

KITS YARD
1890/1894 WEST 5TH AVENUE

DISCLOSURE STATEMENT

REAL ESTATE ACT OF BRITISH COLUMBIA

Disclosure Statement dated August 19, 1995

DEVELOPER:

Name: 480458 B.C. LTD.
(the "Developer")

Registered Office: 2717 Chelsea Court
West Vancouver, B.C.
V7S 3E9

Address for Service
and Mailing Address: 2717 Chelsea Court
West Vancouver, B.C.
V7S 3E9

DISCLAIMER:

NEITHER THE SUPERINTENDENT OF REAL ESTATE NOR ANY OTHER AUTHORITY OF THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA HAS IN ANY WAY PASSED ON THE MERITS OF THE MATTERS DEALT WITH IN THIS DISCLOSURE STATEMENT. THIS DISCLOSURE STATEMENT HAS BEEN FILED WITH THE SUPERINTENDENT OF REAL ESTATE, BUT HE HAS NOT DETERMINED WHETHER OR NOT IT COMPLIES WITH PART 2 OF THE *REAL ESTATE ACT*.

1. LEGAL DESCRIPTION AND LOCATION OF THE DEVELOPMENT

The strata lots (collectively, the "Strata Lots" and each a "Strata Lot") offered for sale by the Developer pursuant to this Disclosure Statement are 6 residential strata lots in a project to be constructed by the Developer (the "Development"). The Strata Lots will be created by the subdivision of lands known as 1890/1894 West 5th Avenue, Vancouver, British Columbia. The lands to be subdivided are presently legally described as follows:

City of Vancouver
Parcel Identifier: 019-078-277
Lot A
Block 267
District Lot 526
Plan LMP20258

A reduced copy of the proposed strata plan of the Strata Lots is attached as Exhibit A to this Disclosure Statement.

2. THE DEVELOPER

The Developer is 480458 B.C. Ltd. Particulars of the Developer are as follows:

- 2.1 (a) Name: 480458 B.C. Ltd.
- (b) Mailing Address 2717 Chelsea Court
West Vancouver, B.C.
V7S 3E9
- (c) Address for service in British Columbia: 2717 Chelsea Court
West Vancouver, B.C.
V7S 3E9
- (d) Jurisdiction of Incorporation: British Columbia
- (e) Date of Incorporation: September 16, 1994
- (f) Directors and Officers:
- (i) Name: Ian Xavier Teo
Office: President and Secretary
Occupation: Businessman
Address: 2717 Chelsea Court
West Vancouver, B.C.
V7S 3E9

3. THE DEVELOPMENT

3.1 (a) General Description of the Development

The Development will be comprised of 2 concrete foundation and wood structure buildings consisting of an aggregate of 6 townhouse units (the "Development"). The northerly building will consist of an underground parking garage and 4 townhouse units and the southerly building will consist of 2 townhouse units. Each unit will consist of three levels and will have a living room, dining room, kitchen, 2 bedrooms, a studio and 2 1/2 bathrooms.

- (b) Size of Strata Lots - The dimensions, lot lines and locations of the proposed Strata Lots are shown on Exhibit A.

- (c) Use - The Development consists of residential Strata Lots. The Developer reserves the right to use all or any portion of the Strata Lots it owns for short or long-term rental.
- (d) Restrictions on Use - There are no restrictions on the use of a Strata Lot except as may be imposed by the Strata Corporation bylaws and the City of Vancouver pursuant to its zoning and other bylaws applicable to the Development.
- (e) Common Property within the Development

The common property and facilities of the Development (the "Common Property") will include:

- Portion of underground floor of parking in the northerly building,
- 9 bicycle storage lockers in the underground parking floor in the northerly building,
- Common landscaped garden areas,
- Garbage area in the underground parking floor in the northerly building, and
- Corridors, stairways and mechanical, electrical, sprinkler, janitorial and telephone equipment.

(f) Limited Common Property

Limited common property is an area within the Common Property that may be used exclusively by one or more Strata Lot owners. Limited common property is designated on the strata plans to be filed in the Land Title Office or by special resolution passed by the Developer before title to any Strata Lot is conveyed. Limited common property for each of Strata Lots 1 and 2 consists of a balcony and parking stall, limited common property for each of Strata Lots 3, 4 and 6 consists of a patio, balcony and parking stall and limited common property for Strata Lot 5 consists of a patio, sundeck and parking stall. The designation of limited common property on the strata plan may only be removed by unanimous resolution of the members of the Strata Corporation and the designation of limited common property by special resolution may only be removed by special resolution of the members of the Strata Corporation.

(g) Parking

There will be 6 underground parking spaces within the Development. Each such parking space will be allocated to one of the Strata Lots as limited common property.

(h) Unit Entitlement

The unit entitlement of each Strata Lot is a figure indicating its share in the Common Property and assets of the Development and by which its contribution to expenses incurred in respect of the Common Property is determined. A schedule of the proposed unit entitlement for the Strata Lots, which is as set out in Form 1 of the *Condominium Act*, is attached as part of Exhibit A to this Disclosure Statement. The unit entitlement on the final strata plan may vary from that shown on Exhibit A. The unit entitlement for each of the Strata Lots is based on habitable square footage/meters of the Strata Lots.

(i) Interest Upon Destruction

The interest upon destruction of each Strata Lot is the figure indicating its share of the value of the Development upon destruction or other termination. Interest upon destruction is based on the current estimated market value of the Strata Lots. A schedule of the proposed interest upon destruction for the Strata Lots, which is as set out in Form 2 of the *Condominium Act*, is attached as part of Exhibit A. The interest on destruction on the final strata plan may vary from that shown on Exhibit A.

(j) Voting

Each Strata Lot within the Development will have one vote in the Strata Corporation.

(k) Commencement of Construction

The Developer commenced construction of the Development on March 31, 1995.

(l) Completion of Construction

The estimated date of completion of the Development is October 31, 1995.

3.2 Zoning and Development Approval

- (a) Development Approval - A development permit for the Development was issued by the City of Vancouver on January 9, 1995 under number DP 216733.
- (b) Building Permit - A final building permit for the Development was issued by the City of Vancouver on July 24, 1995 under number BU 400468. Copies of the development permit and building permit are attached as Exhibit D.
- (c) Building Restrictions - The Developer will comply with all building restrictions, zoning regulations and other restrictions governing the development of the Development.

- (d) Utilities and Other Services - All utilities and services to the Development will be completed at the Developer's cost. The utilities and services are cable television, electric power, telephone, natural gas, sanitary sewer, water, storm sewer, sidewalks and fire hydrants.

3.3 Flooding Dangers

The Developer is not aware of any dangers connected with the Development in respect of flooding or drainage hazards.

3.4 Condition of Soil and Subsoil

The Developer is not aware of any dangers connected with the Development in respect of the condition of the soil or subsoil.

3.5 Not Phased

The Development will not be by way of a phased strata plan.

