

Strata Property Act
SECTION 59 (Form B) INFORMATION CERTIFICATE

The Owners of Strata Plan LMS265, certify that the information contained in this certificate with respect to Strata Lot 14 #204 - 2288 West 12th Avenue Vancouver BC is correct as of the date of this certificate.

(a)	Monthly Strata Fees payable by the Owner of the strata lot described above	\$228.57
(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)	\$0
(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? Not to the Best of Our Knowledge Since records may be unavailable or incomplete, purchaser should check bylaws, rules, and other documents registered at Land Titles Office and request the seller to disclose any applicable agreements	No
(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	\$0
(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. Final expenses may not be determined until the conclusion of the fiscal year	
(f)	Amount in the Contingency Reserve Fund minus any expenditures which have already been approved but not yet taken from the fund. This figure may not include emergency expenditures approved by the Strata Council.	\$171,850.63
(g)	Are there any amendments to the Bylaws that are not yet filed in the Land Title office? No - not to the best of our knowledge	
(h)	Are there any Resolutions passed by a ¾ 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? No - not to the best of our knowledge	
(i)	Has notice been given for any Resolutions, requiring a ¾ vote or unanimous vote? No - not to the best of our knowledge	
(j)	Is the Strata Corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the Strata Corporation? No - not to the best of our knowledge	
(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? No - not to the best of our knowledge	
(l)	Number of strata lots in the Strata Plan that are rented. This figure is to the best of our knowledge as reported to us.	1

Date: August 24, 2007



Signature of Strata Manager, if authorized by Strata Corporation

**WILLIS CANADA INC.
1500-1095 WEST PENDER STREET
VANCOUVER, BC V6E 2M6**

DECLARATIONS

POLICY NO WCI 1069-007

**THE INSURANCE COMPANY(IES) SIGNATORY HERETO
(HEREINAFTER CALLED THE INSURER(S))
FOR THEIR RESPECTIVE INTEREST
BY THIS POLICY AGREE TO PROVIDE WARRANTY COVERAGE TO:**

NAME/ADDRESS OF STRATA CORPORATION/HOLDER:	"Connaught Point" 2288 West 12 th Avenue Vancouver, BC
LEGAL ADDRESS:	Strata Plan LMS 265
COMMENCEMENT DATE:	July 6, 2001
EXPIRY DATE:	
MATERIALS AND LABOUR:	July 6, 2003
WATER PENETRATION:	July 6, 2011
LIMIT OF LIABILITY:	\$700,000
SCOPE OF REPAIRS:	Building envelope renovations performed under contract by PR Pomeroy Restorations and Construction Ltd.
DEDUCTIBLE:	

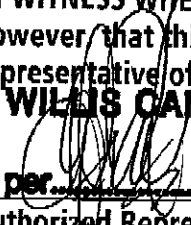
\$500 TO APPLY TO EACH AND EVERY CLAIM (INCLUSIVE OF INVESTIGATION AND RELATED COSTS) WITH RESPECT TO LOSS OR DAMAGE ARISING FROM OR ATTRIBUTABLE TO WATER PENETRATION CAUSED BY ANY ONE RE-USED UNMODIFIED WINDOW. THE DEDUCTIBLE AMOUNT WILL INCREASE BY \$100 ON EACH ANNUAL ANNIVERSARY DATE OF THE EFFECTIVE DATE OF THE WATER PENETRATION COVERAGE PROVIDED BY THE POLICY UNTIL EXPIRY, NOT EXCEEDING \$1,500. THE DEDUCTIBLE WILL NOT APPLY TO RESULTANT LOSS OR DAMAGE TO SURROUNDING VERTICAL CLADDING SURFACES.

INSURER(S):

Commonwealth Insurance Company
595 Burrard Street, Suite 1500
Box 49115 Bentall Tower Three
Vancouver, BC

IN WITNESS WHEREOF, the Insurer, has duly executed this Policy. PROVIDED,
however that this Policy is not valid unless signed by an authorized
representative of the Insurer.

WILLIS CANADA INC.

per 
Authorized Representative

Effective July 6, 2001
Date

CONDOMINIUM ACT
(Section 31)RENTAL DISCLOSURE STATEMENT

1. The Strata Plan in respect of which this Statement is made is described as:

Proposed Strata Plan of:
Strata Lots 1 to 46 inclusive
Lot D
Block 403
District Lot 526
New Westminster District
Plan 23010

2. The 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.

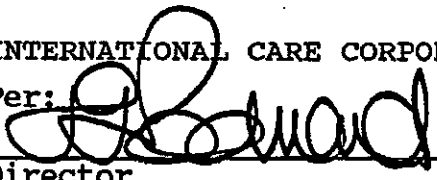
<u>Description of Strata Lot</u>	<u>Date Lease Period Ends</u>
Nil	NIL

3. The owner-developer reserves the right to itself and/or subsequent owners to lease any and all of the Strata Lots for an indefinite period.

4. There is presently no by-law of the Strata Corporation which limits the number of Strata Lots that may be leased by the owners.

