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INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

STRATA TITLE PROPERTIES (NON-BARE LAND STRATAS)

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE PROPERTY DISCLOSURE STATEMENT.

EFFECT OF THE PROPERTY DISCLOSURE STATEMENT

The Property Disclosure Statement will not form part of the Contract of Purchase and Sale unless so agreed by the Buyer and the Seller. This can be accomplished by inserting the following wording in the Contract of Purchase and Sale:

"The attached Property Disclosure Statement dated (date)
is incorporated into and forms part of this contract."

ANSWERS MUST BE COMPLETE AND ACCURATE

The Property Disclosure Statement is designed, in part, to protect the Seller by establishing that certain information concerning the Property has been provided to the Buyer. It is important that the Seller not answer "do not know" or "does not apply" if, in fact, the Seller knows the answer. **Disclosure is the preferred approach to support transparency and reduce the risk of post-closing disputes. Sellers are advised that partial, incomplete, or non-responses on this form may still give rise to legal liability.** If you are unsure about what to disclose or whether you have to make a disclosure, have a conversation with your REALTOR®. If you intend not to make any disclosures about the Property, do not complete this form. Instead, speak with your REALTOR® about using the Property No-Disclosure Statement Form. If the additional information is provided, it must provide all relevant information known to the Seller.

BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES

The Buyer must still make their own inquiries after receiving the Property Disclosure Statement. Each question and answer must be considered, keeping in mind that the Seller's knowledge of the Unit and the Development may be incomplete. Additional information can be requested from the Seller or from an independent source such as the municipality or regional district. The Buyer can hire an independent, licensed inspector or other professional to examine the Unit or the Development and / or improvements to determine whether defects exist and to provide an estimate of the cost of repairing problems that have been identified in the Property Disclosure Statement or an inspection report.

SIX IMPORTANT CONSIDERATIONS

1. The Seller is legally responsible for the accuracy of the information which appears in the Property Disclosure Statement. Not only must the answers be correct, but they must be complete. The Buyer will rely on this information when the Buyer contracts to purchase the Property. Even if the Property Disclosure Statement is not incorporated into the Contract of Purchase and Sale, the Seller will still be responsible for the accuracy of the information on the Property Disclosure Statement if it caused the Buyer to agree to buy the Unit.
2. The Buyer must still make their own inquiries concerning the Unit in addition to reviewing a Property Disclosure Statement, recognizing that, in some cases, it may not be possible to claim against the Seller if the Seller cannot be found or is insolvent.
3. Anyone who is assisting the Seller to complete a Property Disclosure Statement should take care to see that the Seller understands each question and that the Seller's answer is complete. It is recommended that the Seller complete the Property Disclosure Statement in their own writing to avoid any misunderstanding.
4. If any party to the transaction does not understand the English language, consider obtaining competent translation assistance to avoid any misunderstanding.
5. The Buyer should personally inspect both the parking space(s) and storage locker(s) assigned to the Unit.
6. "Unit" is defined as the living space, including 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.

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DEXTER REALTY

PROPERTY DISCLOSURE STATEMENT
STRATA TITLE PROPERTIES
(NON-BARE LAND STRATAS)

BCrea British Columbia Real Estate Association

Date of disclosure: May 01 2026

The following is a statement made by the Seller concerning the Property or strata Unit located at:

ADDRESS / STRATA UNIT #: 724 1445 MARPOLE AVENUE VANCOUVER BC V6H 1S5 **(the "Unit")**

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

✘ Principal Residence ✘ Residence(s) _____ Barn(s) _____ Shed(s)

_____ Other Building(s) Please describe _____

THE SELLER IS RESPONSIBLE for the accuracy of the answers in 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. "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.	**THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.**			
	YES	**NO**	**DO NOT KNOW**	**DOES NOT APPLY**

1. LAND

A. Are you aware of any past or present underground oil storage tank(s) in or on the Development?		DS JM		
B. Are you aware of any existing tenancies, written or oral?		DS JM		
C. Are you aware of any current or pending local improvement levies / charges?		DS JM		
D. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		DS JM		

