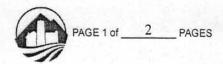


PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



WEBForms™ May/2006

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# 2304-909 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. 1. GENERAL YES NO 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? system? (i) If yes, are you aware of any problems with the private or community water 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? Is the Property serviced by a septic system/lagoon? (i) If yes, are you aware of any problems with the septic system/lagoon? able? (ii) If the system was installed after May 31, 2005, are maintenance records aw 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 Bare Land Cooperative Undivided Management Company Name of Manager Telephone Address Strata Council President's Name Tèlephone K. Strata Council Secretary Treasurer's Name Telephone Yes, Can Be Obtained From NO 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? \$ DO YES NO NOT NOT Recreation? Does this include: Management? Cable? Heat? Hot Water? Gardening? Gas Fireplace? Caretaker? Water? Garbage? Other? Sewer? 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? ☐ No 🗆 Is there additional common storage? Yes Number(s) O. Storage Locker? 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? T. 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? COPYRIGHT BCREA

ADL	DRE	SS/STRATA UNIT# 2304-909 Mainland St. Vancouver			V6B 2	Γ3
1.	GE	ENERAL: (continued)	YES	NO	DO NOT KNOW	NO APPL
		Are you aware of any current or pending local improvement levies/charges?			11/1/	////
	Y.	Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?			11111	////
	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, after July 1, 1999 (HFs) attach Owner		- 11	1777	2277
		Builder Declaration and Disclosure Notice.)				
	AA	Is this Unit or related common property covered by third party "home warranty insurance"?				
2.		RUCTURAL: (Respecting the Unit and Common Property.)	YES	NO	DO NOT KNOW	DOE NOT APPL
	Α	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?	163		11/1//	1111
	C.	Are you aware of any structural problems with any of the buildings on the Property?			1////	////
	D.	Are you aware of any problems with the heating and/or central ar conditioning system?			11/1/	1111
	E.	Are you aware of any damage due to wind, fire or water?			1////	1111
	F.	Are you aware of any infestation or unrepaired damage by insects er rodents?			/////	////
	G	Are you aware of any leakage or unrepaired damage?		-	1////	////
	H.	Are you aware of any problems with the electrical system?			11111	
	1.	Are you aware of any problems with the plumbing system?			1////	1111
	J.	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?	5			
	K.	Are you aware of any problems with the swimming pool and/or hot tub?			11111	11/1
	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?			7////	

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 of a copy of this property disclosure sta			rior to closing. The seller acknowledges receipt ective buyer.
PLEASE 7 < 1//	READ INFORMATION C	ON THE REVERSE SIDE O	OF THIS FORM
SELLER(S)		SELLER(S)	
			s property disclosure statement from the seller The prudent buyer will use this property
disclosure statement as the starting po	int for the buyer's own inqui	iries. The buyer is urged to c	carefully inspect the property and, if desired, to
The buyer acknowledges that all me Office or retain a professional home	asurements are approxima	ate. The buyer should obta	in a strata plan drawing from the Land Title
Office of retain a professional nome	measuring service it the b	dyer is concerned about the	e 512e.
BUYER(S)		BUYER(S)	
The seller and the buyer understand representatives warrant or quarantee	that neither the listing n	or selling brokerages or the	eir managing brokers, associate brokers or