4. TITLE TO THE DEVELOPMENT

4.1 State of Title

(a) Registered Owner

480458 B.C. Ltd. is the registered owner of the Development at the date of this Disclosure Statement.

(b) Encumbrances Registered Against Title

The following encumbrances are currently registered and affect title to the Lands:

- (i) Mortgage No. BJ21153 registered on January 24, 1995 in favour of Eliot Strategy Inc. in the principal amount of \$1,000,000;
- (ii) Mortgage No. BJ138157 registered on May 9, 1995 in favour of The Bank of Nova Scotia securing a current or running account;
- (iii) Priority Agreement No. BJ138158 registered on May 9, 1995 granting Mortgage No. BJ138157 in favour of The Bank of Nova Scotia priority over Mortgage No. BJ21153 in favour of Eliot Strategy Inc.

(c) Encumbrances to be Discharged

Mortgage BJ138157 in favour of The Bank of Nova Scotia described in Section 4.1(b)(ii) and Mortgage BJ21153 in favour of Eliot Strategy Inc. described in Section 4.1(b)(i) will be discharged from each Strata Lot upon the completion

of the sale of such Strata Lot. Each of The Bank of Nova Scotia and Eliot Strategy Inc. have agreed in writing to provide the Developer with a partial discharge of the foregoing security registered in its name in respect of each Strata Lot sold upon payment by the Developer to The Bank of Nova Scotia of the net proceeds of the sale of such Strata Lot.

4.2 Proposed Encumbrances and Covenants

Additional encumbrances are or may be registered by the Developer against the title to the Strata Lots or the Common Property, in the nature of restrictive covenants, easements, rights-of-way or similar rights as may be required by public authorities or other entities for the purpose of providing services or utilities to the Development, satisfying City of Vancouver requirements or completing the Development.

4.3 Litigation

There is no outstanding or contingent litigation or liability in respect of the Strata Lots or against the Developer which may affect the Strata Lots.

5. THE OFFERING

5.1 Terms of Offering

(a) Offering

The Developer intends to offer the Strata Lots in the Development for sale, provided that the Developer may retain Strata Lots and rent them as set out in Section 3.1(c).

(b) Form

The Developer does not intend to require the use of any particular form of agreement of purchase and sale with respect to the sale of the Strata Lots.

(c) Equipment in Strata Lot

The following appliances and equipment will be included in the purchase of each Strata Lot in the Development:

Gas Range	Dishwasher
Exhaust Hood	Garborator
Refrigerator	Gas Fireplace

(d) Warranties

Purchasers of Strata Lots will be provided a one-year warranty as set out in Exhibit B.

(e) Rental Disclosure

Under Section 31 of the *Condominium Act*, a developer must disclose to any purchaser the intention of the developer to lease Strata Lots in order to ensure that such Strata Lots may be leased in the future. A rental disclosure statement has been filed with the Superintendent of Real Estate and a copy is attached as Exhibit C. The Developer may rent Strata Lots as described in Section 3.1(c).

5.2 Deposit

All deposits and other money received from purchasers of the Strata Lots will be held in trust in the manner required by the *Real Estate Act* until such time as an instrument evidencing the interest of the purchaser in a Strata Lot has been filed for registration in the Lower Mainland Land Title Office or until such monies are otherwise paid out by operation of law.

5.3 Expenses

- (a) Each Strata Lot owner is responsible for real property taxes for his Strata Lot from the date of closing. Property taxes are levied by and payable to the City of Vancouver.

- (b) The following utilities will be separately metered or assessed to each Strata Lot and will be the responsibility of each Strata Lot owner:

electricity, telephone, cablevision and natural gas.

- (c) The following utilities and services are paid by the Strata Corporation and the cost thereof will be prorated to the owners of the Strata Lots in accordance with their respective unit entitlements and included in the monthly assessments:

electricity, water, gas, sewer and telephone if any, on Common Property; maintenance of Common Property; garbage collection for the Development; hot water for the Development and such other services that the Strata Corporation may from time to time provide.

- (d) An estimated budget of operating expenses and estimated monthly assessment (based on the proposed unit entitlement set out in Exhibit A attached hereto) for the first full year of the Strata Corporation are attached as part of Exhibits E and F to this Disclosure Statement. The estimated costs are based on costs experienced by existing comparable projects.

5.4 Insurance

- (a) The Developer has obtained, in respect of the Development, a Builder's All Risk Insurance Policy covering loss or damage by fire and other standard risks to \$800,000 and a liability insurance policy in respect of general liability to \$2,000,000.

- (b) The Developer will replace the insurance coverage described in Section 5.4(a) upon completion of the Development with insurance coverage in the name of the Strata Corporation providing for \$2,000,000 general liability insurance in respect of the Common Property of the Development and all risk property insurance for the full replacement value of the buildings included in the Development and all Common Property of the Development.
- (c) Each purchaser will be responsible for insuring the contents of his or her Strata Lot against fire, theft and other perils and for obtaining general liability insurance.

6. RESTRICTIONS ON USE OF DEVELOPMENT

6.1 Use of Strata Lots

No Strata Lots will be retained or alienated for non-residential purpose, provided that the Developer may rent Strata Lots as described in Section 3.1(c).

6.2 Bylaws

The proposed bylaws of the Strata Corporation are the statutory bylaws found in Part 5 of the *Condominium Act*.

7. MISCELLANEOUS

7.1 Other Contracts Affecting the Development

The Developer has not entered into, and does not propose to enter into, any material contracts on behalf of the Strata Corporation in respect of the Development except contracts for:

- (a) fire monitoring; and
- (b) common area maintenance.

7.2 Manager's Residence

There will be no manager's or caretaker's residence.

CAUTION

The Developer, directors of a corporate Developer, and any other person required by the Superintendent of Real Estate to sign this Disclosure Statement are advised to read the provisions of and be fully aware of their obligations under Part 2 of the *Real Estate Act* before signing the Statement, as a person who fails to comply with the requirements of Part 2 of the *Real Estate Act* may, on conviction, be liable:

- (a) in the case of a corporation, to a fine of not more than \$100,000; and
- (b) in the case of an individual, to either a fine of not more than \$100,000 or to imprisonment for not more than five years less one day.

DECLARATION

The foregoing declarations constitute full, true and plain disclosure of all material facts relating to the Strata Lots referred to above, proposed to be sold, as required by the *Real Estate Act* of the Province of British Columbia as of the 19th day of August, 1995.

OWNER:


480458 B.C. LTD.

Per: 
Authorized Signatory

C/S

August 29, 1995
Date

DIRECTOR:


IAN XAVIER TEO

August 29, 1995
Date

RIGHT OF RESCISSION

UNDER SECTION 63 OF THE *REAL ESTATE ACT* THE PURCHASER OR LESSEE OF SUBDIVIDED LAND SITUATED IN THE PROVINCE MAY, SO LONG AS HE REMAINS THE BENEFICIAL OWNER OF THE LAND, RESCIND THE PURCHASE CONTRACT OR LEASE BY SERVING WRITTEN NOTICE ON THE DEVELOPER OR HIS AGENT, WITHIN 3 DAYS AFTER THE LATER OF THE DATE THE CONTRACT WAS ENTERED INTO OR THE DATE THE PURCHASER OR LESSEE RECEIVED A COPY OF THIS DISCLOSURE STATEMENT.

