

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



Date of disclosure: March 18, 2014

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

ADDRESS/STRATA UNIT #: 2402 183 Keefer Place Vancouver V6B 6B9 **(the "Unit")**

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:				
<input checked="" type="checkbox"/> Principal Residence <input type="checkbox"/> Residence(s) <input type="checkbox"/> Barn(s) <input type="checkbox"/> Shed(s) <input type="checkbox"/> Other Building(s) Please describe _____				
<p>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 related limited common property, being purchased. "Common Property" includes buildings or spaces accessible to all owners. "Lands" is defined as the land upon which the Unit, all other strata lots and Common Property are constructed. "Development" is defined as the Lands, the Unit and all other strata lots and Common Property.</p>	<p>THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.</p>			
1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		✓	X	X
B. Are you aware of any current or pending local improvement levies/charges?		✓	X	X
C. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		✓	X	X
2. SERVICES				
A. Are you aware of any problems with the water system?		✓	X	X
B. Are you aware of any problems with the sanitary sewer system?		✓	X	X
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been approved or a final occupancy permit been obtained?	✓			
B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	✓			
C. (i) Has this Unit been previously occupied?	✓			
(ii) Are you the "owner developer" as defined in the Strata Property Act?		✓	X	X
D. Does the Unit have any equipment leases or service contracts; e.g., security systems, water purification, etc.?		✓	X	X
E. Are you aware of any additions or alterations made without a required permit; e.g., building, electrical, gas, etc.?		✓	X	X
F. Are you aware of any structural problems with any of the buildings in the Development?		✓	X	X
G. Are you aware of any problems with the heating and/or central air conditioning system?		✓	X	X
H. Are you aware of any damage due to wind, fire or water?		✓	X	X
I. Are you aware of any infestation or unrepaired damage by insects or rodents?		✓	X	X
J. Are you aware of any leakage or unrepaired damage?		✓	X	X
K. Are you aware of any problems with the electrical or gas system?		✓	X	X
L. Are you aware of any problems with the plumbing system?		✓	X	X
M. Are you aware of any pet restrictions?		✓	X	X

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3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Are you aware of any rental restrictions?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any age restrictions?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? _____		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Have you paid any special assessment(s) in the past 5 years? (i) For how much? _____ \$350.00	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
S. Are you aware of any agreements that provide for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
U. Are you aware of any problems with the swimming pool and/or hot tub?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
W. 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?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
X. 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.)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Z. Is there a current "EnerGuide for Houses" rating number available for this unit? i) If so, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
AA. Nature of Interest/Ownership: Freehold <input checked="" type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare Land <input type="checkbox"/> Cooperative <input type="checkbox"/>				
BB. Management Company <u>Coylvan</u> Name of Manager _____ Telephone <u>604 683 8399</u> Address _____				
CC. If self managed, Strata Council President's Name _____ Telephone _____ Strata Council Secretary Treasurer's Name _____ Telephone _____				
DD. Are the following documents available?	Yes	No	Can be obtained from:	
Bylaws	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Strata co	
Rules/Regulations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Year-to-date Financial Statements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Current Year's Operating Budget	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Engineer's Report and/or Building Envelope Assessment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Strata Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Depreciation Report	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Reserve Fund Study	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
EE. What is the monthly strata fee? \$ <u>427.00</u>				

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3. BUILDING Respecting the Unit and Common Property. (continued)									
Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	<input checked="" type="checkbox"/>				Recreation?	<input checked="" type="checkbox"/>			
Heat?	<input checked="" type="checkbox"/>				Cable?		<input checked="" type="checkbox"/>		
Hot Water?	<input checked="" type="checkbox"/>				Gardening?	<input checked="" type="checkbox"/>			
Gas Fireplace?	<input checked="" type="checkbox"/>				Caretaker	<input checked="" type="checkbox"/>			
Garbage?	<input checked="" type="checkbox"/>				Water?	<input checked="" type="checkbox"/>			
Sewer?	<input checked="" type="checkbox"/>				Other?				
GG. (i) Number of Unit parking stalls <u>1</u> included and specific numbers _____ (ii) Are these: (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/>									
HH. (i) Storage Locker? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Number(s) _____ (ii) Are these: (a) Limited Common Property? <input type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/>									
4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY					
A. Are you aware if the Unit, or any other unit, or the Development has been used as a marijuana grow operation or to manufacture illegal drugs?		<input checked="" type="checkbox"/>							
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Property or Unit?		<input checked="" type="checkbox"/>							
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		<input checked="" type="checkbox"/>							

For the purposes of Clause 4. B. 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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5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

R- engineering report / depreciation report, security enhancements, elevator motor upgrades and communication system due to change of monitoring system

Extensive upgrading- tore out laminate floor, replaced with floating engineered hardwood, paint throughout, gas fireplace surround, new crown mouldings, closet organizers, built-in cabinets 2nd bedroom, new bath cabinets, quartz countertops, under mount sinks, toilets, marble tile, soaker tub with shower, shower in main bathroom,

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 disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

David Howard
David Howard (Mar 20, 2014)

Barbara Christie
Barbara Christie (Mar 20, 2014)

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 Development and, if desired, to have the Development inspected by a licensed 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 the Development.

*PREC represents Personal Real Estate Corporation

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