REAL ESTATE BOARD OF GREATER VANCOUVER

PROPERTY DISCLOSURE STATEMENT
STRATA TITLE PROPERTIES

Date of disclosure: September 17, 2008

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

ADDRESS/STRATA UNIT # 1901 - 1238 Seymour Street Vancouver, BC V6B 3N9

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?	CS			
B. Is the Property connected to a public water system?	CS			
C. Is the Property connected to a private or a community water system?		CS		
(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?		CS		
(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?		CS		
F. Is the Property serviced by a septic system/lagoon?		CS		
(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?	CS			
(ii) Are you the "owner developer" as defined in the *Strata Property Act*?		CS		

H. Nature of Interest/Ownership: Freehold ☒ Time Share ☐ Leasehold ☐ Undivided ☐ Bare Land ☐ Cooperative ☐

I. Management Company The Wynford Group
Name of Manager Michael Chess Telephone 604-261-0285
Address 815-1200 West 73rd Ave Vancouver V6P6G5

J. Strata Council President's Name Barry Promislow Telephone

K. Strata Council Secretary Treasurer's Name Peter White 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? $ 228.73

	YES	NO	DO NOT KNOW	DOES NOT APPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
Does this include: Management?	CS				Recreation?	CS			
Heat?		CS			Cable?		CS		
Hot Water?	CS				Gardening?	CS			
Gas Fireplace?				CS	Caretaker?	CS			
Garbage?	CS				Water?	CS			
Sewer?	CS				Other?				

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1. GENERAL: (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. (i) Number of Unit parking stalls 1 included and specific numbers 161 (ii) Are these (a) Limited Common Property? ☒ (b) Rented? ☐ (c) Assigned by Strata Corporation? ☐				
O. Storage Locker? Yes ☒ No ☐ Number(s) 32 Is there additional common storage?	CS			
P. Does the Unit have any equipment leases or service contracts; i.e., security systems, water purification, etc.?		CS		
Q. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		CS		
R. Are you aware of any pet restrictions?	CS			
S. Are you aware of any rental restrictions?		CS		
T. Are you aware of any age restriction?		CS		
U. Are you aware of any other restrictions? If so, provide details on page 3, Section 3 Additional Comments.		CS		
V. Are you aware of any special assessment(s) voted on or proposed? (i) For how much?		CS		
W. Have you paid any special assessment(s) in the past 5 years? (i) For how much?		CS		
X. Are you aware of any current or pending local improvement levies/charges?		CS		
Y. Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?		CS		
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.)		CS		
AA. Is this Unit or related common property covered by home warranty insurance under the *Homeowner Protection Act*?	CS			
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?		CS		
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?		CS		
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?		CS		

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

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.

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.

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