



# PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES

PAGE 1 of 2 PAGES

Date of disclosure: December 3/07

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

ADDRESS/STRATA UNIT # 109-2424 Cypress St

Vancouver BC

V6J 1T6

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?	<input checked="" type="checkbox"/>			
B. Is the Property connected to a public water system?	<input checked="" type="checkbox"/>			
C. Is the Property connected to a private or a community water system?		<input checked="" type="checkbox"/>		
D. Is the Property serviced by a private well?		<input checked="" type="checkbox"/>		
E. Are you aware of any underground oil storage tank(s) on the Property?		<input checked="" type="checkbox"/>		
F. Is the Property serviced by a septic system/lagoon?		<input checked="" type="checkbox"/>		
G. (i) Has this Unit been previously occupied?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
(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"/>				
Timeshare <input type="checkbox"/>				
Leasehold <input type="checkbox"/>				
Undivided <input type="checkbox"/>				
Bare Land <input type="checkbox"/>				
Cooperative <input type="checkbox"/>				
I. Management Company <u>ASCENT PROPERTY MANAGEMENT</u>				
Name of Manager _____				
Address _____				
Telephone <u>604 431-1800</u>				
J. Strata Council President's Name <u>DONNA SHEEHAN</u>				
Telephone _____				
K. Strata Council Secretary Treasurer's Name <u>AIDAN COPE</u>				
Telephone _____				
L. Are the following documents available?				
Bylaws <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 maintenance fee per month? \$ _____				
	YES	NO	DO NOT KNOW	DOES NOT APPLY
Does this include: Management?	<input checked="" type="checkbox"/>			
Heat?	<input checked="" type="checkbox"/>			
Hot Water?	<input checked="" type="checkbox"/>			
Gas Fireplace?				<input checked="" type="checkbox"/>
Other?				
N. (i) Number of Unit parking stalls <u>1</u> included and specific numbers <u>109</u>				
(ii) Are these (a) Limited Common Property? <input checked="" type="checkbox"/> (b) Rented? <input type="checkbox"/> (c) Assigned by Strata Corporation? <input type="checkbox"/>				
O. Storage Locker? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Number(s) _____ Is there additional common storage?				
P. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?				
Q. Are you aware of any pet restrictions?	<input checked="" type="checkbox"/>			
R. Are you aware of any rental restrictions?	<input checked="" type="checkbox"/>			
S. Are you aware of any age restriction?	<input checked="" type="checkbox"/>			
T. Are you aware of any other restrictions? If so, provide details on page 2, Section 3 Additional Comments.	<input checked="" type="checkbox"/>			
U. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? <u>\$320.00</u>	<input checked="" type="checkbox"/>			
V. Have you paid any special assessment(s) in the past 5 years? (i) For how much?	<input checked="" type="checkbox"/>			
W. Are you aware of any current or pending local improvement levies/charges?				
X. Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?				
Y. 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.)				
Z. Is this Unit or related common property covered by third party "home warranty insurance"?				

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**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"/>			
B. Are you aware of any additions or alterations made without a required permit?		<input checked="" type="checkbox"/>		
C. Are you aware of any structural problems with any of the buildings on the Property?		<input checked="" type="checkbox"/>		
D. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/>		
E. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>		
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		<input checked="" type="checkbox"/>		
G. Are you aware of any leakage or unrepaired damage?		<input checked="" type="checkbox"/>		
H. Are you aware of any problems with the electrical system?		<input checked="" type="checkbox"/>		
I. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
J. Are you aware if the Unit or Property have been used as a marijuana grow operation or to manufacture illegal drugs?		<input checked="" type="checkbox"/>		
K. Are you aware of any problems with the swimming pool and/or hot tub?				<input checked="" type="checkbox"/>

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

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.