



PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



PAGE 1 of 3 PAGES

Date of disclosure: January 10, 2008

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

ADDRESS/STRATA UNIT # 326-1500 Pendrell Street Vancouver, BC

V6G 3A5

THE SELLER IS RESPONSIBLE for the accuracy of the answers to 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?		LM/LN			
B. Is the Property connected to a public water system?		LM/LN			
C. Is the Property connected to a private or a community water system?			LM/LN		
(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?			LM/LN		
(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?			LM/LN		
F. Is the Property serviced by a septic system/lagoon?			LM/LN		
(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?		LM/LN			
(ii) Are you the "owner developer" as defined in the Strata Property Act?			LM/LN		
H. Nature of Interest/Ownership					
Freehold ☒	Time Share ☐				
Undivided ☐	Bare Land ☐				
	Leasehold ☐				
	Cooperative ☐				
I. Management Company: <u>VANCOUVER CONDO SERVICES</u>					
Name of Manager: <u>[REDACTED]</u>					
Telephone: <u>604-684-6291</u>					
Address: <u>400-1281 WEST GEORGIA ST</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	☐	LISTING AGENT			
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? \$ <u>320</u>					
	YES	NO	DO NOT KNOW	DOES NOT APPLY	
Does this include: Management?	LM				Recreation?
Heat?	LM				Cable?
Hot Water?	LM				Gardening?
Gas Fireplace?	LM				Caretaker?
Garbage?	LM				Water?
Sewer?	LM				Other?

LM LN
INITIALS

Date of Disclosure January 10, 2008

PAGE 2 of 3 PAGES

ADDRESS/STRATA UNIT #

326-1500 Pendrell Street

Vancouver, BC

V6G 3A5

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 <u>24</u> (ii) Are these (a) Limited Common Property? ☐ (b) Rented? ☐ (c) Assigned by Strata Corporation? ☒				
O.	Storage Locker? Yes ☒ No ☐ Number(s) <u>7</u> Is there additional common storage?		LM/Km		
P.	Does the Unit have any equipment leases or service contracts; i.e., security systems, water purification, etc.?		LM/Km		
Q.	Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		LM/Km		
R.	Are you aware of any pet restrictions?	LM/Km			
S.	Are you aware of any rental restrictions?	LM/Km			
T.	Are you aware of any age restriction?		LM/Km		
U.	Are you aware of any other restrictions? If so, provide details on page 3, Section 3 Additional Comments.		LM/Km		
V.	Are you aware of any special assessment(s) voted on or proposed? (i) For how much? <u>1.2 million</u>	LM/Km			
W.	Have you paid any special assessment(s) in the past 5 years? (i) For how much? <u>\$11,000</u>	LM/Km			
X.	Are you aware of any current or pending local improvement levies/charges?		LM/Km		
Y.	Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?		LM/Km		
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? (If so, attach Owner Builder Declaration and Disclosure Notice.)		LM/Km		
AA.	Is this Unit or related common property covered by home warranty insurance under the Homeowner Protection Act?		LM/Km		
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?		LM/Km		
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?		LM/Km		
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?		LM/Km		

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

LM Km
INITIALS

Date of Disclosure January 10, 2008PAGE 3 of 3 PAGES

ADDRESS/STRATA UNIT #

326-1500 Pendrell Street

Vancouver, BC

V6G 3A5

2. STRUCTURAL: (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 obtained?	<u>LM/Km</u>			
B. Are you aware of any additions or alterations made without a required permit?		<u>LM/Km</u>		
C. Are you aware of any structural problems with any of the buildings on the Property?		<u>LM/Km</u>		
D. Are you aware of any problems with the heating and/or central air conditioning system?		<u>LM/Km</u>		
E. Are you aware of any damage due to wind, fire or water?		<u>LM/Km</u>		
F. Are you aware of any infestation or unrepaired damage by insects or rodents?	<u>LM/Km</u>			
G. Are you aware of any leakage or unrepaired damage?		<u>LM/Km</u>		
H. Are you aware of any problems with the electrical system?		<u>LM/Km</u>		
I. Are you aware of any problems with the plumbing system?		<u>LM/Km</u>		
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?		<u>LM/Km</u>		
K. Are you aware of any problems with the swimming pool and/or hot tub?				<u>Km</u>
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?		<u>LM/Km</u>		
M. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?	<u>LM/Km</u>			

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 PAGE BEFORE SIGNING.