THE RESCISSION NOTICE MAY BE SERVED BY DELIVERING, OR SENDING BY REGISTERED MAIL, A SIGNED COPY OF THE NOTICE TO

- (A) THE AGENT AT THE ADDRESS, IF ANY, SHOWN ON THE FACE OF THIS DISCLOSURE STATEMENT;
- (B) THE AGENT AT HIS OFFICE OR PLACE OF BUSINESS WHERE THE CONTRACT WAS MADE; OR
- (C) THE DEVELOPER AT HIS ADDRESS INSIDE OR OUTSIDE THE PROVINCE WHERE NO AGENT IS ACTING ON HIS BEHALF.

THE DEVELOPER IS REQUIRED TO KEEP ANY MONEY HE RECEIVES FROM THE PURCHASER OR LESSEE IN A TRUST ACCOUNT IN THE PROVINCE UNTIL THE RESCISSION PERIOD REFERRED TO ABOVE HAS EXPIRED. WHERE A NOTICE OF RESCISSION IS SERVED ON THE DEVELOPER OR HIS AGENT, THE DEVELOPER OR HIS AGENT SHALL RETURN THE TRUST ACCOUNT MONEY TO THE PERSON FROM WHOM IT WAS RECEIVED OR SHALL PAY IT INTO COURT.

SOLICITOR'S CERTIFICATE


IN THE MATTER OF the *Real*
Estate Act and the Disclosure
Statement for property legally
described as:

City of Vancouver
Parcel Identifier: 019-078-277
Lot A
Block 267
District Lot 526
Plan LMP20258

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I, Irene M. Stewart, Solicitor, a member of the Law Society of British Columbia,
HEREBY CERTIFY that I have read over the above-described Disclosure Statement dated
August 19, 1995 and have reviewed same with the Developer therein named, and that the
facts contained in Sections 1, 2 and 4.1 (a) and (b) of the Disclosure Statement are correct.

DATED at Vancouver, British Columbia, this 29th day of August, 1995.



Irene M. Stewart

EXHIBITS TO THIS DISCLOSURE STATEMENT

- A. Strata Plan
- B. Warranty
- C. Rental Disclosure
- D. Development and Building Permits
- E. Estimated Budget
- F. Estimated Monthly Assessment Fees


DOMINION OF CANADA)	IN THE MATTER OF THE <i>REAL ESTATE ACT</i> AND
)	THE DISCLOSURE STATEMENT OF 480458 B.C. LTD.
)	FOR PROPERTY DESCRIBED AS:
PROVINCE OF)	
)	City of Vancouver
)	Parcel Identifier: 019-078-277
BRITISH COLUMBIA)	Lot A
)	Block 267
)	District Lot 526
TO WIT:)	Plan LMP20258

DIRECTOR'S STATUTORY DECLARATION

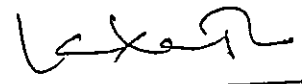
I, IAN XAVIER TEO, of West Vancouver, in the Province of British Columbia, do solemnly declare:

1. That I am a Director of 480458 B.C Ltd., the Developer referred to in the above described Disclosure Statement, dated August 19, 1995;
2. That every matter of fact stated in the said Disclosure Statement is correct;
3. That I am aware that Section 50(7) of the *Real Estate Act* requires that a true copy of the Disclosure Statement be delivered to the prospective purchaser or lessee and receipt for same be obtained;
4. That I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at Vancouver, in the Province of British Columbia, this 29th day of August, 1995.



 A Commissioner for the taking of Affidavits
 in and for the Province of British Columbia



 IAN XAVIER TEO

STRATA PLAN OF LOT A, BLOCK 267,
D.L. 526, PLAN L.M.P. 20258. BCGS 926.025

FIRST SHEET
SHEET 1 OF 7 SHEETS

Scale = 1:200

STRATA PLAN L.M.S. 2096



LEGEND

Bearings are grid bearings derived from
Plan L.M.P. 20258.

L.C.P. denotes limited common property.

C.P. denotes common property.

P.T. denotes part.

(B) denotes balcony.

(P) denotes part.

sq.m. denotes square metres.

sq.ft. denotes square feet.

All distances are in metres.

Deposited and Registered in the Land Title Office at New
Westminster, B.C., this day of

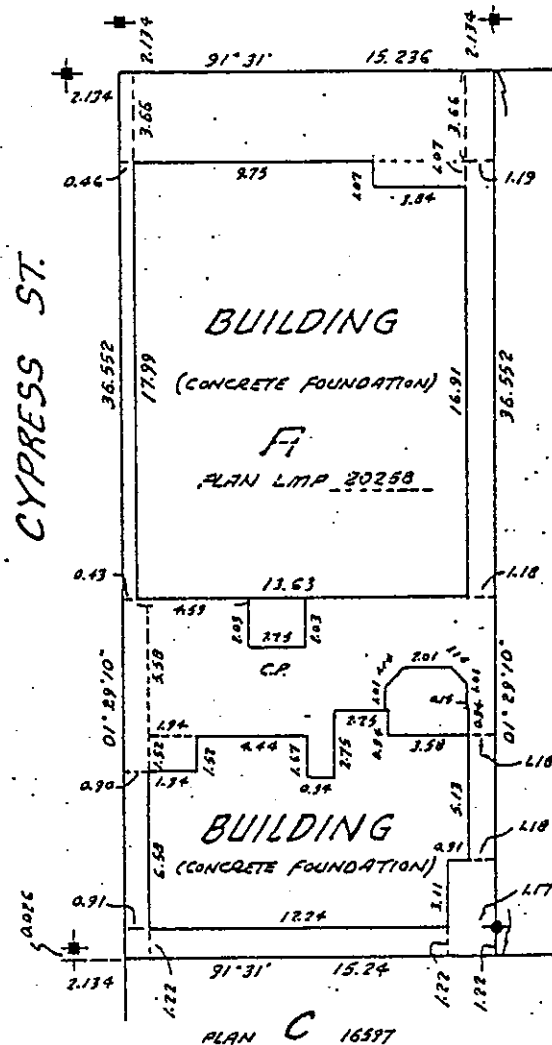
Registrar

This plan lies within the Greater Vancouver Regional District.

- denotes lead plug found.
- denotes iron post found.

W. 5th AVE.

CYPRESS ST.



BLOCK 267

PLAN 2 590

D.L. 526

I, Robert A. Lea, a British Columbia Land Surveyor of the
City of Vancouver, B.C., certify that the building erected on the
parcel above lies wholly within the stratal boundaries of
that parcel. Dated at Vancouver, B.C., this 28th day of June,
1996.

Robert A. Lea

Robert A. Lea

B.C.L.S.

