. Their coverage will begin on the effective date of the policy if they were then eligible.		Principal Sum Amount
Class Description:	Class 1 Eligible employees under age 71. Class 2 Eligible Employees between ages 71 to 80.	\$100,000 \$ 50,000
Termination Age:	Upon attainment of age 80 or earlier retirement.	

Comments

Bill Nelson – December 18, 1958
 Valerie Nelson – July 24, 1962

Dated at: _____ this _____ day of _____ 20____

Signature of authorized Policyholder

Print Name & Title

All statements, representatives and answers made in this application are consideration for and a basis of the insurance herein requested and whether written or printed, are declared to be true, full and complete.



**Boat
Inventory**

Boat Inventory



Boats Rigged With Motors
Click To See More



Loose Motors
Click To See More



Boats Not Rigged
Click To See More

Boat Registrations



Transport
Canada

Transports
Canada



PLEASURE CRAFT LICENCE

THIS LICENCE IS NOT A TITLE DOCUMENT

IMPORTANT DOCUMENT - DO NOT LOSE

PERMIS D'EMBARCATION DE PLAISANCE

CE PERMIS N'EST PAS UN TITRE DE PROPRIÉTÉ

DOCUMENT IMPORTANT - NE PAS PERDRE

Licence No. - N° du permis

ON9414662

NORTH SPIRIT LAKE LODGE LTD.
PO BOX 410
RED LAKE, Ontario P0V 2M0

DESCRIPTION OF PLEASURE CRAFT / DESCRIPTION DE L'EMBARCATION DE PLAISANCE

Hull serial No. - N° de série de la coque

SOM50362D424

Length (m) - Longueur (m)

6.1

Propulsion Type - Type de propulsion

Outboard

Primary hull colour - Couleur primaire de la coque

Black

Secondary hull colour - Couleur secondaire de la coque

Green

This pleasure craft described above is hereby licensed under the authority of the **Canada Shipping Act, 2001**

Cette embarcation de plaisance est par la présente munie d'un permis en vertu de la **Loi de 2001 sur la marine marchande du Canada**

DATE OF ISSUE: - DATE D'ÉMISSION :

(dd-mm-yyyy / jj-mm-aaaa)

22-11-2024

EXPIRY DATE: - DATE D'EXPIRATION :

(dd-mm-yyyy / jj-mm-aaaa)

30-11-2034

In accordance with the **Canada Shipping Act, 2001, s. 204**, licensed vessels must be marked with the licence number of the vessel in block characters not less than 75 mm high and in a colour that contrasts with their background. The number is to be located: (a) on each side of the bow of the vessel, or (b) on a board permanently attached to the vessel as close to the bow as practicable, so that the number is clearly visible from each side of the bow.

In compliance with the Small Vessel Regulations, the owner of a licensed pleasure craft shall notify the issuer in writing of any change in the owner's name or address, as well as any modifications made to the vessel or its status (lost, destroyed), within 90 days after the change.

When the ownership of a licensed pleasure craft is transferred, the new owner shall immediately make application to the issuer to transfer the licence.

Conformément à la **Loi de 2001 sur la marine marchande du Canada, s. 204**, le numéro de permis du bâtiment doit être inscrit en caractères d'imprimerie d'au moins 75 mm de hauteur et d'une couleur contrastant avec leur arrière-plan. Le numéro doit être situé : a) de chaque côté de la proue du bâtiment ou b) sur un panneau fixé de façon permanente au bâtiment le plus près possible de la proue de façon à ce que le numéro soit clairement visible des deux côtés de la proue.

Selon le Règlement sur les petits bâtiments, le propriétaire d'une embarcation de plaisance à l'égard de laquelle un permis a été délivré doit aviser par écrit le ministre de tout changement de son nom ou adresse. Il doit aussi aviser de toutes modifications faites à l'embarcation, ainsi que le statut, dans les 90 jours suivant celui-ci.

En cas de transfert du droit de propriété d'une embarcation de plaisance à l'égard de laquelle un permis a été délivré, le nouveau propriétaire présente immédiatement au ministre une demande pour effectuer le transfert du permis.

