

**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: Wednesday, August 22, 2007

Transaction: 16560-0022

Your Reference: Mohamed Abdulla

MLS: V664978

Sutton Grp-West Coast Realty

(O): 604-415-9800, (F): 604-415-9988

Route: DQ0060

Search Details

Sub-area: 22

Property Type: REA

PID: 003-255-328

Property Owner: N&N MOHAN

Civic Address: # 607 3970 CARRIGAN CT, CITY OF BURNABY

Legal Description: SL 58 DL 4 LD 37 NW2364 UE 47237/10000000

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.

NEW WESTMINSTER LAND TITLE OFFICE TITLE NO: BK417564
DECLARED VALUE 113000 FROM TITLE NO: AC44514

APPLICATION FOR REGISTRATION RECEIVED ON: 27 DECEMBER, 1996
ENTERED: 15 JANUARY, 1997

REGISTERED OWNER IN FEE SIMPLE:

NOORALI HASSANALI MOHAN, BUSINESSMAN
NASIM NOORALI MOHAN, HOUSEWIFE
127 NORTH FELL AVENUE
BURNABY, BC

V5B 1L3
AS JOINT TENANTS

TAXATION AUTHORITY:
CITY OF BURNABY

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 003-255-328
STRATA LOT 58 OF DISTRICT LOT 4 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN
NW2364 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:

HERETO IS ANNEXED EASEMENT BY141910 OVER PART (PLAN 60358)
OF LOT 119 PLAN 60357

HERETO IS ANNEXED EASEMENT BY141911 OVER LOT 119 PLAN 60357

HERETO IS ANNEXED RESTRICTIVE COVENANT BY141912
OVER LOTS 119 AND 120 PLAN 60357

HERETO IS ANNEXED EASEMENT BY147845 OVER PART (PLAN 61145)
OF LOT 119 PLAN 60357

HERETO IS ANNEXED EASEMENT Y131335 OVER PART

(PLAN 70163) OF LOT A PLAN 70005

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

STATUTORY RIGHT-OF-WAY

BY23892 1975-02-14 11:20

REGISTERED OWNER OF CHARGE:

DISTRICT OF BURNABY

BY23892

REMARKS: ANCILLARY RIGHTS AS TO PART

FORMELY PARCEL "H" EXPLANATORY PLAN 15089

INTER ALIA

STATUTORY RIGHT OF WAY

BY158841 1981-09-08 11:28

REGISTERED OWNER OF CHARGE:

DISTRICT OF BURNABY

BY158841

REMARKS: ANCILLARY RIGHTS

INTER ALIA

STATUTORY RIGHT OF WAY

X111507 1984-09-28 12:27

REGISTERED OWNER OF CHARGE:

DISTRICT OF BURNABY

X111507

REMARKS: ANCILLARY RIGHTS

INTER ALIA

STATUTORY RIGHT OF WAY

Y92763 1985-06-13 14:08

REGISTERED OWNER OF CHARGE:

BRITISH COLUMBIA HYDRO

AND POWER AUTHORITY

Y92763

REMARKS: WITH PRIORITY OVER BY191941

INTER ALIA

STATUTORY RIGHT OF WAY

Y116088 1985-07-22 12:18

REGISTERED OWNER OF CHARGE:

DISTRICT OF BURNABY

Y116088

REMARKS: WITH PRIORITY OVER BY191941 AND BY191942

INTER ALIA

STATUTORY RIGHT OF WAY

Y116090 1985-07-22 12:21

REGISTERED OWNER OF CHARGE:

DISTRICT OF BURNABY

Y116090

REMARKS: WITH PRIORITY OVER BY191941 AND BY191942

INTER ALIA

STATUTORY RIGHT OF WAY

Y116092 1985-07-22 12:24

REGISTERED OWNER OF CHARGE:

DISTRICT OF BURNABY

Y116092

REMARKS: ANCILLARY RIGHTS

WITH PRIORITY OVER BY191941 AND BY191942

INTER ALIA

COVENANT

Y116096 1985-07-22 12:30

REGISTERED OWNER OF CHARGE:

DISTRICT OF BURNABY

Y116096

REMARKS: L.T.A. SECTION 215

WITH PRIORITY OVER BY191941 AND BY191942

INTER ALIA

EASEMENT

Y116098 1985-07-22 12:32

REMARKS: APPURTENANT TO LOT A PLAN 70005
WITH PRIORITY OVER BY191941 AND BY191942

INTER ALIA

EASEMENT

Y116100 1985-07-22 12:33

REMARKS: APPURTENANT TO LOT A PLAN 70005
WITH PRIORITY OVER BY191941 AND BY191942
INTER ALIA

EASEMENT

Y131336 1985-08-19 14:46

REMARKS: APPURTENANT TO LOT A PLAN 70005
(SEE Y131336)
INTER ALIA

STATUTORY RIGHT OF WAY

Z7204 1986-01-16 12:11

REGISTERED OWNER OF CHARGE:
BRITISH COLUMBIA TELEPHONE COMPANY
Z7204
REMARKS: INTER ALIA

MORTGAGE

AA105349 1987-06-09 09:52

REGISTERED OWNER OF CHARGE:
MONTREAL TRUST COMPANY
(REGISTRATION NO. 156T)

"IN TRUST" SEE 99804C,
AND AA105349
AA105349

REMARKS: OF Z7204
SUPPLEMENTAL TO 99804C
L.T.A. SECTION 198
INTER ALIA

"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 ***

PARCEL IDENTIFIER (PID) : 003-255-328

SHORT LEGAL DESCRIPTION: S/NWS2364/////58

MARG:

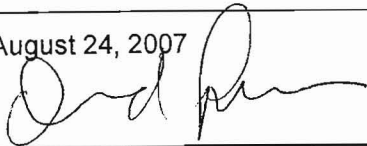
MISCELLANEOUS NOTES:

Strata Property Act
SECTION 59 (Form B) INFORMATION CERTIFICATE

The Owners of Strata Plan NW2364, certify that the information contained in this certificate with respect to Strata Lot 58 #607 - 3970 Carrigan Court Burnaby BC is correct as of the date of this certificate.

(a)	Monthly Strata Fees payable by the Owner of the strata lot described above	\$230.28
(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.	\$251,660.38
(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 $\frac{3}{4}$ 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? No - not to the best of our knowledge	
(i)	Has notice been given for any Resolutions, requiring a $\frac{3}{4}$ 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? Yes (see attached 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? 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.	88

Date: August 24, 2007



Signature of Strata Manager, if authorized by Strata Corporation



THIRD PARTY NOTICE

IN THE PROVINCIAL COURT OF BRITISH COLUMBIA (SMALL CLAIMS COURT)

NEW WESTMINSTER

REGISTRY FILE NUMBER	C012668
REGISTRY LOCATION	NEW WESTMINSTER

CIVIL REGISTRY
THIRD PARTY

TO:

NAME THE OWNERS, STRATA PLAN NW 2364
 ADDRESS # 300-1770 ~~BURRARD STREET~~
 CITY, TOWN, MUNICIPALITY VANCOUVER B.C. V6J 3G7 TEL. 604-6083395
 PROV. POSTAL CODE FAX. 604-741539

The defendant named below is being sued by the claimant. The defendant thinks you should pay all or part of the claim and is including you in the case as third party.

FROM:

NAME CHENG LUO AND DE QUN QIAN DEFENDANT
 ADDRESS # 1403-3970 CARRIGAN COURT

CITY, TOWN, MUNICIPALITY BURNABY B.C. V3N 4S5 TEL. 604-4206198
 PROV. POSTAL CODE

NAME ALBIA CIZIK CLAIMANT
 ADDRESS 15519-92ND AVE.

CITY, TOWN, MUNICIPALITY SURREY B.C. V3R 5V9 TEL. 604-5836945
 PROV. POSTAL CODE

WHAT HAPPENED?

This is why the defendant in this case thinks you are responsible for all or part of the claim.

Details of the claim against the defendant and the defendant's reply are in the enclosed documents.

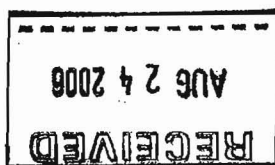
After incident happened, Strata Corporation didn't report to insurer and make a claim. Instead they brought in restoration Company and asked claimant to pay for repair cost. It plus Strata Property Act and the general principles of insurance law prohibited Strata Corporation from doing so since the Act required the corporation to insure the common property and strata lot against water escape. Both claimant and defendant were named insureds under the policy. Water found their way through opening space around pipes inside wall and caused damage to unit below. The pipes were common property and weren't properly sealed as required by design. The Act required that the corporation must repair and maintain common property.