1177-01.110

The address for service of documents
on the Strata Corporation is:

c/o IAN TEO
480-458 B.C. LTD.
2717 CHELSEA COURT
WEST VANCOUVER, B.C.

LEA & ASSOCIATES

BRITISH COLUMBIA LAND SURVEYORS
2140-630 W. GEORGIA STREET, POSTAL BOX 11559,
VANCOUVER, B.C. V6B 4N8, PHONE: 683-4344.

STRATA PLAN L.M.S.

CONDOMINIUM ACT

CIVIC ADDRESS	LOT NO.	SHEET NO.	FORM 1	FORM 2
			SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCT
1890 W. 5th Ave.	1	3, 465	1517	375
1898 W. 5th Ave.	2	3, 465	1389	356
2108 Cypress St.	3	465	1389	365
2110 Cypress St.	4	465	1441	363
2120 Cypress St.	5	3, 465	1368	365
2118 Cypress St.	6	465	1507	373
All of Vancouver, B.C.	AGGREGATE		8571	2197

STATUTORY DECLARATION

I, the undersigned do solemnly declare that:
1) the undersigned are the duly authorized owner/developer.
2) The Strata Plan is entirely for residential use.

I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me at Vancouver, B.C., this 2nd day of AUGUST, 1995

A Commissioner for taking Affidavits for British Columbia

ELIOT STRATEGY INC.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

Jane Stewart
WITNESS AS TO SIGNATURES JANE STEWART
OCCUPATION: Solicitor
ADDRESS: 1724-1055 Dunsmuir
Vancouver, B.C.

480458 B.C. LTD.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

Jane Stewart
Witness as to signatures
Solicitor
Occupation

1724-1055 Dunsmuir St.
Address Vancouver, B.C.

BANK OF NOVA SCOTIA
BY ITS ONLY AUTHORIZED AGENT

AUTHORIZED SIGNATORY
WITNESS AS TO SIGNATURES
OCCUPATION: COMMERCIAL BANK
ADDRESS: 1000-1000-1000-1000
Vancouver, B.C.

AUTHORIZED SIGNATORY
WITNESS AS TO SIGNATURES
OCCUPATION: COMMERCIAL BANK
ADDRESS: 1000-1000-1000-1000
Vancouver, B.C.

SECRETARY
Occupation

412 W. GEORGIA ST. VANCOUVER B.C.
Address

Accepted as to Forms 1 and 2 this 9th day of August, 1995

Superintendent of Real Estate

I, Robert D. Lee, a British Columbia Land Surveyor of the City of Vancouver, B.C., certify that the building shown on this Strata Plan has not as of this 28th day of July, 1995 been previously occupied. Dated at Vancouver, B.C., this 28th day of July, 1995.

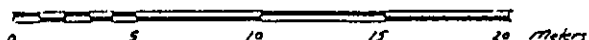
Robert D. Lee
R.D.L.

B.C.L.S.

SECTIONS

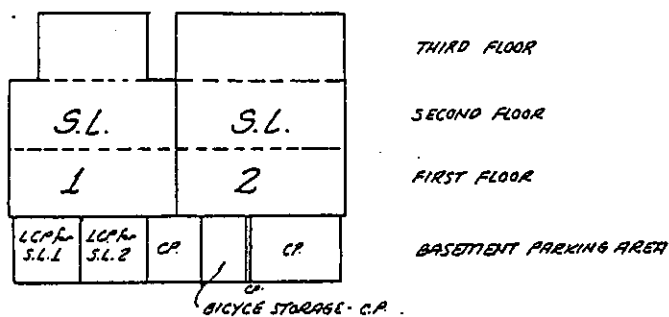
SHEET 3 OF 7 SHEETS

SCALE: 1:200 (METRIC)

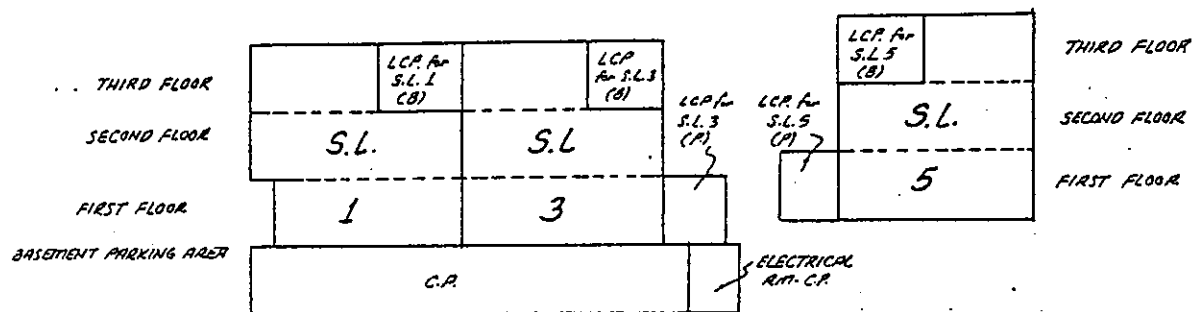


STRATA PLAN LMS.

SECTION AA



SECTION BB



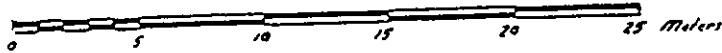
DATED THIS 23RD DAY OF JULY, 1995
RDL.

FILE: 2560

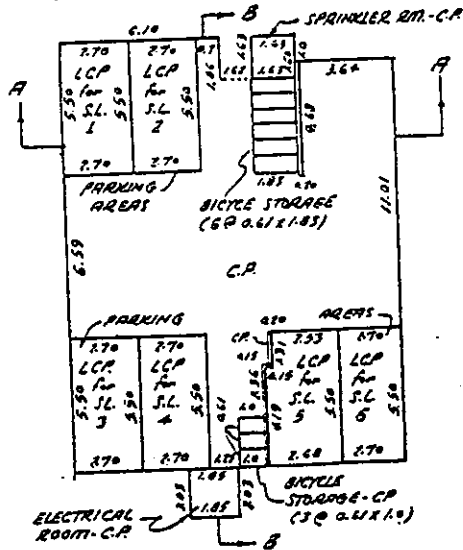
STRATA LOTS 1 TO 6, SHOWING THE BASEMENT PARKING AREA, AND THE FIRST AND SECOND FLOORS OF THE BUILDINGS.

