### INFORMATION ABOUT THE PROPERTY DISCLOSURE STATEMENT

# STRATA TITLE PROPERTIES

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

June 13th yr. 2016 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 all relevant 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. An answer must provide all relevant information known to the seller. In deciding what requires disclosure, the seller should consider whether the seller would want the information if the seller was a potential buyer of the Unit.

## BUYER MUST STILL MAKE THE BUYER'S OWN INQUIRIES:

The buyer must still make the buyer's 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 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 on the disclosure statement or on an inspection report.

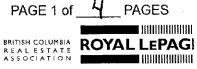
#### SIX IMPORTANT CONSIDERATIONS:

- 1. The seller is legally responsible for the accuracy of the information which appears on 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 the buyer's 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 the seller's 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.



# PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES





Sussex

Date of disclosure: June 13, 2016						
The following is a statement made by the seller concerning the	property	or strata	a unit loca	ited at:		
ADDRESS/STRATA UNIT #: 212 251 4th Street W	North Vanc	ouver	V7M	1H8 <b>(t</b> h	e "Unit")	
THE PROPERTY CONTAINS THE FOLLOWING BUILDING	S:					
✓ Principal Residence Residence(s) Ba	ırn(s)	Shed	(s)			
Other Building(s) Please describe						
THE SELLER IS RESPONSIBLE for the accuracy of the answers on this prodisclosure statement and where uncertain should reply "Do Not Know." This prodisclosure statement constitutes a representation under any Contract of Pound Sale if so agreed, in writing, by the seller and the buyer. "Unit" is defined living space, including related limited common property, being purchased. "Contract of Property" includes buildings or spaces accessible to all owners. "Lands" is as the land upon which the Unit, all other strata lots and Common Proper constructed. "Development" is defined as the Lands, the Unit and all other lots and Common Property.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.					
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?	,	_	95 .	$\geq$		
B. Are you aware of any current or pending local improvement levies/ch	arges?	<u>م</u>		$\geq \leq$		
C. Are you aware of any pending litigation or claim affecting the Develop or the Unit from any person or public body?	oment		JS	$>\!\!<$		
2. SERVICES						
A. Are you aware of any problems with the water system?			X5	$>\!\!<$		
B. Are you aware of any problems with the sanitary sewer system?			X5	$\sim$		
3. BUILDING Respecting the Unit and Common Property						
A. Has a final building inspection been approved or a final occupancy per been obtained?	ermit (	ys				
B. Has the fireplace, fireplace insert, or wood stove installation been apply by local authorities?	proved				JS .	
C. (i) Has this Unit been previously occupied?		书				
(ii) Are you the "owner developer" as defined in the Strata Property A	ct?	,	X	$\sim$	$\searrow$	
D. Does the Unit have any equipment leases or service contracts; e.g., systems, water purification, etc.?	security	•	<b>\f</b> 5	><		
E. Are you aware of any additions or alterations made without a required e.g., building, electrical, gas, etc.?	permit;		JS	><		
F. Are you aware of any structural problems with any of the buildings in Development?	the		JS .	><		
G. Are you aware of any problems with the heating and/or central air conditioning system?			X5			
H. Are you aware of any damage due to wind, fire or water?			X5			
I. Are you aware of any infestation or unrepaired damage by insects or re	odents?		<b>X</b>			
J. Are you aware of any leakage or unrepaired damage?			<b>X</b> 3	<b>&gt;&gt;</b> <	$\supset \!$	
K. Are you aware of any problems with the electrical or gas system?			7	$>\!\!<$		
L. Are you aware of any problems with the plumbing system?			<b>/</b> \$			
M. Are you aware of any pet restrictions?		P	0			
					ps	

