

PROPERTY DISCLOSURE STATEMENT
STRATA TITLE PROPERTIES



Date of disclosure: July 20 2007

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

ADDRESS/STRATA UNIT # 408 2201 Pine Street Vancouver, BC V6J 5E7

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?	<input checked="" type="checkbox"/>			
B. Is the Property connected to a public water system?	<input checked="" type="checkbox"/>			
C. Is the Property connected to a private or a community water system?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems with the private or community water system?				<input checked="" type="checkbox"/>
D. Is the Property serviced by a private well?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems with the private well?				<input checked="" type="checkbox"/>
E. Are you aware of any underground oil storage tank(s) on the Property?		<input checked="" type="checkbox"/>		
F. Is the Property serviced by a septic system/lagoon?		<input checked="" type="checkbox"/>		
(i) If yes, are you aware of any problems with the septic system/lagoon?				<input checked="" type="checkbox"/>
(ii) If the system was installed after May 31, 2005, are maintenance records available?				<input checked="" type="checkbox"/>
G. (i) Has this Unit been previously occupied?	<input checked="" type="checkbox"/>			
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?		<input checked="" type="checkbox"/>		
H. 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"/>			
I. Management Company	<u>Condex Property Management</u>			
Name of Manager	<u>Barbara G. Whitlock</u>			
Address	<u>210-2695 Granville St Vancouver BC V6H 3H4</u>			
J. Strata Council President's Name	<u>Nicole Pinnell</u>			
K. Strata Council Secretary Treasurer's Name	<u>Pvette Dehn</u>			
L. Are the following documents available?	NO Yes, Can Be Obtained From Bylaws <input type="checkbox"/> _____ Rules/Regulations <input type="checkbox"/> <u>CONDEX</u> Year-to-date Financial Statements <input type="checkbox"/> _____ Current Year's Operating Budget <input type="checkbox"/> <u>604 682 5611</u> All Minutes of Last 24 Months Including Council, Special and AGM Minutes <input type="checkbox"/> _____ Engineer's Report and/or Building Envelope Analysis <input type="checkbox"/> _____			
M. What is the monthly strata fee per month? \$	<u>231.14</u>			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
Does this include: Management?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Heat?		<input checked="" type="checkbox"/>		
Hot Water?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Gas Fireplace?		<input checked="" type="checkbox"/>		
Garbage?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Sewer?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Recreation?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Cable?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Gardening?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Caretaker?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Water?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Other?				
N. (i) Number of Unit parking stalls _____ included and specific numbers <u>79</u>				
(ii) Are these (a) Limited Common Property? <input type="checkbox"/> (b) Rented? <input type="checkbox"/> (c) Assigned by Strata Corporation? <input type="checkbox"/>				
O. Storage Locker? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Number(s) <u>88</u> Is there additional common storage?	<input checked="" type="checkbox"/>			
P. Does the Unit have any equipment leases or service contracts, i.e., security systems, water purification, etc.?	<input checked="" type="checkbox"/>			
Q. 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"/>			
R. Are you aware of any pet restrictions?	<input checked="" type="checkbox"/>			
S. Are you aware of any rental restrictions?	<input checked="" type="checkbox"/>			
T. Are you aware of any age restriction?	<input checked="" type="checkbox"/>			
U. Are you aware of any other restrictions? If so, provide details on page 2, Section 3 Additional Comments.	<input checked="" type="checkbox"/>			
V. Are you aware of any special assessment(s) voted on or proposed? (i) For how much?	<input checked="" type="checkbox"/>			
W. Have you paid any special assessment(s) in the past 5 years? (i) For how much?	<input checked="" type="checkbox"/>			

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INITIALS

ADDRESS/STRATA UNIT # 408 2201 Pine Street Vancouver, BC V6J 5E7

	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. GENERAL: (continued)				
X. Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Y. Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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.)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
AA. Is this Unit or related common property covered by third party "home warranty insurance"?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
2. STRUCTURAL: (Respecting the Unit and Common Property.)				
A. Has a final building inspection been approved or a final occupancy permit been obtained?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any additions or alterations made without a required permit?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are you aware of any structural problems with any of the buildings on the Property?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any leakage or unrepaired damage?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any problems with the electrical system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. 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"/>
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?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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 INFORMATION ON THE REVERSE SIDE OF THIS FORM

SELLER(S) *Paul Holmes* 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 ~~July~~ _____ yr. 2007. 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.