2. SERVICES

A. Please indicate the water system(s) the Development uses: ☒ A water provider supplies my water (e.g., local government, private utility). ☐ I have a private groundwater system (e.g., well). ☐ Water is diverted from a surface water source (e.g., creek or lake). ☐ Not connected. Other _____				
B. If you indicated in 2.A. that the Development has a private groundwater or private surface water system, you may require a water licence issued by the provincial government.				
(i) Do you have a water licence for the Development already?				
(ii) Have you applied for a water licence and are awaiting a response?				

			DS JM		

BUYER'S INITIALS SELLER'S INITIALS

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2. SERVICES (continued)	**YES**	**NO**	**DO NOT KNOW**	**DOES NOT APPLY**
C. Are you aware of any problems with the water system?		DS JM		
D. Are you aware of any problems with the sanitary sewer system?		DS JM		

3. BUILDING Respecting the Unit and Common Property

A. Has a final building inspection been approved, or a final occupancy permit been obtained?	DS JM			
B. Has the fireplace, fireplace insert, or wood stove installation been approved: (i) ☐ by local authorities? (ii) ☐ by a WETT-certified inspector?				DS JM
C. (i) Is this Unit occupied, or has this Unit been previously occupied?	DS JM			
(ii) Are you the "owner developer" as defined in the *Strata Property Act*?		DS JM		
D. Does the Unit have any equipment leases or service contracts (e.g., security systems, water purification, etc.)?		DS JM		
E. Are you aware of any additions or alterations made without a required permit (e.g., building, electrical, gas, etc.)?		DS JM		
F. Are you aware of any structural problems with any of the buildings in the Development?		DS JM		
G. Are you aware of any problems with the heating and / or central air conditioning system?		DS JM		
H. Are you aware of any damage due to wind, fire, or water?		DS JM		
I. Are you aware of any infestation or unrepaired damage by insects, rodents, or bats?		DS JM		
J. Are you aware of any leakage or unrepaired damage?		DS JM		
K. Are you aware of any problems with the electrical or gas system?		DS JM		
L. Are you aware of any problems with the plumbing system?		DS JM		
M. Are you aware of any pet restrictions?	DS JM			
N. Are you aware of any rental restrictions?	DS JM			
O. Are you aware of any age restrictions?		DS JM		
P. Are you aware of any other restrictions? If so, provide details on page 6, Section 5. ADDITIONAL COMMENTS AND / OR EXPLANATIONS		DS JM		

BUYER'S INITIALS

DS JM		

SELLER'S INITIALS

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May 01 2026

DATE OF DISCLOSURE

ADDRESS / STRATA UNIT #: 724 1445 MARPOLE AVENUE VANCOUVER BC V6H 1S5

3. BUILDING Respecting the Unit and Common Property (continued)	**YES**	**NO**	**DO NOT KNOW**	**DOES NOT APPLY**
Q. Are you aware of any special assessment(s) voted on or proposed?	DS JM			
R. Have you paid any special assessment(s) in the past five years?	DS JM			
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?		DS JM		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		DS JM		
U. Are you aware of any problems with the swimming pool and / or hot tub?				DS JM
V. Are you aware of any additions, alterations, or upgrades made to the Unit that were not installed by the original developer?	DS JM			
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?		DS JM		
X. Was this Unit constructed by an "owner builder," as defined in the *Homeowner Protection Act*, within the last ten years? If Yes, attach the required Owner Builder Disclosure Notice.		DS JM		
Y. Is this Unit or related Common Property covered by home warranty insurance under the *Homeowner Protection Act*?		DS JM		
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? _____		DS JM		

AA. Nature of Interest / Ownership: ☒ Freehold ☐ Time Share ☐ Leasehold ☐ Undivided ☐ Cooperative

