

Strata Property Act

Form B

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan VR-1308 certify that the information contained in this certificate with respect to Strata Lot 16, 3355 Flagstaff Place, Vancouver, BC is correct as of the date of this certificate.

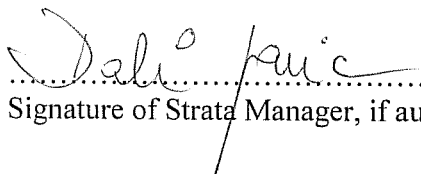
- (a) Monthly strata fees payable by the owner of the strata lot described above \$..200.00...
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$..0.00...
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
 no yes [*attach copy of all agreements*]
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved
The payment is to be made by2 installments of \$1,350.00 due on April and July 2008..... \$..2,700.00...
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year \$..Unknown...
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$..54,055.61...
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
 no yes [*attach copy of all amendments*]
- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
 no yes [*attach copy of all resolutions*]
- (i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
 no yes [*attach copy of all notices*]
- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?
 no yes [*attach details*]
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?
 no yes [*attach copies of all notices or work orders*]

- (l) Number of strata lots in the strata plan that are rented3...
- (m) The insurance broker or agent of the Strata Corporation is:

CMW Insurance Services Ltd.
700-1901 Rosser Avenue
Burnaby, BC V5C 6R6

Date: November 13, 2007

Dali Janic, Property Agent
York West Asset Management Group (BC) Inc.


.....
Signature of Strata Manager, if authorized by Strata Corporation

Building # 308 Compass Point VR1308

pt # 2

As of September, 2007

To Date
Balance

BALANCE SHEET

ASSETS

CURRENT ASSETS

104-OPERATING BANK	13,312.67
160-PETTY CASH	350.00
180-ACCTS RECEIVABLE-STRATA	(375.00)
206-PREPAID INSURANCE	9,696.98

	22,984.65

110-SPECIAL ASSESSMENT ACCOUNT	61,847.50
120-VR 1308 CRF	54,055.61
182-ACCOUNTS RECEIVABLE-S/A	230,450.00

	346,353.11

FIXED ASSETS

TOTAL ASSETS	369,337.76
	=====

LIABILITIES AND EQUITY

CURRENT LIABILITIES

650-ACCOUNTS PAYABLE	10,102.56

	10,102.56

EQUITY

500-CONTINGENCY FUND	62,745.45
510-CRF-INTEREST INCOME	1,310.16
518-LOAN(S) TO OPERATING	(10,000.00)
525-S/A-EXTERIOR PAINTING	292,297.50

	346,353.11

750-SHARE CAPITAL	10.11
SURPLUS (DEFICIT) CURRENT YEAR	12,871.98

TOTAL LIABILITIES & EQUITY	369,337.76
	=====

NOTE: THESE FINANCIAL STATEMENTS ARE UNAUDITED.

