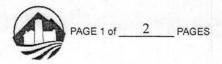


## PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: February 13, 2007 The following is a statement made by the seller concerning the property or strata unit located at: ADDRESS/STRATA UNIT # 2307-909 Mainland St. V6B 2T3 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 THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES. Property is constructed. DO NOT KNOW 1. GENERAL YES NOT 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 of 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 talk(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 Strata Property Act? H. Nature of Interest/Ownership Freehold Time Share Leasehold Undivided Bare Land Cooperative Management Company . Name of Manager Telephone Address Telephone J. Strata Council President's Name K. Strata Council Secretary Treasurer's Name Telephone 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? \$ DO DOES NOT NOT KNOW APPLY YES NO Does this include: Management? Recreation? Cable? Heat? Hot Water? Gardening? Gas Fireplace? Caretaker? Garbage? Water? Sewer? Other? included and specific numbers N. (i) Number of Unit parking stalls (ii) Are these (a) Limited Common Property? ☐ (b) Rented? ☐ (c) Assigned by Strata Corporation? ☐ Is there additional common storage? O. Storage Locker? Yes No 🗆 Number(s) P. Does the Unit have any equipment leases or service contracts; i.e., security systems, water purification, etc.? Q. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit? R. Are you aware of any pet restrictions? S. Are you aware of any rental restrictions? Are you aware of any age restriction? U. Are you aware of any other restrictions? If so, provide details on page 2, Section 3 Additional Comments. 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?

ADD	RESS/STRATA UNIT # 2307-909 Mainland St. Vancouver			V6B 27	Г3
	GENERAL: (continued)	YES	МО	DO NOT KNOW	DOES
	X Are you aware of any current or pending local improvement levies/charges?			11111	11111
	Y. Are you aware of any pending litigation or claim affecting the Property of Unit from any person or public body?		-	11///	9111
	Z. Was this Unit constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for unter July 1, 1999? (If so, attach Owner Builder Declaration and Disclosure Notice.)				
	AA Is this Unit or related common property covered by third party "home warranty insurance"?	3			
2.	STRUCTURAL: (Respecting the Unit and Common Property.)	YES	NO	NOT KNOW	NOT APPL
	A Has a final building inspection been approved or a final occupancy permit been obtained?				
	B. Are you aware of any additions or alterations made without a required permit?			1////	
	C. Are you aware of any structural problems with any of the buildings on the Property?				
	D. Are you aware of any problems with the heating and/or central air conditioning system?			1////	
	E. Are you aware of any damage due to wind, tire or water?			1////	1///
	F. Are you aware of any infestation or unrepaired damage by insects or rodents	2			
	G. Are you aware of any leakage or unrepaired damage?			1////	144
	H. Are you aware of any problems with the electrical system?	-		1444	144
_	I. Are you aware of any problems with the plumbing system?	_		11111	<i>}}}}</i>
	J. Are you aware if the Unit, or any other unit, or the Property have been used as a marijuana grow		t to		
	operation or to manufacture illegal drugs?			444	11//
	K. Are you aware of any problems with the swimming pool and/or hot tub?			1////	1///
	L. 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?				
3.	ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary.)				*////

changes to this information made known to the seller will be disclosed of a copy of this property disclosure statement and agrees that a co	
PLEASE READ INFORMATION O	N THE REVERSE SIDE OF THIS FORM
7-5-16	M.Challeris)
SELLER(S)	SELLER(S)
or the seller's brokerage on the day of disclosure statement as the starting point for the buyer's own inquir have the property inspected by an inspection service of the buyer's	te. The buyer should obtain a strata plan drawing from the Land Title
BUYER(S)	BUYER(S)
The seller and the buyer understand that neither the listing no representatives warrant or guarantee the information provided about	r selling brokerages or their managing brokers, associate brokers or ut the strata unit or property.

BC1003 REV. APR/06