[Signature]
SELLER(S)

X [Signature]
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 10 day of Jan 2008. 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)

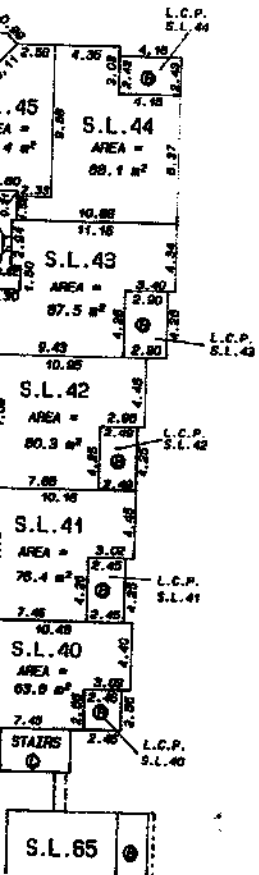
BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the strata unit or property.

LM Km

INITIALS

STRATA PLAN LMS1491



30 NOVEMBER 1993 8.00-8.15

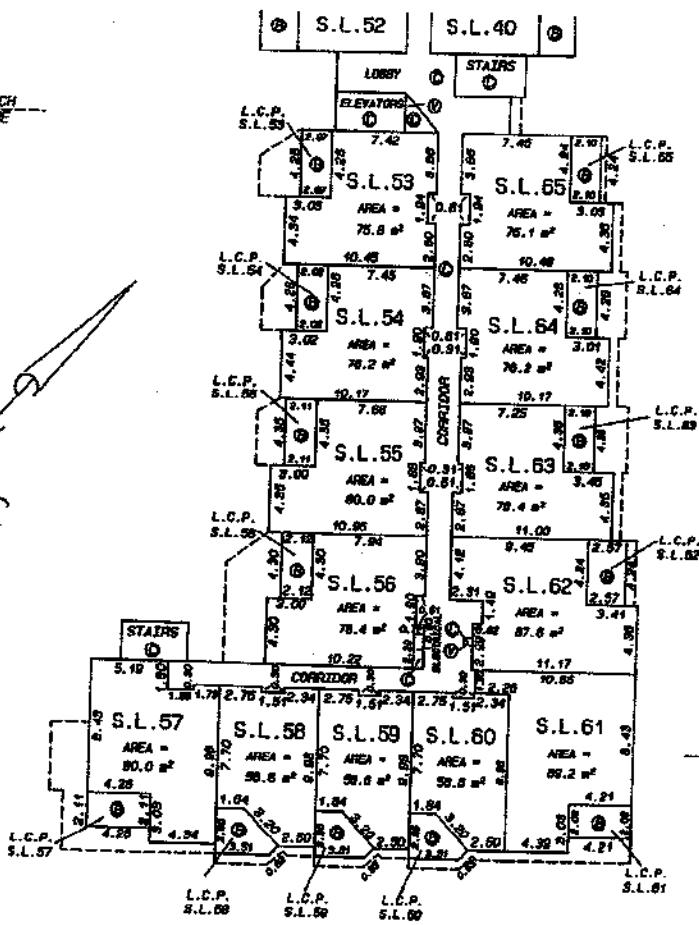
FLOOR PLANS
FIRST FLOOR

Scale 1 : 250
All distances are in metres



MATCH LINE

MATCH LINE



FILE NUMBER - 93 - 1500.S15

STRATA PLAN LMS1491

30 NOVEMBER 1993 8.00-8.15

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan LMS-1491 certify that the information contained in this certificate with respect to Strata Lot 53 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above: \$308.33.
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*) \$ 12,111.81
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
(X) no () yes *[attach copy of all agreements]*
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved \$ NIL.
The payment is to be made by N/A
[month, day, year]
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year \$ Unknown.
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$ 69,774.27

- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
(X)no () yes *[attach bylaw amendments]*
- (h) Are there any resolutions passed by a 3/4 vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
(X)no () yes *[attach copy of all resolutions]*
- (i) Has notice been given for any resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
(X)no () yes *[attach copy of all resolutions]*
- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgements or orders against the strata corporation?
(X)no () yes *[attach details]*
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?
(X)no () yes *[attach copy of all resolutions]*
- (l) Number of strata lots in the strata plan that are rented:
__13__

Date: January 14, 2008 *[month day year]*

N/A

Signature of Second Council Member
(not required if council consists of only one member)