DETAILED OPERATING STATEMENT
For the 7 Months Ending September, 2007

	Current Month	Current Budget	Current Variance	To Date Balance	To Date Budget	To Date Variance	Annual Budget
R E V E N U E							
1015-STRATA FEES	11,400.00	11,400.00	.00	76,380.00	76,380.00	.00	133,380.00
1019-PR YEARS SURPLUS(DEFICIT)	.00	.00	.00	34,180.07	43,543.00	(9,362.93)	43,543.00
1020-MISCELLANEOUS REVENUE	.00	125.00	(125.00)	15.00	875.00	(860.00)	1,500.00
1070-N.S.F/RETURN CQ REVENUE	50.00	.00	50.00	50.00	.00	50.00	.00
1155-BANK INTEREST	49.22	.00	49.22	711.00	.00	711.00	.00
TOTAL REVENUE	11,499.22	11,525.00	(25.78)	111,336.07	120,798.00	(9,461.93)	178,423.00
E X P E N S E S							
OPERATING EXPENSES							
2050-BANK CHARGES	12.00	12.50	(.50)	72.00	87.50	(15.50)	150.00
2095-CONTINGENCY CONTRIBUTION	855.00	855.00	.00	5,985.00	5,985.00	.00	10,260.00
2150-INSURANCE	1,616.17	1,583.33	32.84	11,077.39	11,083.31	(5.92)	19,000.00
2180-LEGAL & PROFESSIONAL FEES	.00	16.66	(16.66)	.00	116.62	(116.62)	200.00
2210-MANAGEMENT FEES	.00	975.00	(975.00)	5,787.60	6,825.00	(1,037.40)	11,700.00
2470-ADMINISTRATION	132.50	.00	132.50	473.32	.00	473.32	.00
2495-SUNDRY & MISCELLANEOUS	407.03	20.83	386.20	507.03	145.81	361.22	250.00
TOTAL OPERATING EXPENSES	3,022.70	3,463.32	(440.62)	23,902.34	24,243.24	(340.90)	41,560.00
UTILITIES							
2530-UTILITIES-ELECTRIC	.00	83.33	(83.33)	350.24	583.31	(233.07)	1,000.00
2535-UTILITIES-WATER & SEWER	.00	1,333.33	(1,333.33)	500.13	9,333.31	(8,833.18)	16,000.00
2620-WASTE REMOVAL	.00	83.33	(83.33)	(318.54)	583.31	(901.85)	1,000.00
TOTAL UTILITIES	.00	1,499.99	(1,499.99)	531.83	10,499.93	(9,968.10)	18,000.00
REPAIRS & MAINTENANCE							
2145-GENERAL MEETING EXPENSES	.00	.00	.00	.00	100.00	(100.00)	100.00
2200-LANDSCAPING	924.32	1,516.66	(592.34)	9,801.82	10,616.62	(814.80)	18,200.00
2240-R&M PEST CONTROL	.00	125.00	(125.00)	837.40	875.00	(37.60)	1,500.00
2310-R&M BUILDING MAINTENANCE	.00	41.66	(41.66)	3,194.10	291.62	2,902.48	500.00
2315-R&M BUILDING -EXTERIOR	1,171.30	963.58	207.72	6,879.85	6,745.06	134.79	11,563.00
2339-R&M INTERIOR	.00	83.33	(83.33)	.00	583.31	(583.31)	1,000.00
2370-R&M GROUNDS MAINTENANCE	.00	83.33	(83.33)	948.38	583.31	365.07	1,000.00
2410-R&M ROOFING	.00	41.66	(41.66)	.00	291.62	(291.62)	500.00
TOTAL REPAIRS & MAINTENANCE	2,095.62	2,855.22	(759.60)	21,661.55	20,086.54	1,575.01	34,363.00
SURPL(DEFICIT) PRE EXTRAORDINAR	6,380.90	3,706.47	2,674.43	65,240.35	65,968.29	(727.94)	84,500.00
4210-IMPROVEMENTS	.00	208.33	(208.33)	.00	1,458.31	(1,458.31)	2,500.00
4305-BALCONY/DECK REPAIR	.00	6,833.33	(6,833.33)	52,368.37	47,833.31	4,535.06	82,000.00
5 (DEFICIT)	6,380.90	(3,335.19)	9,716.09	12,871.98	16,676.67	(3,804.69)	.00

Building # 308

Compass Point VR1308

pt # 22

As of September, 2007

Current
Month

CASH FLOW STATEMENT

NET INCOME (LOSS) CURRENT MONTH	6,380.90
NON CASH CHANGES / OTHER CASH MOVEMENTS	
182-ACCOUNTS RECEIVABLE-S/A	10,800.00
525-S/A-EXTERIOR PAINTING	(15,502.50)
650-ACCOUNTS PAYABLE	102.56
206-PREPAID INSURANCE	1,616.17

CURRENT MONTH CASH FLOW	3,397.13
BANK BALANCE PRIOR MONTH	5,213.04

CASH IN BANK	13,312.67
=====	

SUMMARY OF CASH HELD

104-OPERATING BANK	13,312.67
110-SPECIAL ASSESSMENT ACCOUNT	61,847.50
120-VR 1308 CRF	54,055.61

	129,215.78
=====	



LAND TITLE SEARCH RESULT

REAL ESTATE BOARD OF GREATER VANCOUVER

FROM: Real Estate Board of Greater Vancouver
2433 Spruce St.
Vancouver, British Columbia
V3T 4W4

Telephone: (604) 730-3010

Facsimile: (604) 730-3100

Requested by: MLS Department

Page Count: 5 (including this page) **Date:** Wednesday, November 7, 2007

Transaction: 17379-0027

Your Reference: Sheri E. Goldman

MLS: V677230

Sutton Grp-West Coast Realty

(O): 604-267-3800, (F):

Route: DN0150

Search Details

Sub-area: 22

Property Type: REA

PID: 006-492-517

Property Owner: N. DANG

Civic Address: 3355 FLAGSTAFF PL

Legal Description: VAS1308 LT 16 LD 36 DL 331 335

For Your Information:

The Registered Owner address shown on the title may not reflect the legal address of the property. It is the mailing address of the owner for tax billing purposes.

VANCOUVER LAND TITLE OFFICE TITLE NO: L97477
DECLARED VALUE N/A FROM TITLE NO: L40958

APPLICATION FOR REGISTRATION RECEIVED ON: 04 OCTOBER, 1983
ENTERED: 23 NOVEMBER, 1983

REGISTERED OWNER IN FEE SIMPLE:
CITY OF VANCOUVER

TAXATION AUTHORITY:

CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 006-492-517
STRATA LOT 16 DISTRICT LOT 331 AND 335 LEASEHOLD STRATA PLAN VR. 1308,
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

LEGAL NOTATIONS:

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE BM343802
FILED 1998-12-15

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

LEASE

M6562 1984-01-25 14:05

REGISTERED OWNER OF CHARGE:

ALBERT WONG AND
SABINE SOPHIA MIKOWSKI
M6562

REMARKS: ASSIGNMENT OF LEASE L65442 RECEIVED 29/06/1983
@ 13:18
CERTIFICATE OF LEASEHOLD CHARGE 38735

ISSUED 25/01/1984
ALBERT WONG'S UNDIVIDED 1/2 INTEREST
TRANSMITTED TO GB63439, 13/06/1988
UNDIVIDED 1/2 INTEREST OF SABINE SOPHIA MIKOWSKI
ASSIGNED TO LEASE GD26359, 26/02/1990
REMARKS: CERTIFICATE OF LEASEHOLD CHARGE 38735 CANCELLED

LEASE

GB63439 1988-06-13 12:03
REGISTERED OWNER OF CHARGE:
SABINE SOPHIA WONG
ADMINISTRATRIX OF THE ESTATE OF
ALBERT WONG, DECEASED SEE GB63439

GB63439
REMARKS: TRANSMISSION OF ALBERT WONG'S UNDIVIDED 1/2
INTEREST IN LEASE L65442 RECEIVED 29/06/1983 @
13:11
TRANSMITTED TO GB63440, 13/06/1988

LEASE

GB63440 1988-06-13 12:04
REGISTERED OWNER OF CHARGE:
SABINE SOPHIA WONG
GB63440
REMARKS: TRANSMISSION OF AN UNDIVIDED 1/2 INTEREST IN
LEASE L65442 RECEIVED 29/06/1983 @ 13:18 SEE

M6562 AND GB63439
ASSIGNED TO LEASE GD26359, 26/02/1990

LEASE

GD26359 1990-02-26 14:53
REGISTERED OWNER OF CHARGE:
GAIL FRANCES LONGPRE
GD26359
REMARKS: ASSIGNMENT OF LEASE L65442 SEE GB63439 AND GB63440
AND M6562
ASSIGNED TO BL260516

LEASE

BL260516 1997-07-28 09:57

REGISTERED OWNER OF CHARGE:

WILLIAM ANTHONY COSTANTINI

ROSE MARIE COSTANTINI

AS JOINT TENANTS

BL260516

REMARKS: ASSIGNMENT OF LEASE L65442

RECEIVED 1983/06/29 13:18

SEE GB63439, GB63440, M6562

AND GD26359

ASSIGNED TO BP7278

MORTGAGE

BL260517 1997-07-28 09:58

REGISTERED OWNER OF CHARGE:

LONDON LIFE INSURANCE COMPANY

BL260517

REMARKS: OF LEASE L65442, SEE GB63439, GB63440

M6562, GD26359 AND BL260516

LEASE

BP7278 2000-01-13 09:12

REGISTERED OWNER OF CHARGE:

NORMAN KING DANG

BP7278

REMARKS: ASSIGNMENT OF LEASE L65442 REC'D 1983/06/29

@ 13:18 SEE GB63439 GB63440 M6562 GD26359

AND BL260516

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

Strata plan: VAS1308

VANCOUVER LAND TITLE OFFICE
COMMON PROPERTY STRATA PLAN: VAS1308

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

PARCEL IDENTIFIER(PID): 006-492-517
SHORT LEGAL DESCRIPTION: S/VAS1308/////16

MARG:

MISCELLANEOUS NOTES:

**PROPERTY DISCLOSURE STATEMENT
STRATA TITLE PROPERTIES**



Date of disclosure: Nov 4/07

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

ADDRESS/STRATA UNIT #: 3355 Flagstaff Place Vancouver, B.C. V5S4K9

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. "Unit" is defined as the living space, including limited common property, being purchased. "Common property" includes buildings or spaces accessible to all owners. "Property" is defined as the land on which the Unit and Common Property is constructed.

