title

Date: 09/10/01

TITLE SEARCH PRINT

Requestor: (PF98356)

WEST COAST REALTY LTD DBA

TITLE - BB780468

VANCOUVER

LAND TITLE OFFICE

TITLE NO: BB780468 FROM TITLE NO: GD130601

Time: 12:37:50

APPLICATION FOR REGISTRATION RECEIVED ON: 01 JUNE, 2009

ENTERED: 05 JUNE, 2009

REGISTERED OWNER IN FEE SIMPLE:

ENTERED. 03 JON

PAULA JEAN SMITH

RR2

TOFIELD, ALBERTA

TOB 4J0

EXECUTRIX OF THE WILL OF ESSIE ELIZABETH SMITH,

DECEASED, SEE BB780468

TAXATION AUTHORITY:

CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 016-692-161

STRATA LOT 67 DISTRICT LOT 540 STRATA PLAN VR. 2781

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: NONE

CHARGES, LIENS AND INTERESTS: NONE

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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



REALESTATE BOARD OF GREATER VANCOUVER Date of disclosure: _______ PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



| A. Is the Property connected to a public variety sewer system? B. Is the Property connected to a public variety system? C. Is the Property connected to a provide or a Community water system? (i) If yes, are you aware of any problems with the private or community water system? (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 sprit system/lagoon? (ii) If yes, are you aware of any problems with the septic system/lagoon? (ii) If yes, are you aware of any problems with the septic system/lagoon? (ii) If yes, are you aware of any problems with the septic system/lagoon? (iii) If the system was installed after May 31, 2005, are maintenance vecords available? G. (i) Has this Unit been previously occupied? (ii) Are you the "owner developer" as defined in the Strata Property Act? H. Nature of Interest/Ownership Freehold Time Share Leasehold Cooperative Leasehold Leasehold Cooperative Leasehold Leasehol | C 1 1 | Ina | | | | | AND V | | | |
|---|---|---|-------------|-----------------|-------------|-------------------------------|-----------------------|----------|----------|----------------------|
| The following is a statement made by the seller concerning the typical you strike a limit bousday. ADDRESSIGNATA UNIT # 30 73 250 West Broadway and severe on this property disclosure statement and where uncertain should reply 'Do Not Know.' This property disclosure statement and where uncertain should reply 'Do Not Know.' This property disclosure statement and where uncertain should reply 'Do Not Know.' This property disclosure statement and where uncertain should reply 'Do Not Know.' This property disclosure statement and where uncertain should reply 'Do Not Know.' This property disclosure statement and where uncertain should reply 'Do Not Know.' This property disclosure statement and where uncertain should reply 'Do Not Know.' This property disclosure statement and where uncertainty in the property common property is constructed. 1. GENERAL A. Is the Property connected to a public waiter system? B. Is the Property connected to a public waiter system? C. Is the Property connected to a pruble waiter system? D. Is the Property serviced by a private well? E. Are you aware of any problems with the private or community water system? D. Is the Property serviced by a sprivate well? E. Are you aware of any underground oil storage tank(s) on the Property? F. Is the Property sorviced by a septic system/lagoon? (ii) If the system was installed after May 31. 2005, are maintenance specords available? G. (ii) Has this Unit been previously occupied? I. Management Company. Name of Manager Address J. Strata Council President's Name Telephone K. Strata Council Secretary Treasurer's Name Telephone K. Strata Council Secretary Treasurer's Name Telephone K. Strata Council Secretary Treasurer's Name Telephone Yes, Can Be Obtained From Bylavas Rules/Regulations Yes No Not Now APPLY Does this include: Management? Heat? Heat? Heat? Hot Water? Gas Finoplace? Carretaker? | Date of disclosure:QOf | 01 | | 8 0 | | ik a 4 - c - | 4. | | | |
| THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply. "Do No Know." This property disclosure statement constitutes a representation under any Contract of Purpose, with the property disclosure statement disconstitutes a representation under any Contract of Purpose, and Sale if so agreed, in writing, by the constitutes a representation under any Contract of Purpose, send Sale if so agreed, in writing, by the purpose of Common Property includes buildings and successful to all owners. "Property is defined as the land on which the Unit and Common Property is constructed. 1. GENERAL A. Is the Property connected to a public waiter system? C. Is the Property connected to a public waiter system? C. Is the Property connected to a public waiter system? C. Is the Property connected to a public waiter system? O) If yes, are you aware of any problems with the private or community water system? D) Is the Property serviced by a private well? O) If yes, are you aware of any problems with the private well? O) If yes, are you aware of any problems with the private well? O) If yes, are you aware of any problems with the septic system/lagoon? O) If yes, are you aware of any problems with the septic system/lagoon? O) If yes, are you aware of any problems with the septic system/lagoon? O) If yes, are you aware of any problems with the septic system/lagoon? O) If yes, are you aware of any problems with the septic system/lagoon? O) If yes, are you aware of any problems with the septic system/lagoon? O) If yes, are you aware of any problems with the septic system/lagoon? O) If yes, are you aware of any problems with the septic system/lagoon? O) If yes, are you aware of any problems with the septic system/lagoon? O) If yes, are you aware of any problems with the septic system/lagoon? O) If yes, are you aware of any problems with the septic system/lagoon? O) If yes, are you aware of any problems with the septic system/lagoon? O) If yes, are y | The following is a statement made by the S | eller cond | cerning th | ne proper | ty or strat | a unit located a: Vancouve | t. er. B.C. | | V6K 2I | H4 |
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| Heat? Hot Water? Gas Fireplace? Cable? Caretaker? | | YES | NO | NOT | NOT | | | | | |
| Heat? Hot Water? Gas Fireplace? Cable? Gardening? Caretaker? | Does this include: Management? | | | | | Recreation? | | | | |
| Hot Water? Gardening? Gas Fireplace? Caretaker? | | | | | | Cable? | | | | 1 |
| Gas Fireplace? Caretaker? | | | | | | Gardening? | | | | 1 |
| | | | | | | Caretaker? | | | | \ |
| Garbage? Water? | | | | | | Water? | | | | |
| Sewer? Other? | | | | | | Other? | | | 1 | |

