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## PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES

(A)

The following is a statement made by the seller concerning the property or strata unit located at:    ADDRESSITEATIVE NUM   E. 1512 (RAVPLIETS T VANCOUVER BC VSL 3A6   ADDRESSITEATIVE NUM   E. 1512 (RAVPLIETS T VANCOUVER BC VSL 3A6   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 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 stateme	Date of disclosure: May 12, 2009			-						
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 and where uncertain should reply "Do No 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. "Until 18 defined as the hing space, including finited 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.  1. GENERAL  A. Is the Property connected to a public sanilary sever system?  B. Is the Property connected to a public water system?  C. Is the Property connected to a public water system?  C. Is the Property serviced by a private well?  (i) If yes, are you aware of any problems with the private or a community water system?  (ii) If yes, are you aware of any problems with the private well?  (ii) If yes, are you aware of any problems with the private well?  (ii) If yes, are you aware of any problems with the private well?  (ii) If the system was installed after May 31, 2005, are maintenance records available?  (ii) If the system was installed after May 31, 2005, are maintenance records available?  (ii) If yes, are you aware of any problems with the septic system/lagoon?  (ii) If yes, are you the "owner developer" as defined in the Strate Property Act?  H. Nature of Interest/Ownership Freehold Of Time Share   Leasehold	The following is a statement made by the	seller cor	cerning t	the prope	rty or stra	ata unit located a	at:	C	V51 2	A 6
1. GENERAL  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 public 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 or community water system?  (ii) 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?  (ii) If yes, are you aware of any problems with the septic system/lagoon?  (iii) If he system was installed after May 31, 2005, are meintenance records available?  G. (i) Has this Unit been previously occupied?  (ii) Are you the "owner developer" as defined in the Strate Property Act?  H. Nature of Interest/Ownership Freehold  Time Share  Leasehold  Cooperative  Council Interest/Ownership Freehold  Bare Land  Cooperative  Cooperative  Council Strate Council President's Name  Telephone  Address  J. Strata Council President's Name  Telephone  Telephone  Council Secretary Treasurer's Name	THE SELLER IS RESPONSIBLE for the statement and where uncertain should rep constitutes a representation under any Contiseller and the buyer. "Unit" is defined as the purchased. "Common Property" includes bu	accuracy ly "Do No ract of Pur Ilving spaildings or	of the a of Know." chase and ace, inclu- spaces as	This prop d Sale if s ding limite coessible	perty disci o agreed, d common to all own	perly disclosure losure slatement In writing, by the n properly, being	THES	SELLER S	HOULD II	NITIAL
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I. Management Company Name of Manager Address  J. Strata Council President's Name  K. Strata Council Secretary Treasurer's Name L. Are the following documents available?  Bylaws Rules/Regulations Year-to-date Financial Statements Current Year's Operating Budget All Minutes of Last 24 Months Including Council, Special and AGM Minutes Engineer's Report and/or Building Envelope Analysis  M. What is the monthly strata fee per month? \$ \$\frac{15}{215}.7\frac{15}{8}\$  Does this include: Management? Heat? Hot Water?  Gardening?  Gardening?  Caretaker?  Gardage?  Water?	(ii) Are you the "owner developer" as	defined in	the Strata	Property	Acr		Freedom (A)	### DO NO.		
Name of Manager	H. Nature of Interest/Ownership Freeho Undivident	old D				_				
Address  J. Strata Council President's Name  K. Strata Council Secretary Treasurer's Name  L. Are the following documents available?  NO Yes, Can Be Obtained From Bylaws  Rules/Regulations Year-to-date Financial Statements Current Year's Operating Budget All Minutes of Last 24 Months Including Council, Special and AGM Minutes Engineer's Report and/or Building Envelope Analysis  M. What is the monthly strata fee per month? \$ \$\frac{15}{215}\$. 7\$\frac{15}{8}\$  Do ODES NOT NOT KNOW APPLY  Does this include: Management?  Heat?  Gas Fireplace?  Garbage?  Water?  Water?	•								400	
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K. Strata Council Secretary Treasurer's Name  L. Are the following documents available?  Bylaws  Rules/Regulations  Year-to-date Financial Statements  Current Year's Operating Budget  All Minutes of Last 24 Months Including  Council, Special and AGM Minutes  Engineer's Report and/or Building Envelope Analysis  M. What is the monthly strata fee per month? \$ \$\frac{15}{215}.7\frac{15}{8}\$  YES NO DO NOT KNOW APPLY  Does this include: Management?  Heat?  Hot Water?  Gardening?  Gardening?  Gardening?  Gardening?  Gardening?  Gardening?  Gardening?  Water?					olonhone		2334434	A STATE OF		NAME OF TAXABLE PARTY.
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Engineer's Report and/or Building Envelope Analysis  M. What is the monthly strata fee per month? \$  \[ \begin{array}{c ccccccccccccccccccccccccccccccccccc	200 SECOLO 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1									
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Does this include: Management?  Heat?  Hot Water?  Gas Fireplace?  Garbage?  Recreation?  Gardening?  Carelaker?  Water?		YES	NO	KNOW	APPLY					
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Hot Water?  Gas Fireplace?  Garbage?  Garbage?  Garbage?  Gardening?  Carelaker?  Water?		_ <del></del>	1			Cable?		V		
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Sewer? Other?						Water?	V	,		
	Sewer?				V	Other?				