DATED this 24TH day of JAN, 1992.

INTERNATIONAL CARE CORPORATION

Per: 

Director

EVEL 2

SHEET 9 OF 19 SHEETS

STRATA PLAN LMS 265

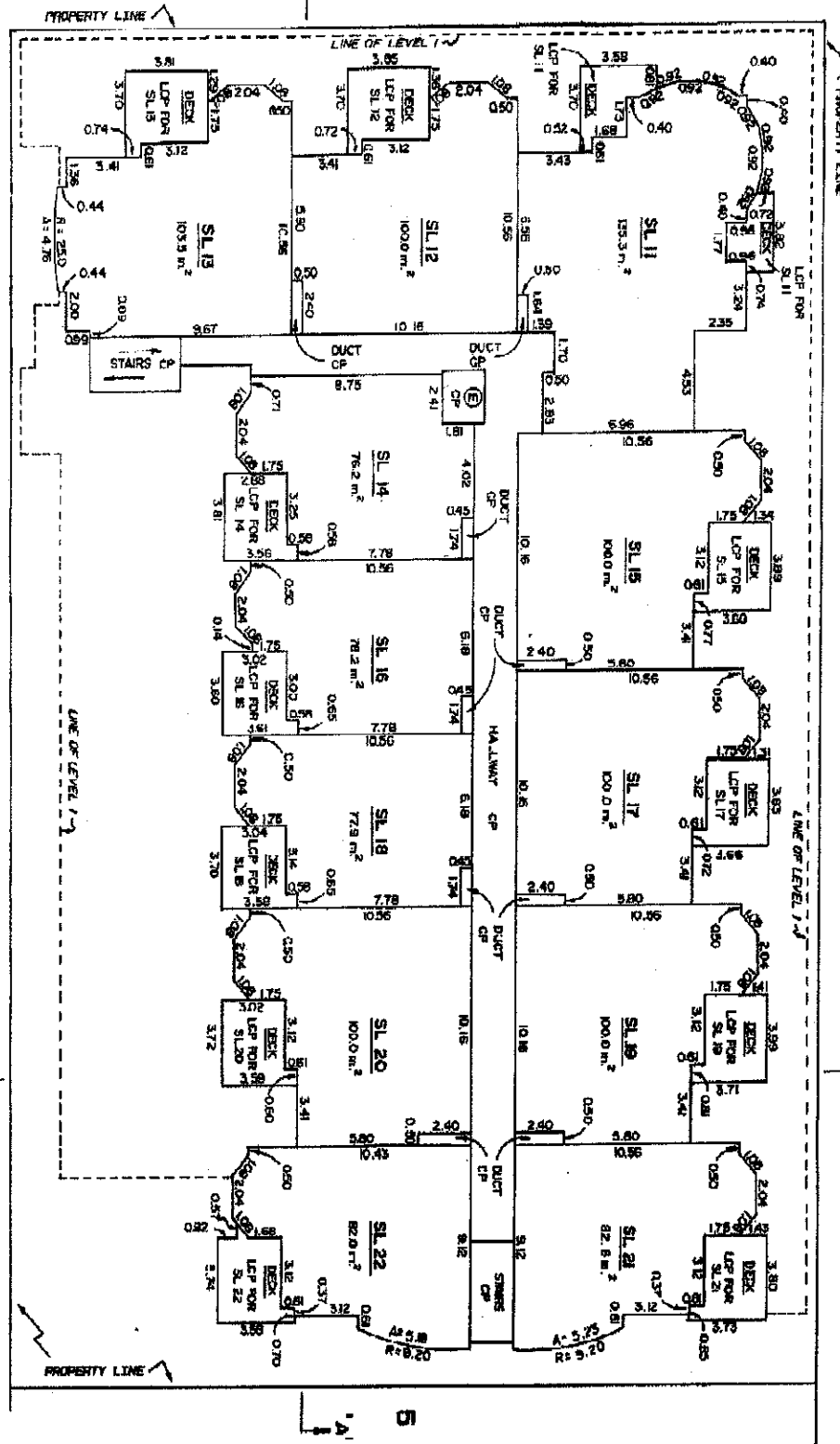
SCALE 1:200

ALL DISTANCES ARE IN METRES

VINE STREET

LANE

WEST 12TH AVENUE

**LEGEND**

- SL DENOTES STRATA LOT
- LOP DENOTES LIMITED COMMON PROPERTY
- CP DENOTES COMMON PROPERTY
- D DENOTES ELEVATOR

8 304

C. MacDonald
NOVEMBER 25, 1991.

B.C.L.S.