SHEET 4 OF 7 SHEETS
STRATA
PLAN LIMS

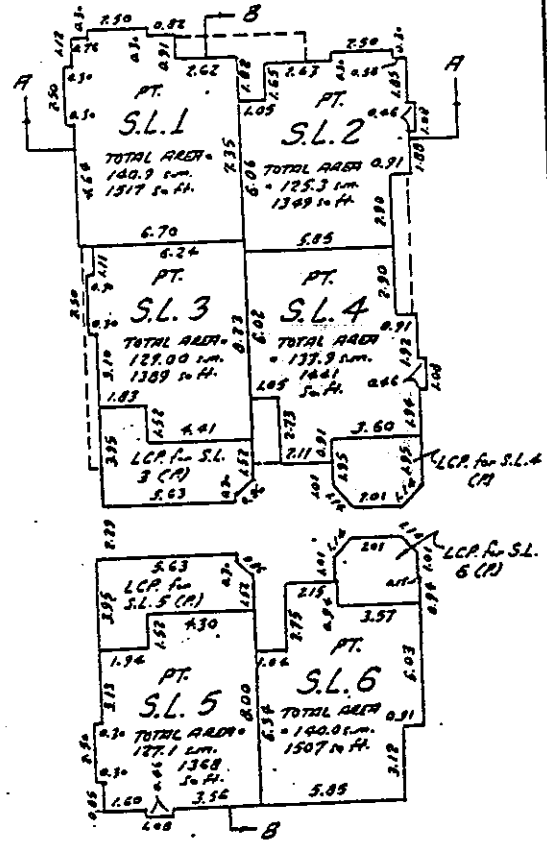
SCALE: 1:200 (METRIC)



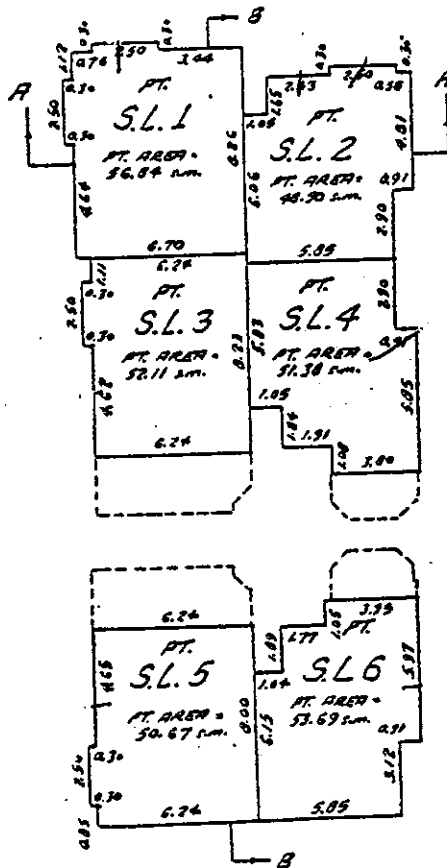
BASEMENT (PARKING AREA)



FIRST FLOOR



SECOND FLOOR

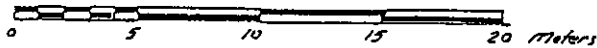


DATED THIS 25TH DAY OF JULY, 1995.
RDL.

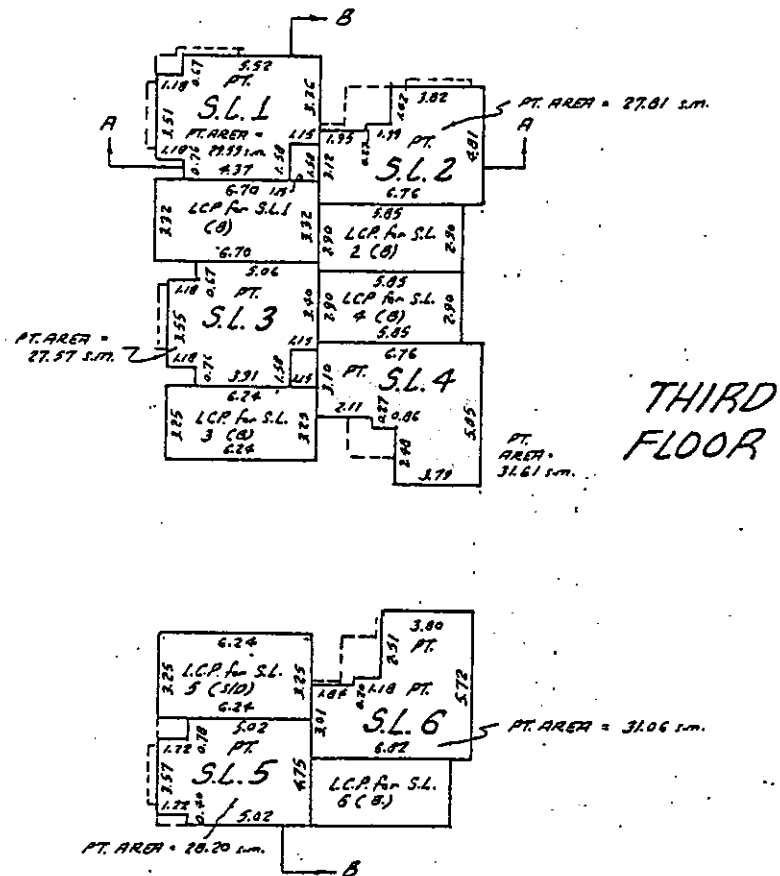
FILE: 2560

SHEET 5 OF 7 SHEETS

SCALE: 1:200 (METRIC)



STRATA PLAN
LIMS. _____



DATED THIS 23RD DAY OF JULY, 1995.

[illegible]

Robt. S. Lea
R. S. L.

B. G. L. S.

[illegible]

Robt. S. Lea
R. S. L.

D. C. L. S.

575-576



CITY OF VANCOUVER



DATE ISSUED JULY 24, 1995		BUILDING PERMIT		<div style="border: 1px solid black; padding: 2px; display: inline-block;">P</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">BU 400468</div>	
PROJECT DESCRIPTION LOT A BLOCK 267 PLAN LMP20258 D.L. 526 RELATO 1894 W 5TH AND ADD 1890 W 5TH/2108 & 2110 CYPRESS				ADDRESS 1888 W 6TH AV	
PROJECT VALUE \$800,000		PROJECT TYPE CONSTRUCT		SUBTYPE 2 NO	
APPLICANT PROPERTY OWNER 480458 B.C LTD. C/O GLYN WILLIAMS 2717 CHELSEA COURT WEST VANCOUVER BC V7S 3Z9				CONTACT DESIGN PROP (MAIL TO) GLYN WILLIAMS FORMWORKS ARCHITECTURAL #101-1290 HOMER VANCOUVER BC V6E 2Y5	
TEL 683-5441		FAX 683-5441		TEL 683-5441	
MAILING CERTIFICATE		MAILING CERTIFICATE		MAILING CERTIFICATE	

THIS BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING ONLY:

To construct a three storey with one level of underground parking multiple dwelling building containing four dwelling units on this existing residential site.

Project file: 1894 W 5th
 PSUB - 1888 (main) 1890 W 5th and also 2108 & 2110 Cypress
 PSUB - 2119 (main) & 2120 Cypress

Building Permit #220819 was issued in error. BU400468 replaces permit #220819. All inspections should be called in on BU400468.

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

520 Drain tile shall be inspected prior to backfilling.
 522 Two sets of plumbing plans shall be submitted and approved prior to the issuance of a Plumbing Permit.
 554 Three sets of sprinkler working plans shall be submitted and accepted prior to the issuance of a sprinkler permit.
 559 This is a complex project and therefore requires monthly field review reports to be submitted by Formworks Architectural.

PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
014 MULTIPLE DWELLING			C				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
UNIT/SUBTYPE	DWELLING UNIT	4		LOT DEPTH	120.00FT		
LOT TYPE	CORNER/NO LANE			ZONE	RM-4		
LOT WIDTH	23.00FT			TOTAL FSR		5827.00	PER

RELATED PERMITS: BU210815 CONST PROJ 1894 W 5TH AV
 BU210814 1894 W 5TH AV

PERMITS REQUIRED IN ADDITION TO THIS PERMIT INCLUDE:

- GAS FLEETING
- OCCUPANCY
- PLUMBING
- SPRINKLER

APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE:

- B104 BUILDING INSPECTOR HARRY MACKINNON 873 7881

PROCESSED BY: BUILDING CODE REVIEW BY M. PLOMONT

ADDITIONAL NOTES:

991

To change the additional address information.

AN OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR MY LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

INVOICE: REFER TO BU220819		SIGNED BY 480458 B.C LTD.	
		DATE SEE APPLICATION	
		ISSUED BY S DUGARO	
		COPY	
TOTAL \$0.00			

EXHIBIT B

CONSTRUCTION WARRANTY

Re: Strata Lot , Kits Yard (the "Strata Lot")

1. 480458 B.C. Ltd. (the "Developer") warrants that:

- (a) the Strata Lot will be substantially constructed in accordance with plans approved by the City of Vancouver;
- (b) it will, to the extent permitted by the manufacturers or suppliers of materials and/or equipment supplied to or installed in the Strata Lot, assign to the Purchaser the benefit of any guarantee or warranty provided by any manufacturer or supplier for a period in excess of one year; and
- (c) it will repair defects in workmanship and materials in the construction of the Strata Lot which become manifest during the one year period commencing on the date of issuance of a final occupancy permit for the Strata Lot.

2. It is acknowledged that the following items shall not be considered defects in workmanship and materials:

- (a) defects in materials, appliances, design and workmanship supplied by the Purchaser;
- (b) defects arising from the acts of or improper maintenance by the Purchaser including damage caused by or resulting from dampness or condensation due to failure of the Purchaser to maintain adequate heat and/or ventilation in the Strata Lot;
- (c) defects in workmanship or materials in alterations by the Purchaser and defects in workmanship or materials supplied by the Developer arising from such alterations made by the Purchaser;
- (d) surface defects in workmanship and materials apparent to and accepted by the Purchaser on closing; and
- (e) defects arising on account of third party action.

DATED this __ day of _____, 199__.

480458 B.C. LTD.

Authorized Signatory

EXHIBIT C

CONDOMINIUM ACT
(Section 31(2))

RENTAL DISCLOSURE STATEMENT

1. The strata plan in respect of which this statement is made is a strata plan legally described as City of Vancouver, PID: 019-078-277, Lot 1, Block 267, District Lot 526, Plan LMP20258 and will contain 6 residential strata lots.

2. No residential strata lots described below are under lease as of the date of this statement and the owner-developer intends to lease each strata lot until the date set out opposite its description:

Description of Strata Lot

Date Lease Period Ends

None

Not applicable

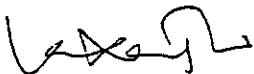
3. In addition to the number of residential strata lots described in paragraph 2, the owner-developer reserves the right to itself and to all subsequent owners to lease all strata lots for an unlimited period of time.

4. There is no bylaw of the Strata Corporation which limits the number of strata lots that may be leased by the owners.

DATED this 29th day of August, 1995.

OWNER/DEVELOPER:

480458 B.C. LTD.



Authorized Signatory

617388

CITY OF VANCOUVER
PLANNING DEPARTMENT
DEVELOPMENT PERMIT

NUMBER DP 216733

CO-ORDINATE 002642097140000		PROPERTY ADDRESS 1890 W 5TH		SPECIFIC OF PROPERTY ADDRESS PT 1894 W 5TH	
APPLICANT = DESIGN PROF. NAME BRIAN UHRYNIUK CODE 14 OF 101-1290 HOMER VANC. V6B 2Y5 683-5441		CITY		POSTAL CODE	
OF FORMWORKS ARCHITECTURAL		CITY		PHONE	
PROPERTY OWNER B. RANDALL/ NAME 3784 INV. LTD./44685 BC LTD. 101-1290 HOMER VANC. V6B 2Y5 683-5441		CITY		PHONE	
ADDITIONAL CONTACT IS BRIAN UHRYNIUK/ NAME HOWARD AIREY 101-1290 HOMER VANC. V6B 2Y5 683-5441		CITY		PHONE	
LEGAL LOT DESCRIPTION 1 EX E 25F & E 25F		BLOCK 267		PLAN 590	
LOT SIZE		TYPE OF LOT CRN/W.O./LN		ZONE RM-4	
WIDTH 50.00 CODE 000050000012000		CODE 5		P.U.I. DISTRICT NO. 16	
DEPTH 120.00		CODE 26		REAR ADJUTMENT NO. 1	
BUILDING SIZE		HEIGHT 35		STORIES 3 + UGP	
FRONT 11.0		REAR 4.0		E SIDE 3.8	
W SIDE 0.5		DEPTH 105		H N	
BUILDING CONT. CLASSIFICATION C		LIVING DISTING		DOWELLING UNITS 3	
ACCOMMODATION DEV PERMIT APPROVED		DOWELLING UNITS 6		HOUSEKEEPING UNITS 1	
FLOOR SPACE RATIO 1.45		FLOOR AREA 8694.2		OFF-STREET PARKING 8	
EXISTING 1.45		8694.2		EXISTING PROPOSED 6	
PROPOSED 1.45		8694.2		DEV. PERMIT REQUIRED 6	
DEV PERMIT APPROVED		FOR OFFICIAL USE ONLY		LOADING FACILITIES	
PURPOSE TO CODE	PERMITTED DEVELOPMENT USE CODE	FLOOR IDENTIFICATION	PERMITTED AREA SQ. FT./METRES	RELAXATION FROM DEVELOPMENT USE CODE	FROM AREA SQ. FT./METRES
32	020	MULT. CONV. DWELL. (4 UNITS)	5827	01	
01	PD20	ONE LEVEL UNDERGRD. PARKING	0	03	
01	012	INFILL ONE-FAMILY DWELL.	1498	08	
01	012	INFILL ONE-FAMILY DWELL.	1368	12	
				10	

THIS DEVELOPMENT PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING DEVELOPMENT ONLY, AND DOES NOT IN ANY WAY REPRESENT OR GUARANTEE COMPLIANCE WITH THE ZONING AND DEVELOPMENT BY-LAW OR ANY OTHER BY-LAW OF THE CITY OF VANCOUVER.

ADD TO AND ALTER THIS EXISTING UP/DOWN TWO-FAMILY DWELLING INTO A FOUR UNIT MULTIPLE DWELLING WITH ONE LEVEL OF UNDERGROUND PARKING. CONSTRUCT TWO INFILL ONE-FAMILY DWELLINGS AT THE REAR OF THIS SITE.