[Click To See More](#)



**Included
Vehicles**

Vehicles



Can Am Quad
Click To See More



Honda Quad
Click To See More



GMC Truck
Click To See More



GMC Van
Click To See More

10

**Fuel Storage
(Offsite)**

From: Bill Nelson
Sent: Friday, September 6, 2019 7:42 AM
To: McFarlane, Sheila (EC)
Subject: RE: North Spirit Lake Lodge

Thank You Sheila,

Bill
nsl

From: [McFarlane, Sheila \(EC\)](#)
Sent: Friday, September 6, 2019 7:16 AM
To: [Bill Nelson](#)
Subject: RE: North Spirit Lake Lodge

Hi,

Here are the registration numbers for your 4 tanks:

EC-00052858 - Gasoline
EC-00052859 - Diesel
EC-00052860 - Gasoline
EC-00052861 - Gasoline

Thanks,
Sheila

Sheila McFarlane
Programme des réservoirs de stockage & BPC, Direction générale de la protection de l'environnement
Environnement et Changement climatique Canada / Gouvernement du Canada
Sheila.McFarlane@canada.ca / Téléphone 819-938-5008

Sheila McFarlane
Storage Tank & PCB Program, Environmental Protection Branch
Environment and Climate Change Canada / Government of Canada
Sheila.McFarlane@canada.ca / Telephone 819-938-5008

From: Bill Nelson <bill@northspiritlelodge.com>
Sent: September 5, 2019 4:00 PM
To: McFarlane, Sheila (EC) <sheila.mcfarlane@canada.ca>
Subject: RE: North Spirit Lake Lodge

Hi Sheila,

Gas in 3 and 4.

Thank You,

EMERGENCY RESPONSE PLAN

Company Name _____

Date ERP Completed: _____

Reviewed: 2019: X 2020: 2021:

For Emergencies Involving Liquid Petroleum Product





NORTH SPIRIT LAKE LODGE

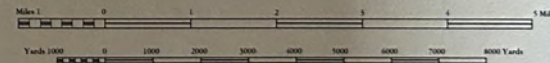
North Spirit Lake Lodge	■	Northern	N
Rocks	+	Walleye	W
Rapids	---	Lake Trout	T
Marsh or Weedy Area	⊞		
Airport	✈		



MARGOT LAKE



NORTH SPIRIT LAKE





NOTE:

THE PRESENT WATER'S EDGE OF NORTH SPIRIT LAKE AS ESTABLISHED BY SURVEY AND SHOWN ON THIS PLAN HAS BEEN ACCEPTED AS BEING THE BEST AVAILABLE EVIDENCE OF THE EDGE OF THIS LAKE AS IT EXISTED AT THE TIME OF THE ORIGINAL SURVEY OF SUMMER RESORT LOCATION REB 6.

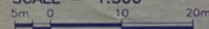
SCHEDULE						
PART	MINING CLAIM	LOT OR BLOCK	CON. PLAN	ACRES	HECTARES	PIN/PARCEL/INST./CROWN
1				0.58	0.235	CROWN

AREA MAP SHEET: BUCKETT LAKE AREA (G-1744)

PERMISSION TO DEPOSIT THIS PLAN OF SURVEY OF CROWN LAND WAS GIVEN BY THE SURVEYOR GENERAL OF ONTARIO ON THE DAY OF , 20

PLAN OF SURVEY OF
LOCATION CL
LATITUDE: 52°32'N
LONGITUDE: 92°59'W
DISTRICT OF KENORA
PATRICIA PORTION

SCALE - 1:500



W. J. BOWMAN LTD.
2006

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE

W. J. BOWMAN, O.L.S.

PLAN 23R-

RECEIVED AND DEPOSITED

DATE

NOT FINAL

LAND REGISTRAR FOR THE LAND TITLES DIVISION OF KENORA

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM SOLAR OBSERVATIONS AND ARE REFERRED TO THE MERIDIAN THROUGH STATION "B".

LEGEND

- DENOTES A PLANTED SURVEY MONUMENT
- DENOTES A FOUND SURVEY MONUMENT
- SB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- RPL DENOTES ROCK PLUG
- 1179 DENOTES R.E. BRANNAN, O.L.S.
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 27th DAY OF JUNE, 2006.
- THIS PLAN AND FIELD NOTES WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED UNDER MY PERSONAL SUPERVISION AND I WAS PRESENT ON THE SITE DURING THE PROGRESS OF THIS SURVEY.

July 4, 2006
DATE

W. J. Bowman
W. J. BOWMAN
ONTARIO LAND SURVEYOR

TIES TO WATER'S EDGE			
INSTRUMENT (A)			
BEARING	DISTANCE	BEARING	DISTANCE
S61°49'W	105.6	S42°04'W	25.4
S61°46'W	105.3	S48°06'W	27.0
S61°10'W	102.6	S51°23'W	24.2
S61°40'W	99.2	S54°16'W	21.2
S59°51'W	95.9	S60°21'W	22.6
S60°44'W	89.2	S69°04'W	20.8
S62°05'W	80.2	S70°10'W	13.4
S62°17'W	74.9	N74°15'W	8.8
S61°20'W	69.0	N64°54'W	9.7
S62°24'W	65.8	N52°03'W	11.9
S60°54'W	60.5	N43°10'W	16.5
S57°18'W	55.4	N47°40'W	21.4
S52°51'W	46.5	N37°55'W	22.2
S49°38'W	46.1	N27°49'W	21.6
S49°42'W	41.9	N15°01'W	20.9
S46°38'W	40.5	N28°20'W	19.1
S44°56'W	35.9	N16°12'W	17.4
S42°40'W	34.3	N13°11'W	15.3
S42°29'W	31.1	N 1°35'W	8.4
S45°46'W	30.9	N51°58'E	9.7
S39°26'W	28.7	N62°57'E	16.1