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: 3 (including this page)

Date: Friday, August 17, 2007

Transaction: 16510-0093

Your Reference: Sayo Nickerson

MLS: V664451

RE/MAX Real Estate Services

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

Route: DF0030

Search Details

Sub-area: 22

Property Type: REA

PID: 017-660-033

Property Owner: Y. REID

Civic Address: # 204 2288 W 12TH AV

Legal Description: PL LMS265 LT 14 DL 526 LD 36

UNDIV 178/10000 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: BW519810
DECLARED VALUE 290500 FROM TITLE NO: BK239106

APPLICATION FOR REGISTRATION RECEIVED ON: 12 NOVEMBER, 2004
ENTERED: 24 NOVEMBER, 2004

REGISTERED OWNER IN FEE SIMPLE:

YVETTE MARIE REID, IT CONSULTANT
#204 - 2288 WEST 12TH AVENUE
VANCOUVER, BC
V6K 4R2

TAXATION AUTHORITY:

CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 017-660-033
STRATA LOT 14 DISTRICT LOT 526 STRATA PLAN LMS265
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

MORTGAGE

BW519811 2004-11-12 13:29
REGISTERED OWNER OF CHARGE:
FIRST NATIONAL FINANCIAL CORPORATION
INCORPORATION NO. A33931
BW519811

"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: LMS265

VANCOUVER LAND TITLE OFFICE
COMMON PROPERTY STRATA PLAN: LMS265

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS: NONE

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

PARCEL IDENTIFIER(PID): 017-660-033
SHORT LEGAL DESCRIPTION: S/LMS265/////14
MARG:

MISCELLANEOUS NOTES:

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: AUGUST 17, 2007

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

ADDRESS/STRATA UNIT # 204-2288 W. 12th AVE

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?	YR			
B. Is the Property connected to a public water system?	YR			
C. Is the Property connected to a private or a community water system?		YR		
D. Is the Property serviced by a private well?		YR		
E. Are you aware of any underground oil storage tank(s) on the Property?		YR		
F. Is the Property serviced by a septic system/lagoon?		YR		
G. (i) Has this Unit been previously occupied?	YR			
(ii) Are you the "owner developer" as defined in the Strata Property Act?		YR		
H. Nature of Interest/Ownership				
Freehold ☒				
Undivided ☐				
Timeshare ☐				
Bare Land ☐				
Leasehold ☐				
Cooperative ☐				
I. Management Company <u>Baywest</u>				
Name of Manager <u>Jack Foo</u>				
Address _____				
Telephone <u>604-257-0325</u>				
J. Strata Council President's Name _____				
Telephone _____				
K. Strata Council Secretary Treasurer's Name _____				
Telephone _____				
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 maintenance fee per month? \$ <u>230.95</u>				
	YES	NO	DO NOT KNOW	DOES NOT APPLY
Does this include: Management?	YR			
Heat?		YR		
Hot Water?		YR		
Gas Fireplace?	YR			
Other?				
Recreation?				YR
Cable?				YR
Gardening?				YR
Caretaker?				YR
N. (i) Number of Unit parking stalls <u>2</u> included and specific numbers <u>5 + 6</u>				
(ii) Are these (a) Limited Common Property? ☐ (b) Rented? ☐ (c) Assigned by Strata Corporation? ☒				
O. Storage Locker? Yes ☐ No ☐ Number(s) _____ Is there additional common storage?				
P. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?				YR
Q. Are you aware of any pet restrictions?				YR
R. Are you aware of any rental restrictions?				YR
S. Are you aware of any age restriction?				YR
T. Are you aware of any other restrictions? If so, provide details on page 2, Section 3 Additional Comments.				YR
U. Are you aware of any special assessment(s) voted on or proposed? (i) For how much?				YR
V. Have you paid any special assessment(s) in the past 5 years? (i) For how much?				YR
W. Are you aware of any current or pending local improvement levies/charges?				YR
X. Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?				YR
Y. 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.)				YR
Z. Is this Unit or related common property covered by third party "home warranty insurance"?				YR

ADDRESS/STRATA UNIT #

204-2288 W. 12th Ave.**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>YR</u> | | | |
| B. Are you aware of any additions or alterations made without a required permit? | | <u>YR</u> | | |
| C. Are you aware of any structural problems with any of the buildings on the Property? | | <u>YR</u> | | |
| D. Are you aware of any problems with the heating and/or central air conditioning system? | | <u>YR</u> | | |
| E. Are you aware of any damage due to wind, fire or water? | | <u>YR</u> | | |
| F. Are you aware of any infestation or unrepaired damage by insects or rodents? | | <u>YR</u> | | |
| G. Are you aware of any leakage or unrepaired damage? | | <u>YR</u> | | |
| H. Are you aware of any problems with the electrical system? | | <u>YR</u> | | |
| I. Are you aware of any problems with the plumbing system? | | <u>YR</u> | | |
| J. Are you aware if the Unit or Property have been used as a marijuana grow operation or to manufacture illegal drugs? | | <u>YR</u> | | |
| K. Are you aware of any problems with the swimming pool and/or hot tub? | | | | <u>YR</u> |

3. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary.)

1-T Hardwood floors are not allowed except on ground floor

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 INFORMATION ON THE REVERSE SIDE OF THIS FORM

SELLER(S)

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 _____ day of _____ yr. _____. 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.