BB. Management Company First Service Residential

Name of Manager _____ Telephone +1 855-683-8900

Address 200 Granville St #700, Vancouver, BC V6C 1S4

CC. If self-managed:

Strata Council President's Name _____ Telephone _____

Strata Council Secretary Treasurer's Name _____ Telephone _____

BUYER'S INITIALS

DS JM		

SELLER'S INITIALS

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ADDRESS / STRATA UNIT #: 724 1445 MARPOLE AVENUE VANCOUVER BC V6H 1S5

3. BUILDING Respecting the Unit and Common Property (continued)	**YES**	**NO**	**CAN BE OBTAINED FROM:**
DD. 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 Annual General Meeting Minutes	✘		
Engineer's Report and / or Building Envelope Assessment	✘		
Strata Plan	✘		
Depreciation Report	✘		
Reserve Fund Study	✘		
Summary of Insurance Coverages (including premium)	✘		

EE. What is the monthly strata fee? $ 1,129.02

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

FF. (i) Number of Unit parking stalls included 0 and specific numbers _____
(ii) Are these: ☐ (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented?
☐ (d) Long Term Lease? ☐ (e) Other?

GG. (i) Storage Locker? ☒ Yes ☐ No Number(s) LV2 - 81
(ii) Are these: ☐ (a) Limited Common Property? ☒ (b) Common Property? ☐ (c) Rented?
☐ (d) Long Term Lease? ☐ (e) Other?

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3. BUILDING Respecting the Unit and Common Property (continued)	**YES**	**NO**	**DO NOT KNOW**	**DOES NOT APPLY**
HH. To the best of your knowledge, has the Unit been tested for radon? (i) If Yes, was the most recent test: ☐short term or ☐long term (more than 90 days) Level: _____ ☐bq/m3 ☐pCi/L on _____date of test (DD/MM/YYY)		DS JM		
II. Is there a radon mitigation system in the Unit?		DS JM		
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system in the Unit?				
JJ. To the best of your knowledge, has the Common Property been tested for radon? (i) If Yes, was the most recent test: ☐short term or ☐long term (more than 90 days) Level: _____ ☐bq/m3 ☐pCi/L on _____date of test (DD/MM/YYY)		DS JM		
KK. Is there a radon mitigation system for the Common Property?		DS JM		
(i) If Yes, are you aware of any problems or deficiencies with the radon mitigation system for the Common Property?				

4. GENERAL

A. Are you aware if the Unit, or any other unit, or the Development has been used to grow cannabis (other than as permitted by law) or to manufacture illegal substances?		DS JM		
B. Are you aware of any latent defect in respect of the Development? *For the purposes of this question, "latent defect" means a defect that cannot be discerned through a reasonable inspection of the Development that renders the Development:* *(a) dangerous or potentially dangerous to occupants; or* *(b) unfit for habitation.*		DS JM		
C. Are you aware of any existing or proposed heritage restrictions affecting the Development (including the Development being designated as a "heritage site" or as having "heritage value" under the *Heritage Conservation Act* or municipal legislation)?		DS JM		
D. Are you aware of any existing or proposed archaeological restrictions affecting the Development (including the Development being designated as an archaeological site or as having archaeological value under applicable law)?		DS JM		

BUYER'S INITIALS

DS JM		

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

3M: Pet Restrictons - up to one cat, a reasonable number of fish, up to two caged birds, up to two small-caged mammals. No dogs.

The Seller states that the information provided is true, based on the Seller's current actual knowledge as of the date on page 1. If, prior to the completion of a sale of the Property, the Seller becomes aware of any material changes to such information, the Seller will ensure that such material changes are made known to the Buyer. The Seller acknowledges and agrees that a copy of this Property Disclosure Statement may be given to a prospective Buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

DocuSigned by:
Julia Molnar
DBB2F1E69045464...

SELLER(S) JULIA BEATRICE MOLNAR | 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 Buyer acknowledges and understands that the information contained in this Property Disclosure Statement is based on the Seller's actual knowledge as of the date on page 1.

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) | BUYER(S)

The Seller and the Buyer understand that neither the Listing nor Selling Brokerages nor 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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