OR



Signature of Strata Manager, Cory Pettersen

2007/2008 BUDGET WORKING PAPER
STRATA PLAN LMS-1491

25-Oct-07
YEAR END: AUGUST 31

CATEGORY CODE	NAME	2006/2007 BUDGET	2006/2007 DRAFT AUDIT	2007/2008 FINAL
<u>REVENUE</u>				
6710	STRATA FEES	\$ 325,264	\$ 325,264	\$ 370,000
6720	PARKING	10,140	11,836	10,140
6730	FINES	-	725	-
6760	INTEREST	4,000	1,584	1,560
6770	MOVE FEES	600	600	700
6780	MISC.	500	1,078	1,200
6790	SURPLUS FORWARD	28,916	-	-
	TOTAL REVENUE	\$ 369,420	\$ 341,087	\$ 383,600
<u>EXPENSES</u>				
7050	MANAGEMENT FEE	\$ 22,570	\$ 22,610	\$ 22,600
7100	INSURANCE*	27,000	24,699 *	29,000 *
7110	APPRAISAL (Due Mar. 07)	850	742	-
7150	CARETAKER/JANITORIAL CONTRACT	42,000	33,375	42,000
7250	AUDIT	2,200	2,392	2,300
7400	MISCELLANEOUS	6,500	5,692	6,600
8010	GAS/ELECTRICITY	72,000	60,235	65,000
8030	WATER*	8,500	9,098 *	9,500 *
8035	SEWER*	5,300	4,306 *	5,500 *
8040	GARBAGE/RECYCLING	6,800	7,411	7,700
8050	ENTERPHONE	1,000	-	1,000
8060	ELEVATOR	7,000	6,751	9,000
8080	GROUND	12,500	13,897	12,500
8100	SUPPLIES	3,000	2,489	3,200
8130	FIRE & SAFETY	3,200	2,777	3,200
8180	MECHANICAL MTCE.	12,000	18,745	20,000
8240	REPAIRS & MTCE.	90,000	75,387	89,500
8870	ENVELOPE REVIEW	12,000	5,951	10,000
9998	DEFICIT RECOVERY	-	-	-
	TOTAL OPERATING EXPENSES	\$ 334,420	\$ 296,557	\$ 338,600
9997	ELEVATOR FUND	-	-	10,000
9999	CONTINGENCY	\$ 35,000	\$ 35,000	\$ 35,000
	TOTAL EXPENSES	\$ 369,420	\$ 331,557	\$ 383,600
	SURPLUS / (DEFICIT)	\$ -	\$ 9,530	\$ -

GST included in all categories except as denoted * which is exempt.

Any owner who would like further information or specific details is invited to call the management company prior to the Annual General Meeting.



Quadra Pacific
Consultants

Consulting
Mechanical
Engineers

Heating & Ventilating
Air Conditioning
Energy Management
Plumbing
Fire Protection
Site Services

Suite 200
1650 Alberni St.
Vancouver BC
V6G 1A6

Telephone 604.688 8671
Facsimile 604.688 9760
Internet www.quadrapacific.com
e-mail gpc@quadrapacific.com

Certificate of Substantial Performance

PROJECT NAME: 1500 PENDRELL STREET, VANCOUVER, BC
REPLACEMENT OF BOILERS AND DOMESTIC WATER PIPING

PROJECT ADDRESS: 1500 PENDRELL STREET, VANCOUVER, BC

In accordance with the contract dated JULY 07, 2005

Between (OWNER) STRATA PLAN LMS-1491

and (CONTRACTOR) CAMBRIDGE PLUMBING LTD.

This is to certify that the work described therein has been SUBSTANTIALLY PERFORMED on

(DATE) DECEMBER 27, 2005

For all purposes under the contract, wherein the rights, duties, and obligations of all parties concerned are described, and for all purposes under the Lien Legislation applicable to the place of work, Substantial Performance shall be regarded as equivalent to "completed" as described thereunder.

CONSULTANT NAME: QUADRA PACIFIC CONSULTANTS

CONSULTANT ADDRESS: 200-1650 ALBERNI STREET, VANCOUVER BC, V6G 1A6

CONSULTANT SIGNATURE: Radosaw Radulovic



REAL ESTATE BOARD
OF GREATER VANCOUVER

**LAND TITLE
SEARCH RESULT**

FROM: Real Estate Board of Greater Vancouver
2433 Spruce St.
Vancouver, British Columbia
V3T 4W4

Telephone: (604) 730-3010
Facsimile: (604) 730-3100

Requested by: MLS Department

Page Count: 6 (including this page)

Date: Monday, January 14, 2008

Transaction: 17880-0052

Your Reference: Sayo Nickerson

MLS: V683404

RE/MAX Real Estate Services

(O): 604-263-2823, (F): 604-263-1057

Route: DF0030

Search Details

Sub-area: 22

Property Type: REA

PID: 018-842-488

Property Owner: K&L MULLIN

Civic Address: # 326 1500 PENDRELL ST, CITY OF VANCOUVER

Legal Description: PL LMS 1491 LT 53 DL 185 LD 36 UNDIV 100/10000
SHARE IN COM PROP THEREIN

For Your Information:

The Registered Owner address shown on the title may not reflect the legal address of the property. It is the mailing address of the owner for tax billing purposes.

