

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 <i>Strata Property Act</i> ?			✓		
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		✓			
Name of Manager	<u>York-West Asset Management Group (BC) Inc.</u>				
Address	<u>Dali Janic</u>	Telephone	<u>604-267-6399</u>		
	<u>#430-1200 W. 73rd Ave. Vancouver, B.C. V6P 6G5</u>	Telephone			
J. Strata Council President's Name		Telephone			
K. Strata Council Secretary Treasurer		Telephone			
L. Are the following documents available?					
	Attached	yes, Can Be Obtained From			
Bylaws	<input type="checkbox"/>	<u>see realtor</u>			
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?			✓		
N. (i) Number of unit Parking Stalls					
(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 type="checkbox"/> Number(s)				
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?					

INITIALS



ADDRESS/STRATA UNIT #: **3355 Flagstaff Place** **Vancouver, B.C.** **V5S4K9** PAGE 2 of 2 PAGES

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?		✓		

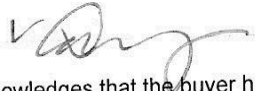
3. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary.)

* u see minutes

2.B. A/C installed ~~with~~ without written council approval
Received verbal approval from then chairperson

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.