* 1894 WEST 5TH - PROJECT FILE. 1890 WEST 5TH EXISTING 1-FD (NW BLDG.) - CHG TO 1890 WEST 5TH AND 2118 CYPRESS. 1888 WEST 5TH AND 2120 CYPRESS (NE BLDG.) - PROPOSED 2-FD. 2130 CYPRESS (SW BLDG.) - INFILL 1-FD. 2128 CYPRESS (SE BLDG.) - INFILL 1-FD.

AND IS SUBJECT TO THE FOLLOWING CONDITIONS: (SEE REVISED FOR COUL. MEASUREMENTS)

000003 01 02

STEPS WILL BE TAKEN TO ENSURE THE FOLLOWING PERMITS / LICENSES INDICATED WITH AN "R" ARE OBTAINED IF THIS DEVELOPMENT IS PROCEEDED WITH:		LIFE OF EXISTING BUILDING	
BUILDING PERMIT R	ELECTRICAL PERMIT R	GAS PERMIT R	PLUMBING PERMIT R
DEVELOPMENT PLANNER	BUILDING PLAN CHECKER	DEVELOPMENT PLAN CHECKER	DEVELOPMENT PLAN CHECKER
PERMITTED THROUGH DOOR 04	UT LAW PLUMBING COOP	100% OPTIONAL OR OUTRIGHT C	6. GUSOAL 10471
SERVICE TYPE	MAIL	DO NOT PURCH	DECLARATION SUBMITTED: YES OR NO
PERMIT ISSUED BY G. GUSOAL	10471	PER SCHEDULE 1 SECTION 4(8)	PER SCHEDULE 1 SECTION 1(8)
DATE OF PERMIT 950109	SEE REVERSE FOR NOTICE	DEVELOPMENT PERMIT TOTAL AREA 8694	A : 1,224.00
DATE OF PERMIT 950109	SEE REVERSE FOR NOTICE	DEVELOPMENT PERMIT BUILDING GRADES MEASUREMENT 170	B : 560.00
DATE OF PERMIT 950109	SEE REVERSE FOR NOTICE	DEVELOPMENT PERMIT BUILDING GRADES FEE	C : 560.00
DATE OF PERMIT 950109	SEE REVERSE FOR NOTICE	DEVELOPMENT PERMIT APPLICATION REVISION FEE	D : 560.00
DATE OF PERMIT 950109	SEE REVERSE FOR NOTICE	DEVELOPMENT PERMIT APPLICATION EXTENSION FEE	E : 1,784.00
DATE OF PERMIT 950109	SEE REVERSE FOR NOTICE	DEVELOPMENT PERMIT TOTAL FEE	F : 1,784.00
DATE OF PERMIT 950109	SEE REVERSE FOR NOTICE	DEVELOPMENT PERMIT FEE RECEIPT NUMBER 013206	

NOTE: FOR APPEALS SEE SECTION 573 OF THE VANCOUVER CHARTER, THE BOARD OF VARIANCE BY-LAW AND SUBSECTION 1136 OF THE BUILDING BY-LAW

617388



CITY OF VANCOUVER
PLANNING DEPARTMENT
DEVELOPMENT PERMIT

NUMBER DP 216733

COORDINATE 002642097140000		PROPERTY ADDRESS 1890 W 5TH		SPECIFIC OF PROPERTY ADDRESS PR 1894 W 5TH	
APPLICANT & DESIGN PROF. NAME BRIAN UHRYNIUK OF FORMWERKS ARCHITECTURAL		ADDRESS 101-1290 HOMER VANC.	CITY V6B 2Y5	POSTAL CODE V6B 2Y5	PHONE 683-5441
PROPERTY OWNER NAME B. RANDALL/ 3784 INV. LTD./44685 BC LTD.		ADDRESS 101-1290 HOMER VANC.	CITY V6B 2Y5	POSTAL CODE V6B 2Y5	PHONE 683-5441
ADDITIONAL CONTACT IS NAME BRIAN UHRYNIUK/ HOWARD AIREY		ADDRESS 101-1290 HOMER VANC.	CITY V6B 2Y5	POSTAL CODE V6B 2Y5	PHONE 683-5441
LEGAL DESCRIPTION	LOT 1 EX E 25F & E 25F	SUB 267	BLOCK 590	PLAN 526	
LOT SIZE	CODE 000050000012000	TYPE OF LOT CRN/W.O./LN	ZONE RM-4	P.U.I. DISTRICT NO. 16	MEASUREMENTS IN FEET OR METERS
WIDTH	50.00	DEPTH	120.00	CODE 5	CODE 26
BUILDING SIZE	HEIGHT 35	STORIES 3 UGP	FRONTAGE 45	DEPTH 105	
DEVELOPMENT PERMIT REQUIRED YARDS					
FRONT		REAR		E SIDE	
11.0		4.0		3.8	
W SIDE		0.5			
BUILDING CONT. CLASSIFICATION C		HERITAGE STATUS NO. 16			
LIVING EXISTING		DWELLING UNITS 3		HOUSEKEEPING UNITS	
ACCOMMODATION OFV PERMIT APPROVED		DWELLING UNITS 6		SLEEPING UNITS	
BREAKDOWN OF APPROVED DWELLING UNITS:		BACHELOR		1 BEDROOM	
FLOOR SPACE RATIO		FLOOR AREA 8694.2		BY-LAW REQUIRED 8	
BY-LAW PERMITTED 1.45		EXISTING 8694.2		PROPOSED 8694.2	
EXISTING 1.45		PROPOSED 8694.2		DEV. PERMIT REQUIRED 6	
DEV. PERMIT APPROVED 1.45		PROPOSED 8694.2		MAXIMUM NUMBER FOR SMALL UNITS 0	
FOR OFFICIAL USE ONLY					
PURPOSE TO CODE	PERMITTED DEVELOPMENT USE CODE	FLOOR IDENTIFICATION	PERMITTED AREA SQ. FT./METRES	RELAXATION FROM DEVELOPMENT USE CODE	FROM AREA SQ. FT./METRES
32	020	MULT. CONV. DWELL. (4 UNITS)	5827	01	
01	PD20	ONE LEVEL UNDERGRD. PARKING	0	03	
01	012	INFILL ONE-FAMILY DWELL.	1498	08	
01	012	INFILL ONE-FAMILY DWELL.	1368	12	
				10	

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ADD TO AND ALTER THIS EXISTING UP/DOWN TWO-FAMILY DWELLING INTO A FOUR UNIT MULTIPLE DWELLING WITH ONE LEVEL OF UNDERGROUND PARKING. CONSTRUCT TWO INFILL ONE-FAMILY DWELLINGS AT THE REAR OF THIS SITE.