| ADDRESS/STRATA UNIT # : 307 3280 West Broadway | Vancouver | , B.C. | | V6K 2H | 4 |
|---|-------------------|--------|----|-------------------|----------------------|
| 1. GENERAL (continued) | | YES | NO | DO NOT KNOW | DOES NOT APPLY |
| N. (i) Number of Unit parking stalls included and specific numbers (ii) Are these (a) Limited Common Property? □ (b) Common Property? (c) Rented? □ (d) Long Term Lease? (e) Other? □ Provide details on page 3, Section 3, Additional Co | | | | | |
| O. Storage Locker? (i) Yes No Number(s) (ii) Are these (a) Limited Common Property? (c) Rented? (d) Long Term Lease? (e) Other? Provide details on page 3, Section Comments | | | | | |
| P. Does the Unit have any equipment leases or service contracts; i.e., security spurification, etc.? | | | | | |
| Q. Are you aware of any pending strata corporation policy or bylaw amendment alter or restrict the uses of the Unit? | t(s) which may | | | | |
| R. Are you aware of any pet restrictions? | | | | | |
| S. Are you aware of any rental restrictions? | | | | | |
| T. Are you aware of any age restriction? | | | | | |
| U. Are you aware of any other restrictions? If so, provide details on page 3, Secti Comments. | ion 3 Additional | | | | |
| V. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? | | | | | |
| W. Have you paid any special assessment(s) in the past 5 years? (i) For how much? | | | | | |
| 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 f or public body? | | | | | |
| Z. Was this Unit constructed by an "owner builder," as defined in the Homeov Act, with construction commencing, or a building permit applied for, after July attach Owner Builder Declaration and Disclosure Notice.) | 1, 1555 (11 55) | | | | |
| AA. Is this Unit or related common property covered by home warranty insura Homeowner Protection Act? | | | | | 0.000 |
| BB. Are you aware of any agreement that provides for future payment or possimonies to you in your capacity as the current owner of the Unit? | | | | | |
| CC. Are you aware of any material latent defect as defined in Real Estate Co Columbia Rule 5-13(1)(a)(i) in respect of the Property or Unit? | | | | | |
| DD. Are you aware of any material latent defect as defined in Real Estate Co Columbia Rule 5-13(1)(a)(ii) in respect of the Property or Unit? | ouncil of British | | 7 | | |

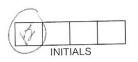
For the purposes of Clauses 1.CC. and 1.DD. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:

Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

- (a) a defect that renders the real estate
 - (i) dangerous or potentially dangerous to the occupants
 - (ii) unfit for habitation



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| ate of disclosure: | | PAGE 3 | 3 of $\frac{3}{}$ | PAGES |
|--|---------------|-----------|-------------------|-----------------------|
| | ВC | | V6K 2H4 | i |
| DDRESS/STRATA UNIT #: 307 3280 West Broadway Vancouver | , b.c. | | DO | DOES |
| 2. STRUCTURAL: (Respecting the Unit and Common Property.) | YES | NO | NOT KNOW | NOT APPLY |
| A. Has a final building inspection been approved or a final occupancy permit been obtained? | | | | |
| B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities? | | | | |
| C. Are you aware of any additions or alterations made without a required permit? | | | | |
| D. Are you aware of any structural problems with any of the buildings on the Property? | | | | |
| E. Are you aware of any problems with the heating and/or central air conditioning system? | | | | |
| F. Are you aware of any damage due to wind, fire or water? | | | | |
| G. Are you aware of any infestation or unrepaired damage by insects or rodents? | | | | |
| H. Are you aware of any leakage or unrepaired damage? | | | | |
| I. Are you aware of any problems with the electrical system? | | | | |
| J. Are you aware of any problems with the plumbing system? | | | | |
| K. 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? | | | | |
| L. Are you aware of any problems with the swimming pool and/or hot tub? | | | | |
| M. 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? | | | | |
| N. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer? | | | | |
| The seller states that the information provided is true, based on the seller's current actual know important changes to this information made known to the seller will be disclosed by the seller to | the buver | phot to | Closing. 11 | e 1. Any ne sellei |
| acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be | giveir to a p | orospecti | ve buyer. | |
| PLEASE READ THE INFORMATION PAGE BEFORE SIGN | ING. | | | |
| SELLER(S) SELLER(S) | | | | |
| The buyer acknowledges that the buyer has received, read and understood a signed copy of this part of the seller's brokerage on the day of yr | lly inspect | the prope | erty and, if | desired |
| BUYER(S) BUYER(S) | | | | |
| The seller and the buyer understand that neither the listing nor selling brokerages or their marrepresentatives warrant or guarantee the information provided about the strata unit or property. | naging bro | okers, as | sociate br | okers o |