



Date of disclosure: February 17, 2008

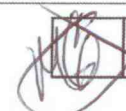
The following is a statement made by the seller concerning the property or strata unit located at:

ADDRESS/STRATA UNIT # #303 - 735 W 15th Ave **Vancouver** **V5Z 1R6**

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?		MCG			
B. Is the Property connected to a public water system?		MCG			
C. Is the Property connected to a private or a community water system?			MCG		
(i) If yes, are you aware of any problems with the private or community water system?				/	MCG
D. Is the Property serviced by a private well?			MCG		/
(i) If yes, are you aware of any problems with the private well?				/	MCG
E. Are you aware of any underground oil storage tank(s) on the Property?			MCG	/	/
F. Is the Property serviced by a septic system/lagoon?			MCG		
(i) If yes, are you aware of any problems with the septic system/lagoon?				/	MCG
(ii) If the system was installed after May 31, 2005, are maintenance records available?				/	MCG
G. (i) Has this Unit been previously occupied?		MCG			
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?			MCG	/	/
H. Nature of Interest/Ownership					
Freehold <input checked="" type="checkbox"/>	Time Share <input type="checkbox"/>				
Undivided <input type="checkbox"/>	Bare Land <input type="checkbox"/>				
	Leasehold <input type="checkbox"/>				
	Cooperative <input type="checkbox"/>				
I. Management Company <u>Monarch Strata Ventures</u>					
Name of Manager _____ Telephone <u>604 985-8518</u>					
Address <u>263 East 11th St. North Vancouver, V7L 2G8</u>					
J. Strata Council President's Name _____ Telephone _____					
K. Strata Council Secretary Treasurer's Name _____ Telephone _____					
L. Are the following documents available?		NO	Yes, Can Be Obtained From		
Bylaws	<input type="checkbox"/>		<u>Realtor</u>		
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 strata fee per month? \$ <u>190.00</u>					
	YES	NO	DO NOT KNOW	DOES NOT APPLY	
Does this include: Management?	MCG				Recreation? <u>/</u> MCG
Heat?		MCG			Cable? MCG
Hot Water?	MCG				Gardening? MCG
Gas Fireplace?	MCG				Caretaker? MCG
Garbage?	MCG				Water? MCG
Sewer?	MCG				Other? MCG

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1. GENERAL: (continued)		YES	NO	DO NOT KNOW	DOES NOT APPLY
N.	(i) Number of Unit parking stalls <u>1</u> included and specific numbers _____ (ii) Are these (a) Limited Common Property? <input type="checkbox"/> (b) Rented? <input type="checkbox"/> (c) Assigned by Strata Corporation? <input checked="" type="checkbox"/>	/	/	/	/
O.	Storage Locker? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Number(s) _____ Is there additional common storage?		MCG		
P.	Does the Unit have any equipment leases or service contracts; i.e., security systems, water purification, etc.?		MCG	/	/
Q.	Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		MCG	/	/
R.	Are you aware of any pet restrictions? <u>2516</u>	MCG		/	/
S.	Are you aware of any rental restrictions?	MCG		/	/
T.	Are you aware of any age restriction?		MCG	/	/
U.	Are you aware of any other restrictions? If so, provide details on page 3, Section 3 Additional Comments. <u>No hardwood floors.</u>	MCG	N	/	/
V.	Are you aware of any special assessment(s) voted on or proposed? (i) For how much?		MCG	/	/
W.	Have you paid any special assessment(s) in the past 5 years? (i) For how much? <u>\$5,000</u>	MCG		/	/
X.	Are you aware of any current or pending local improvement levies/charges?		MCG	/	/
Y.	Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?		MCG	/	/
Z.	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.)		MCG	/	/
AA.	Is this Unit or related common property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	MCG	MCG	/	/
BB.	Are you aware of any agreement that provides for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		MCG	/	/
CC.	Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) in respect of the Property or Unit?		MCG	/	/
DD.	Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(ii) in respect of the Property or Unit?		MCG	/	/


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

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