☐ If this box is checked the "what happened" section is continued on another page. Be sure you have been given a copy of it.

HOW MUCH?

This is what the defendant claims from you.

a	Restoration Service (Invoice # NM5164A)	\$ 2,052.52
b	Repair cost (Estimate # NM5164A)	\$ 2,964.86
c		\$
d		\$
	FILING FEE	\$ 25.00
	TOTAL CLAIMED	\$ 5,042.38



TIME LIMIT FOR THE THIRD PARTY

If you do not settle directly with the claimant and the defendant or file a reply within 14 days from being served with this notice, a court order may be made against you. Then you will have to pay the amount claimed plus interest and further expenses.

24th + 14 = 38th DAY

The Court Address for filing documents is:

THE LAW COURTS
 651 CARNARVON ST.
 NEW WESTMINSTER
 V3M 1C9

THIRD PARTY NOTICE

third party copy



REPLY TO THIRD PARTY NOTICE

IN THE PROVINCIAL COURT OF BRITISH COLUMBIA (SMALL CLAIMS COURT)

REGISTRY FILE NUMBER
C012668
REGISTRY LOCATION
NEW WESTMINSTER

TO:

Copy the name, address and telephone number of the defendant from the Third Party Notice:

CHENG LAO AND DE GUN GIAN DEFENDANT
NAME
ADDRESS #1A05-5970 CARRIGAN COURT
BURNABY British Columbia V3N 4S5 604-420-6198
CITY, TOWN, MUNICIPALITY PROV. POSTAL CODE TEL #

FROM:

Fill in the name, address and telephone number of the third party filing this reply.

THE OWNERS, STRATA PLAN NW 2364 THIRD PARTY
ADDRESS 300-1770 BURNARD ST
VAN COUVER British Columbia V6J 3G7 604-714-1539
CITY, TOWN, MUNICIPALITY PROV. POSTAL CODE TEL #

CLAIMANT

NAME
ADDRESS
CITY, TOWN, MUNICIPALITY PROV. POSTAL CODE TEL #

DISPUTE:

Using the "HOW MUCH" section of the Third Party Notice as a guide, tell why you disagree with each part (a - e). If you agree with parts of the claim say so.

(a) DISPUTE THE CLAIM. PROPERTY MANAGER INVOLVED IS ON VACATION, RETURNING SEPTEMBER 4, 2006
(b) REQUEST EXTENSION TO FILE AMENDMENT TO THIS REPLY

c

d

e

RECEIVED

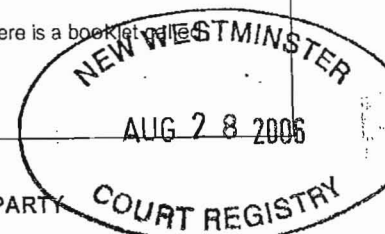
AUG 31 2006

AGREEMENT WITH THE CLAIM:

If you agree to pay all or part of what is claimed, make a proposal.

I, _____ agree to pay \$_____
NAME
I could make the following payments: (GIVE DATES AND AMOUNTS)

1. Complete the REPLY. To complete the form, use a typewriter or print clearly. For more help there is a booklet called "Replying to a Claim".
2. File the REPLY by taking or mailing it to the court registry at the address shown on the NOTICE OF CLAIM. The fee for filing is \$26 for claims up to and including \$3,000 and \$50 for claims over \$3,000 unless you have agreed to pay all of the claim. The staff will check your form and if it is in order accept it for filing. The REPLY must be filed in the registry within the time limit shown on the Third Party Notice.
3. Then the court will send a copy of your Reply to the other parties and in most cases set a date for a settlement conference. You will receive a notice telling you the date and place of the conference. Some cases will go directly to trial and you will receive a notice telling you the date and place.
4. When the date is set, you can prepare for the conference or trial. For more help there is a booklet called "Getting Ready for Court".
5. If the defendant agrees with your proposal, you may file a consent order.