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



W. J. BOWMAN LTD.
ONTARIO LAND SURVEYORS

434 GOVERNMENT ST. (HWY. 17) DRYDEN, ONTARIO
P.O. BOX 784 P8N 2Z4
PHONE: (807) 223-5974 FAX: (807) 223-3969

DRAWN BY: R.M.	CLIENT: BILL NELSON, NORTH SPIRIT LAKE LODGE	PLAN No.
JOB No. 4903	F.N. No. 8283-58-64	A2-491

PLAN AND FIELD NOTES OF
SUNNER RESORT

LOCATION

REB 6

BEING

ON NORTH SHORE OF NORTH SPIRIT LAKE

DISTRICT OF KENORA

PATRICIA PORTION

ROBERT E. BRANNAN O.L.S.
1967

PLAN KR-1653

APPROVED

DEPUTY SURVEYOR GENERAL
DEPARTMENT OF LAKES & FORESTS
1st OCT. 1968

101 OCT 1968

PLAN 1CR 155

RECORDED UNDER N° 107-108

REGISTERED 02-29-1911

ORDER OF TITLES

PART 1 - CROWN

KEY PLAN

SCALE - 1 INCH = 2640 FEET

UNSURVEYED TERRITORY

DISTRICT OF KENOR

PATRICIA PORTION

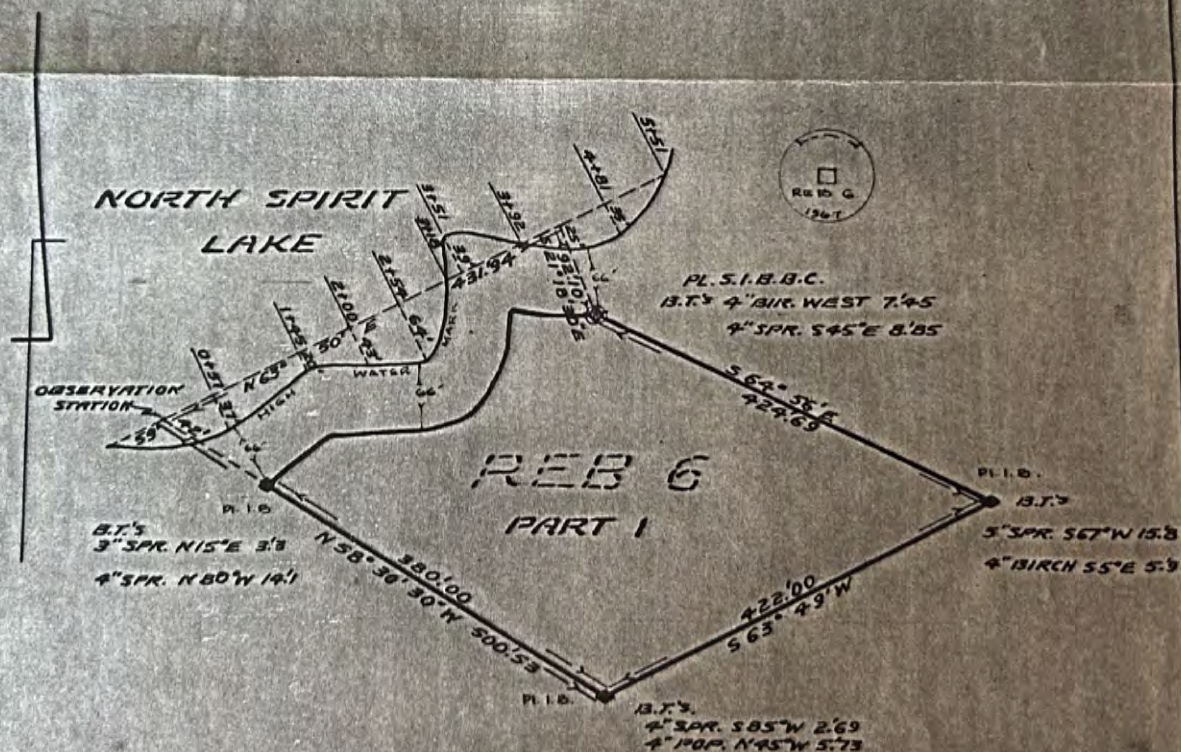
NORTH

SPIRIT

LAKE

DETAIL PLAN

SCALE - 1 INCH = 150 FEET



LEGEND

- ② 6.1. ~~1.13~~ DENOTES 1" STANDARD IRON BAR WITH CROWN LANDS BRONZE CAP

AREA: 3.0 AC. ±

FRONTAGE: 405 FT. $\frac{1}{2}$

APPLICANT: C. BROTHERTON

BEARINGS ARE ASTRONOMIC DERIVED FROM OBSERVATIONS ON
POLARIS AT THE MOST WESTERLY CORNER OF THE TRAVERSE
OF LOCK REEF 6 AND REFERRED TO THE MERIDIAN THROUGH

THE SURVEY REPRESENTED BY THIS PLAN AND FIELD NOTES WAS COMPLETED ON APRIL 23rd 1967.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN AND FIELD NOTES ARE CORRECT, AND ARE PREPARED FROM AN ACTUAL SURVEY CONDUCTED UNDER MY PERSONAL SUPERVISION, AND THAT I AM IN ANYWAY PROPER PERSON PRESENT ON THE GROUND DURING THE PROGRESS OF SUCH SURVEY.

RED LAKE, ONTARIO
JULY 15, 1967

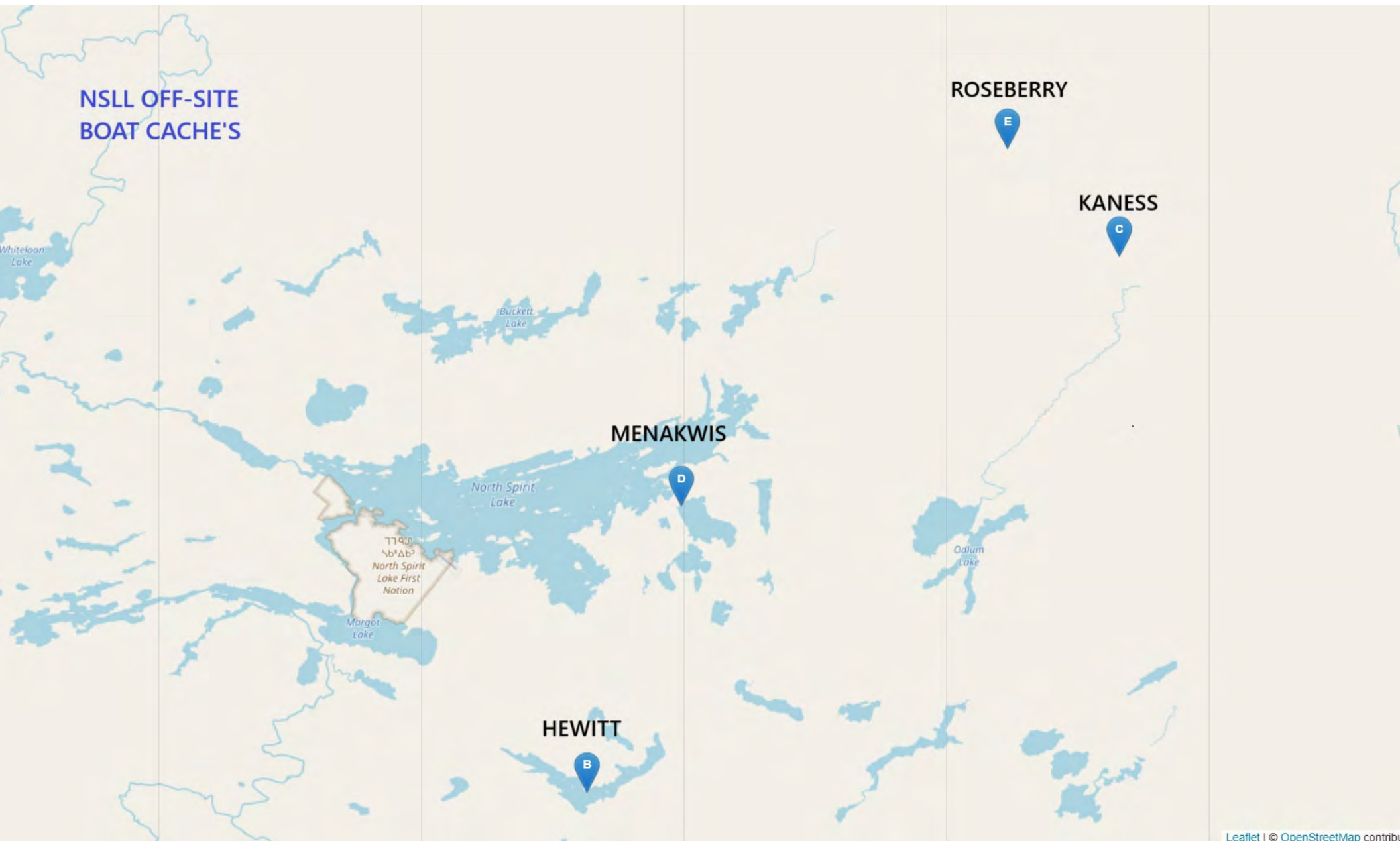
Robert C. Brannan
R. E. BRANNAN
ONTARIO LAND SURVEYOR





**Offsite
Boat Cache's**

NSLL OFF-SITE
BOAT CACHE'S



MENAKWIS

ROSEBERRY

KANESS

HEWITT

**MINISTRY OF NATURAL RESOURCES AND FORESTRY
BOAT CACHE AGREEMENT**

BOAT CACHE AGREEMENT NUMBER: RL2055C

Authority is Granted for a: Commercial Tourism Boat Cache

To:

Name: William R. Nelson

Name of Commercial Tourism Operator:
North Spirit Lake Lodge Ltd.

Address: PO Box 410, Red Lake, Ontario P0V 2M0

Phone:

Fax/Email:



At the locations listed herein:

Lake or River Name	UTM Coordinates		No. of Boats
Hewitt	508300	5805000	2
Kaness	532400	5829400	2
Menakwis	512600	5818000	3
Roseberry	527300	5834200	2

It is agreed that authority is granted under the following conditions:

1. All cached boats will be clearly identified with the authority holder's Agreement number permanently affixed to the exterior starboard bow (e.g. by name plate or stenciling) with lettering a minimum of 7.62 cm (3 inches) in height.
2. Authority may be transferred only with the prior approval of the Area Supervisor. A new boat cache agreement will be required as part of any transfer.
3. The Minister of Natural Resources or his/her delegate reserves the right to withdraw all or part of this agreement if necessary for resource management purposes, without compensation.
4. In order to hold authority for a **commercial tourism boat cache**, the authority holder must be the operator of a resource-based tourism business using Crown land or resources in Ontario that holds a valid Master Business Licence as issued by the Ministry of Government Services
5. A resource user boat cache or recreation boat cache may not be used for commercial tourism purposes.
6. The owner of any boat left on Crown land after authority has expired or been revoked may be subject to the penalties provided for under provincial legislation and/or regulations.



TEAM AUCTIONS

Sekura Auctions Since 1966



RED LAKE REALTY LTD

Michele Imrie
807-728-0295

587-464-2125

teamauctions.com