THE SELLERS SHOULD INITIAL
THE APPROPRIATE REPLIES

1. GENERAL:		YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Is the Property connected to a public sanitary sewer system?		✓		✓	
B. Is the Property connected to a public water system?		✓			
C. Is the Property connected to a private or a community water system?			✓		
(i) If yes, are you aware of any problems with the private or community water system?					
D. Is the Property serviced by a private well?			✓		
(i) If yes, are you aware of any problems with the private well?					
E. Are you aware of any underground oil storage tank(s) on the Property?			✓		
F. Is the Property serviced by a septic system/lagoon?			✓		
(i) If yes, are you aware of any problems with the septic system/lagoon?			✓		
(ii) If the system was installed after May 31, 2005, are maintenance records available?			✓		
G. (i) Has this unit been previously occupied?		✓			
(ii) Are you the "owner developer" under the Strata Property Act?			✓		
H. Nature of Interest/Ownership					
Freehold Undivided <input type="checkbox"/>					
Time Share Bare Land <input type="checkbox"/>					
Leasehold Cooperative <input type="checkbox"/>					
I. Management Company <u>York-West Asset Management Group (BC) Inc.</u>		✓			
Name of Manager <u>Dali Janic</u>					
Address <u>#430-1200 W. 73rd Ave. Vancouver, B.C. V6P6G5</u>					
Telephone <u>604-267-6399</u>					
J. Strata Council President's Name					
Telephone					
K. Strata Council Secretary Treasurer					
Telephone					
L. Are the following documents available?					
Bylaws	Attached <input type="checkbox"/>				
Rules/Regulations	<input type="checkbox"/>				
Year-to-date Financial Statements	<input type="checkbox"/>				
Current Year's Operating Budget	<input type="checkbox"/>				
All minutes of last 24 months including Council, Special and AGM Minutes	<input type="checkbox"/>				
Engineer's Report and/or Building Envelope Analysis	<input type="checkbox"/>				
M. What is the monthly strata fee per month? \$ <u>200.00</u>					
Does this include:		YES	NO	DO NOT KNOW	DOES NOT APPL
Management?		✓			
Heat?			✓		
Hot Water?			✓		
Gas Fireplace?			✓		
Garbage?			✓		
Sewer?			✓		
Recreation?					✓
Cable?					✓
Gardening?					✓
Caretaker?					✓
Water?					✓
Other?					
N. (i) Number of unit Parking Stalls <u> </u> included and specific numbers					
(ii) Are these (a) Limited Common Property? <input type="checkbox"/> (b) Rented? <input type="checkbox"/> (c) Assigned by strata Corporation? <input type="checkbox"/>					
O. Storage Locker? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Number(s) <u> </u> Is there additional common storage?					✓
P. Does the Unit have any equipment leases or service contracts; i.e., security systems, water purification, etc.?					✓
Q. Are you aware of any pet restrictions?					✓
R. Are you aware of any rental restrictions?		✓			
S. Are you aware of any age restriction?					✓
T. Are you aware of any other restrictions? If so, provide details on Page 2, Section 3 Additional Comments.					✓
* U. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? <u>\$ 5,400.00</u>		✓			
V. Have you paid any special assessment(s) in the past 5 years? (i) For how much?		✓			
W. Are you aware of any current or pending local improvement levies/charges?					✓

NO INITIALS

1. GENERAL: continued

	YES	NO	DO NOT KNOW	DOES NOT APPLY
X. Are you aware of any current or pending local improvement levies/charges?	✓			
Y. Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?		✓		
Z. Was this Unit 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 Owner Builder Declaration and Disclosure Notice.)		✓		
AA. Is this Unit or related common property covered by third party "home warranty insurance?"		✓		

2. STRUCTURAL: (Respecting the unit and common property.)

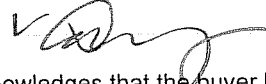
	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Has a final building inspection been approved or a final occupancy permit been obtained?	✓			
B. Are you aware of any additions or alterations made without a required permit?		✓		
C. Are you aware of any structural problems with any of the buildings on the property?		✓		
D. Are you aware of any problems with the heating and/or central air conditioning system?		✓		
E. Are you aware of any damage due to wind, fire or water?		✓		
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		✓		
G. Are you aware of any leakage or unrepaired damage?		✓		
H. Are you aware of any problems with the electrical system?		✓		
I. Are you aware of any problems with the plumbing system?		✓		
J. Are you aware if the Unit, or any other unit, or the Property have been used as a marijuana grow operation or to manufacture illegal drugs?		✓		
K. Are you aware of any problems with the swimming pool and/or hot tub?			✓	
L. Are there any agreements under which the owner of the Unit assumes responsibility for the installation and/or maintenance of alterations to the Unit or Common Property?		✓		

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

* u see minutes

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 INFORMATION ON THE REVERSE SIDE OF THIS FORM

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.

The buyer acknowledges that all measurements are approximate. The buyer should obtain a strata plan drawing from the Land Title Office or retain a professional home measuring service if the buyer is concerned about the size.

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 strata unit or property.