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DATE OF DISCLOSURE

# ADDRESS/STRATA UNIT #: 212 251 4th Street W

North Vancouver

V7M 1H8

3. BL	ILDING Respecting the Unit and Common Property. (cont	YES	NO	DO NOT KNOW	DOES NOT APPLY			
N.	Are you aware of any rental restrictions?		<i></i> ₹\$					
Ο.	Are you aware of any age restrictions?		X>					
P.	Are you aware of any other restrictions? If so, provide details Section 5 Additional Comments.		\$ ·	$\geq$	$\geq$			
Q.	Are you aware of any special assessment(s) voted on or prop (i) For how much? <u>Roof replacement</u>	JS .						
R.	Have you paid any special assessment(s) in the past 5 years (i) For how much?	X		$\geq$	$\geq$			
S.	Are you aware of any agreements that provide for future payme payment of monies to you in your capacity as the current owner.		F	><	$\geq$			
T.	Are you aware of any pending strata corporation policy or byl amendment(s) which may alter or restrict the uses of the Unit		gs	$\geq$	><			
U.	Are you aware of any problems with the swimming pool and/o	or hot tub	?				\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
V.	Are you aware of any additions, alterations or upgrades made that were not installed by the original developer?	Jnit	85		><			
W.	Are there any agreements under which the owner of the Unit sponsibility for the installation and/or maintenance of alteration Common Property?		F		$\times$			
X.	Was this Unit constructed by an "owner builder," as defined in Homeowner Protection Act, with construction commencing, o permit applied for, after July 1, 1999? (If so, attach Owner Build and Disclosure Notice.)		<b>%</b>		Js.			
Y.	Is this Unit or related Common Property covered by home was ance under the Homeowner Protection Act?		<i>X</i> 5					
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?		<b>%</b>					
AA. Nature of Interest/Ownership: Freehold ☑ Time Share □ Leasehold □ Undivided □ Bare Land □ Cooperative □								
BB. Management Company <u>Assertive Northwest Proferty Management</u> Name of Manager <u>IRIS Mc Ewan</u> Telephone  Address								
CC. If self managed, Strata Council President's Name Telephone Strata Council Secretary Treasurer's Name Telephone								
DI	D. Are the following documents available?	Yes	No		Can be o	obtained from	:	
	Bylaws	<b>X</b>						
	Rules/Regulations	X			,			
	Year-to-date Financial Statements	<b>X</b>						
	Current Year's Operating Budget	XS						
	All Minutes of Last 24 Months Including Council, Special and AGM Minutes	85						
	Engineer's Report and/or Building Envelope Assessment	\$ ·						
	Strata Plan	\$5.						
	Depreciation Report	<i>*</i>						
	Reserve Fund Study							
EE. What is the monthly strata fee? \$								

# ADDRESS/STRATA UNIT #: 212 251 4th Street W

North Vancouver

V7M 1H8

3. BUILDING Respecting the U	nit and	Commo	n Proper	ty. (cont	inued)				:	
Does this monthly fee include:	YES	NO	DO NOT	DOES NOT APPLY			YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	X5				Recreation?			JS		
Heat?		X			Cable?			X		
Hot Water?	B				Gardening?		*			
Gas Fireplace?		XS.			Caretaker		×			
Garbage?	9B				Water?		1/5			
Sewer?	X				Other?					
GG. (i) Number of Unit parking stalls included and specific numbers 3_ 4 (ii) Are these: (a) Limited Common Property? □ (b) Common Property? □ (c) Rented? □ (d) Long Term Lease? □ (e) Other? □										
HH. (i) Storage Locker? Yes ✓ No ☐ Number(s) (ii) Are these: (a) Limited Common Property? ☐ (b) Common Property? ☐ (c) Rented? ☐ (d) Long Term Lease? ☐ (e) Other? ☐										
4. GENERAL			. ne extinti		YES	NO		NOT-		NOT PLY
A. Are you aware if the Unit, or has been used as a marijual manufacture illegal drugs?				opment		JS		<		<
B. Are you aware of any mater Estate Council of British Co 5-13(1)(a)(ii) in respect of the	lumbia R	ule 5-13(	(1)(a)(i) oı			\$		$\overline{\langle}$		$\overline{}$
C. Are you aware if the proper is designated or proposed or of "heritage value" under municipal legislation	for desigi the <i>Heri</i>	nation as	a "herita	ige site"		*		$\langle$		

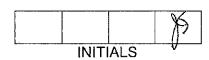
For the purposes of Clause 4. B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

#### 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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DATE OF DISCLOSURE		•
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5. 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 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)

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)

\*PREC represents Personal Real Estate Corporation

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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.