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AND IS SUBJECT TO THE FOLLOWING CONDITIONS: (SEE REVERSE FOR OTHER REQUIREMENTS)

CODES 01 02

STEPS WILL BE TAKEN TO ENSURE THE FOLLOWING PERMITS / LICENSES INDICATED WITH AN "X" ARE OBTAINED IF THIS DEVELOPMENT IS PROCEEDED WITH:		DEVELOPMENT APPROVAL TIME LIMITATION		LIFE OF EXISTING BUILDING	
BUILDING PERMIT R	ELECTRICAL PERMIT R	GAS PERMIT R	PLUMBING PERMIT R	SIGN PERMIT	OCCUPANCY PERMIT R
EXCEEDED	UT LAW	DEVELOPMENT PLANNER	BUILDING PLAN CHECKER	DEVELOPMENT PLAN CHECKER	FAILURE TO OBTAIN A BUILDING PERMIT OR EXTENSION INVALIDATES THIS DEVELOPMENT PERMIT ON
THROUGH	PROVISION CODE			6. GUSDAL	1996 JANUARY 09
CODE 04	CONDITIONAL ON QUINCY C			10471	
SERVICE TYPE	MAIL	DROP OFF	DO NOT PURGE	DECLARATION SUBMITTED: (YES OR NO)	
PERMIT ISSUED BY G. GUSDAL	10471	PER SCHEDULE 1 SECTION FEE SCHEDULE 1 SECTION DEVELOPMENT PERMIT TOTAL AREA 8694			
DATE OF PERMIT 950109		A \$ 1,224.00 B \$ 560.00 C \$ D \$ E \$ 1,784.00			
DATE OF PERMIT 950109		DEVELOPMENT PERMIT TOTAL FEE DEVELOPMENT PERMIT FEE RECEIPT NUMBER 013206			
DATE OF PERMIT 950109		DATE OF PERMIT 950109			

NOTE: FOR APPEALS SEE SECTION 573 OF THE VANCOUVER CHARTER, THE BOARD OF VARIANCE BY-LAW AND SUBSECTION 113.6 OF THE BUILDING BY-LAW.



CITY OF VANCOUVER



DATE ISSUED JULY 24, 1995		PERMIT TYPE BUILDING PERMIT			PERMIT NUMBER <div style="border: 1px solid black; padding: 2px; display: inline-block;"> P BU 400468 </div>	
LOCATION DESCRIPTION LOT A BLOCK 267 PLAN LMP20258 D.L. 526 RELATO 1894 W 5TH AND ADD 1890 W 5TH/2108 & 2110 CYPRESS				ADDRESS 1888 W 5TH AV		
APPLICATION DATE JUL 14, 1995		PURPOSE CONSTRUCT	PROJECT VALUE \$800,000	ADDED VALUE 2	METRIC NO	
PROPERTY OWNER 480458 B.C LTD. C/O GLYN WILLIAMS 2717 CHELSEA COURT WEST VANCOUVER BC V7S 3E9				CONTACT DESIGN PROF (MAIL TO) GLYN WILLIAMS FORMWORKS ARCHITECTURAL #101-1290 HOMER VANCOUVER BC V6B 2Y5		
TEL 683-5441		SULLY/ENGINE CERTIFICATE		TEL 683-5441		
FAX 		SULLY/ENGINE CERTIFICATE		FAX 		

THIS BUILDING PERMIT, WHICH INCLUDES THE PLANS MARKED AS FORMING PART OF THIS PERMIT, IS FOR THE FOLLOWING ONLY:

To construct a three storey with one level of underground parking multiple dwelling building containing four dwelling units on this existing residential site.

Project file: 1894 W 5th
 PSUB - 1888 (main) 1890 W 5th and also 2108 & 2110 Cypress
 PSUB - 2118 (main) & 2120 Cypress

Building Permit #220819 was issued in error. BU400468 replaces permit #220819. All inspections should be called in on BU400468.

AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES:

530 Drain tile shall be inspected prior to backfilling.
 552 Two sets of plumbing plans shall be submitted and approved prior to the issuance of a Plumbing Permit.
 554 Three sets of sprinkler working plans shall be submitted and accepted prior to the issuance of a sprinkler permit.
 558 This is a complex project and therefore requires monthly field review reports to be submitted by Formworks Architectural.

PERMITTED USE	SPECIFICS/LOCATION	AREA (SQ)	OCC	PERMITTED USE	SPECIFICS/LOCATION	AREA (SQ)	OCC
B24 MULTIPLE DWELLING			C				
ITEM	SPECIFICS/REFERENCE	QTY/AMT		ITEM	SPECIFICS/REFERENCE	QTY/AMT	
UNIT/SUITE TYPE	DWELLING UNIT	4		LOT DEPTH	120.00FT		
LOT TYPE	CORNER/NO LANE			ZONE	RM-4		
LOT WIDTH	20.00FT			TOTAL PSA		5827.00	PSR

RELATED PERMITS: BU220819 CONST PROJ 1894 W 5TH AV
 BU220819 1894 W 5TH AV

PERMITS REQUIRED IN ADDITION TO THIS PERMIT INCLUDE: GAS FITTING, OCCUPANCY, PLUMBING, SPRINKLER

APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE: B106 BUILDING INSPECTOR HARRY MACKINNON 873 7882

PROCESSED BY: BUILDING CODE REVIEW BY M. PLUMMER

ADDITIONAL NOTES:

991

To change the additional address information.

AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.

FEE REFER TO BU220819		AMOUNT 	
FEE 		AMOUNT 	

SIGNED BY	480458 B.C LTD.
DATE	SEE APPLICATION
ISSUED BY	S DUGARO
COPY	

INVOICE: TOTAL \$0.00

EXHIBIT F

ESTIMATED MONTHLY MAINTENANCE FEES

UNIT/ CIVIC ADDRESS	SCHEDULE OF UNIT ENTITLEMENT	MONTHLY MAINTENANCE***
1/1890 West 5th Ave	1,517	\$216.82
2/1888 West 5th Ave	1,349	\$192.80
3/2108 Cypress St.	1,389	\$198.52
4/2110 Cypress St.	1,441	\$205.95
5/2118 Cypress St.	1,368	\$195.52
6/2120 Cypress St.	1,507	\$215.39
AGGREGATE	8,571	\$1,225.00

***Maintenance fees are based on the total unit entitlement for all Strata Lots in the Development.

EXHIBIT E

ESTIMATED ANNUAL BUDGET
 (For one year of operation)

<u>Total Estimated Expenses</u>	<u>First Year</u>
Electricity-Common Property*	\$ 1,000.00
Water*	\$ 1,500.00
Fire Monitoring*	\$ 300.00
Landscaping*	\$ 4,500.00
Repairs, maintenance, snow removal*	\$ 2,500.00
Insurance	\$ 2,100.00
Legal & accounting*	\$ 600.00
Miscellaneous*	\$ 700.00
SUB TOTAL	\$ 13,200.00
GST (7%) on items with *	\$ 777.00
SUB TOTAL	\$ 13,977.00
Contingency Reserve (5%)	\$ 723.00
TOTAL	\$ 14,700.00