VANCOUVER LAND TITLE OFFICE TITLE NO: BT121036
DECLARED VALUE 178500 FROM TITLE NO: BR102913

APPLICATION FOR REGISTRATION RECEIVED ON: 12 APRIL, 2002
ENTERED: 16 APRIL, 2002

REGISTERED OWNER IN FEE SIMPLE:

KAZIA OLENKA MARIA MULLIN, UNIVERSITY STUDENT
LOGAN ALBERT MULLIN, TECHNICAL SUPPORT SPECIALIST
SUITE 326 - 1500 PENDRELL STREET
VANCOUVER, BC
V6G 3A5
AS JOINT TENANTS

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 018-842-488
STRATA LOT 53 DISTRICT LOT 185 STRATA PLAN LMS1491
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
---------------	------	------

INDEMNITY AGREEMENT

99335H	1934-12-14	13:49
--------	------------	-------

REMARKS: PART DERIVED FROM FORMER LOTS 6 AND 7
INTER ALIA

COVENANT

F86471	1978-12-06	13:19
--------	------------	-------

REGISTERED OWNER OF CHARGE:
CITY OF VANCOUVER
F86471

REMARKS: L.R.A. S. 24A
INTER ALIA

EASEMENT

M55389 1984-07-03 11:17

REMARKS: PORTION SHOWN HATCHED ON EXPLANATORY PLAN 17271
INTER ALIA

MORTGAGE

BT121037 2002-04-12 14:28

REGISTERED OWNER OF CHARGE:
VANCOUVER CITY SAVINGS CREDIT UNION
"IN TRUST" SEE BL51963

BT121037

MORTGAGE

BA551298 2006-09-22 12:42

REGISTERED OWNER OF CHARGE:
VANCOUVER CITY SAVINGS CREDIT UNION
"IN TRUST", SEE BL51963
BA551298

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

Strata plan: LMS1491

VANCOUVER LAND TITLE OFFICE
COMMON PROPERTY STRATA PLAN: LMS1491

LEGAL NOTATIONS:

SPECIAL RESOLUTION DESIGNATING LIMITED COMMON PROPERTY, SEE BM88379
FILED 1998/03/26

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

INDEMNITY AGREEMENT

99335H 1934-12-14 13:49

REMARKS: PART DERIVED FROM FORMER LOTS 6 AND 7
INTER ALIA

COVENANT

F86471 1978-12-06 13:19

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

F86471

REMARKS: L.R.A. S. 24A
INTER ALIA

LEASE

BH294602 1994-08-08 13:08

REGISTERED OWNER OF CHARGE:

471401 B.C. LTD.

INC. #471401

BH294602

REMARKS: PART PLAN LMP18308 (SHOWN HEAVY BLACK OUTLINE)
HERETO IS ANNEXED EASEMENT BH294603 OVER PART
PLAN LMP18308 (SHOWN HATCHED) OF COMMON PROPERTY
STRATA PLAN LMS1491
MODIFIED BY BJ489 (SEE BH294604)
MODIFIED BY BV54061

EASEMENT

BH294603 1994-08-08 13:08

REMARKS: PART PLAN LMP18308 (SHOWN HATCHED)

REGISTERED OWNER OF CHARGE:

JOHN KENNETH BULL

BH294607

REMARKS: OF SUB-LEASE BH294604

EXTENSION OF BG433117

SPECIAL RESOLUTION

BH294613 1994-08-08 13:10

REMARKS: SPECIAL RESOLUTION DESIGNATING LIMITED COMMON

PROPERTY RE: PARKING STALLS AS SHOWN SEE

SKETCH BH294613

LEASE

BV54061 2003-02-14 13:59

REMARKS: MODIFICATION OF BH294602

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

CORRECTIONS:

T0001

1994-07-27 09:15

PREVIOUS TEXT:

CHARGE BG393080

REMOVED.

C0001 REGISTERED OWNER OF CHARGE: BH294605

1995-01-11 11:00

PREVIOUS TEXT:

NONE

CORRECTION REFERENCE: BH330724

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

PARCEL IDENTIFIER(PID): 018-842-488

SHORT LEGAL DESCRIPTION: S/LMS1491/////53

MARG:

MISCELLANEOUS NOTES: