

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: October 15, 2009

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

ADDRESS/STRATA UNIT #: 205 1232 HARWOOD STREET VANCOUVER, BC V6E 1S2

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 SELLER 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" as defined in the <i>Strata Property Act</i> ?		✓		
H. Nature of Interest/Ownership				
Freehold <input checked="" type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/>				
Undivided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative <input type="checkbox"/>				
I. Management Company <u>Self Managed</u>				
Name of Manager <u>Brian Groff</u> Telephone _____				
Address _____				
J. Strata Council President's Name <u>Brian Groff</u> Telephone _____				
K. Strata Council Secretary Treasurer's Name <u>Ken Dierssen</u> Telephone _____				
L. Are the following documents available?				
Bylaws <input type="checkbox"/> <u>Yes, Can Be Obtained From</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 <input type="checkbox"/> _____				
Council, Special and AGM Minutes <input type="checkbox"/> _____				
Engineer's Report and/or Building Envelope Analysis <input type="checkbox"/> <u>Certificate of Completion</u>				
M. What is the monthly strata fee per month? \$ <u>183.92</u>				
	YES	NO	DO NOT KNOW	DOES NOT APPLY
Does this include: Management?				
Heat?		✓		
Hot Water?		✓		
Gas Fireplace?				
Garbage?	✓			
Sewer?	✓			
Recreation?		✓		
Cable?		✓		
Gardening?	✓			
Caretaker?		✓		
Water?	✓			
Other?				

 INITIALS

ADDRESS/STRATA UNIT #: 205

1232 HARWOOD STREET

VANCOUVER, BC

V6E 1S2

1. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. (i) Number of Unit parking stalls <u>1</u> included and specific numbers <u>#7</u> (ii) Are these (a) Limited Common Property? <input checked="" type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/> Provide details on page 3, Section 3, Additional Comments				
O. Storage Locker? (i) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Number(s) <u>#19</u> (ii) Are these (a) Limited Common Property? <input checked="" type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/> Provide details on page 3, Section 3, Additional Comments				
P. Does the Unit have any equipment leases or service contracts; i.e., security systems, water purification, etc.?		<input checked="" type="checkbox"/>		
Q. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		<input checked="" type="checkbox"/>		
R. Are you aware of any pet restrictions?	<input checked="" type="checkbox"/>			
S. Are you aware of any rental restrictions? <u>No Rental</u>	<input checked="" type="checkbox"/>			
T. Are you aware of any age restriction?		<input checked="" type="checkbox"/>		
U. Are you aware of any other restrictions? If so, provide details on page 3, Section 3 Additional Comments		<input checked="" type="checkbox"/>		
V. Are you aware of any special assessment(s) voted on or proposed? (i) For how much?		<input checked="" type="checkbox"/>		
W. Have you paid any special assessment(s) in the past 5 years? (i) For how much? <u>Previous Owner in 2005-2006 Rainscreen</u>	<input checked="" type="checkbox"/>			
X. Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/>		
Y. Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?		<input checked="" type="checkbox"/>		
Z. Was this Unit constructed by an "owner builder," as defined in the <i>Homeowner Protection Act</i> , with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach Owner Builder Declaration and Disclosure Notice.)		<input checked="" type="checkbox"/>		
AA. Is this Unit or related common property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		<input checked="" type="checkbox"/>		
BB. Are you aware of any agreement that provides for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		<input checked="" type="checkbox"/>		
CC. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) in respect of the Property or Unit?		<input checked="" type="checkbox"/>		
DD. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(ii) in respect of the Property or Unit?		<input checked="" type="checkbox"/>		

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



INITIALS

ADDRESS/STRATA UNIT #: 2051232 HARWOOD STREETVANCOUVER, BCV6E 1S2**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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are you aware of any additions or alterations made without a required permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Are you aware of any structural problems with any of the buildings on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Are you aware of any problems with the heating and/or central air conditioning system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Are you aware of any damage due to wind, fire or water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Are you aware of any infestation or unrepaired damage by insects or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Are you aware of any leakage or unrepaired damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Are you aware of any problems with the electrical system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Are you aware of any problems with the plumbing system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L. Are you aware of any problems with the swimming pool and/or hot tub?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer? <u>Rain Screen + Cosmetic</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Walls, balconies + windows 2006
Porf 2000-2001

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 THE INFORMATION PAGE BEFORE SIGNING.

[Signature]
 SELLER(S)

[Signature]
 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.

[Signature]
 INITIALS