AMENDED
REPLY TO THIRD PARTY NOTICE

IN THE PROVINCIAL COURT OF BRITISH COLUMBIA (SMALL CLAIMS COURT)

REGISTRY FILE NUMBER

C012668

REGISTRY LOCATION

NEW WESTMINSTER

TO:

Copy the name, address and telephone number of the defendant from the Third Party Notice:

DEFENDANT

CHENG LUO AND DEAN DAIAN

1403 - 3970 CARRIGAN COURT

ADDRESS

BURNABY

British Columbia

BC

V3R 5V9

604

CITY, TOWN, MUNICIPALITY

PROV.

POSTAL CODE

TEL. #

420-6198

THIRD PARTY

FROM:

Fill in the name, address and telephone number of the third party filing this reply.

THE OWNERS OF STRATA PLAN NW 2364

320 - 1770 BURNARD STREET

VANCOUVER

British Columbia

BC

V6J 3G7

604 714-

CITY, TOWN, MUNICIPALITY

PROV.

POSTAL CODE

TEL. #

1539

CLAIMANT

NAME

ADDRESS

British Columbia

CITY, TOWN, MUNICIPALITY

PROV.

POSTAL CODE

TEL. #

DISPUTE:

Using the "HOW MUCH" section of the Third Party Notice as a guide, tell why you disagree with each part (a - e). If you agree with parts of the claim say so.

(a) STRATA CORPORATION IS NOT RESPONSIBLE FOR ANY PAYMENT, DUE TO THE NEGLIGENCE OF THE TENANT.

(b) SAME AS (a)

c

d

e

AGREEMENT WITH THE CLAIM:

I, NAME

agree to pay \$

If you agree to pay all or part of what is claimed, make a proposal.

I could make the following payments: (GIVE DATES AND AMOUNTS)

1. Complete the REPLY. To complete the form, use a typewriter or print clearly. For more help there is a booklet called "Replying to a Claim".
2. File the REPLY by taking or mailing it to the court registry at the address shown on the NOTICE OF CLAIM. The fee for filing is \$26 for claims up to and including \$3,000 and \$50 for claims over \$3,000 unless you have agreed to pay all of the claim. The staff will check your form and if it is in order accept it for filing. The REPLY must be filed in the registry within the time limit shown on the Third Party Notice.
3. Then the court will send a copy of your Reply to the other parties and in most cases set a date for a settlement conference. You will receive a notice telling you the date and place of the conference. Some cases will go directly to trial and you will receive a notice telling you the date and place.
4. When the date is set, you can prepare for the conference or trial. For more help there is a booklet called "Getting Ready for Court".
5. If the defendant agrees with your proposal, you may file a consent order.

REPLY TO THIRD PARTY NOTICE

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: August 20, 2007

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

ADDRESS/STRATA UNIT # 607 - 3970 CARRIGAN CRT.

BURNABY

V3N4S5

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?				
B. Is the Property connected to a public water system?				
C. Is the Property connected to a private or 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 tank(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 ☐				
I. Management Company				
Name of Manager				
Address				
Telephone				
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 strata fee per month? \$				
	YES	NO	DO NOT KNOW	DOES NOT APPLY
Does this include: Management?				
Heat?				
Hot Water?				
Gas Fireplace?				
Garbage?				
Sewer?				
Recreation?				
Cable?				
Gardening?				
Caretaker?				
Water?				
Other?				
N. (i) Number of Unit parking stalls included and specific numbers				
(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. 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?				

VOID

ADDRESS/STRATA UNIT # 607 - 3970 CARRIGAN CRT.

BURNABY

V3N4S5

1. GENERAL: (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
X Are you aware of any current or pending local improvement levies/charges?				
Y Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?				
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.)				
AA Is this Unit or related common property covered by third party "home warranty insurance"?				
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?				
B Are you aware of any additions or alterations made without a required permit?				
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?				
E Are you aware of any damage due to wind, fire or water?				
F Are you aware of any infestation or unrepaired damage by insects or rodents?				
G Are you aware of any leakage or unrepaired damage?				
H Are you aware of any problems with the electrical system?				
I Are you aware of any problems with the plumbing system?				
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?				
K Are you aware of any problems with the swimming pool and/or hot tub?				
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.)

* This property was rented out by the current owner for the past 10 years, hence the seller is not aware of the condition. All appliances included in the sale will be in "as is" condition on possession date unless otherwise agreed to in the contract of purchase and sale.

* SELLER is not aware of any latent defects in/on the property including the common area.

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

X

SELLER(S)

X

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.