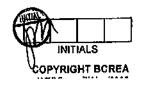
ADD	RESS/STRATA UNIT # 1512 GRAVELEY ST	VANCOUV	VER BO	;	VSL 3A	6
	GENERAL (continued)		YES	NO	DO NOT KNOW	DOES NOT APPLY
	N. (i) Number of Unit parking stalls Included and specific numbers (ii) Are these (a) Limited Common Property? □ (b) Common Property? □ (c) Rented? □ (d) Long Term Lease? □ (e) Other? □ Provide details on page 3, Section 3, Additional Comm	183				
	O. Storage Locker? (i) Yes II No II Number(s)	, Additional				
	P. Does the Unit have any equipment leases or service contracts; i.e., security system purification, etc.? Security System	_	/			
	Q. Are you aware of any pending strata corporation policy or bylaw amendment(s) alter or restrict the uses of the Unit?	which may		V/		
	R. Are you aware of any pet restrictions?			$\sqrt{}$		数数数
	S. Are you aware of any rental restrictions?			<u> </u>		
	T. Are you aware of any age restriction?					
	U. Are you aware of any other restrictions? If so, provide details on page 3, Section 3 Comments.	Additional		V		
	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?			V		
	X. Are you aware of any current or pending local improvement levies/charges?			V		
	Y. Are you aware of any pending litigation or claim affecting the Property or Unit from or public body?	any person		V		
	Z. Was this Unit constructed by an "owner builder," as de fined in the Homeowner Act, with construction commencing, or a building permit applied for, after July 1, 19 attach Owner Builder Declaration and Disclosure Notice.)	Protection 999? (If so,	/		garatik kabupat sa	
	A. Is this Unit or related common property covered by home warranty insurance Homeowner Protection Act?	under the	V			
	B. Are you aware of any agreement that provides for future payment or possible provides 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 Counci Columbia Rule 5-13(1)(a)(i) in respect of the Property or Unit?		_	<b>1</b> /		
	DD. Are you aware of any material tatent defect as defined in Real Estate Council Columbia Rule 5-13(1)(a)(ii) in respect of the Property or Unit?	1 of British		1		

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



ADDRE	SS/STRATA UNIT #: 1512 GRAVELEY ST	VANCOUVER BC	1	/5L 3A6	
	RUCTURAL: (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 obta	alned?			
В.	Has the fireplace, fireplace insert, or wood slove installation been approved authorities?	by local			
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 systems	em?		<b>加速</b>	
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?	L			
Н.	Are you aware of any leakage or unrepaired damage?				
I.	Are you aware of any problems with the electrical system?	l			
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 grow operation or to manufacture illegal drugs?	marijuana L	/		
L.	Are you aware of any problems with the swimming pool and/or hot tub?		`		$\sqrt{}$
М.	Are there any agreements under which the owner of the Unit assumes responsible installation and/or maintenance of alterations to the Unit or Common Property?	llity for the	_		
N.	Are you aware of any additions, alterations or upgrades made to the Unit that installed by the original developer?	l were not			

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 THE INFORMATION	ON PAGE BEFORE SIGNING.							
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 selli representatives warrant or guarantee the information provided about the	ng brokerages or their managing brokers, associate brokers or strata unit or property.							