

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
SEPTEMBER 8 yr. 2017 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



Date of disclosure: September 8, 2017

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

ADDRESS/STRATA UNIT #: 207 5682 Wharf Ave Sechelt, BC V802 2A10 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

1 Primary Residence(s) 0 Barn(s) 0 Other 0 Please describe _____

THE SELLER IS PROVIDING THE ACCURACY OF THE ANSWERS ON THIS PROPERTY DISCLOSURE STATEMENT. YOU SHOULD REPLY "DO NOT KNOW." THIS PROPERTY DISCLOSURE STATEMENT CONSTITUTES REPRESENTATION UNDER ANY CONTRACT OF PURCHASE AND SALE IF SO AGREED, IN ACCORDANCE WITH THE BC REAL ESTATE ACT AND THE BUYER. "UNIT" IS DEFINED AS THE LIVING SPACE, INCLUDING RELATED COMMON PROPERTY, BEING PURCHASED. "COMMON PROPERTY" INCLUDES BUILDINGS AND LANDS COMMON TO ALL OWNERS. "LANDS" IS DEFINED AS THE LAND UPON WHICH THE UNIT AND COMMON PROPERTY ARE CONSTRUCTED. "DEVELOPMENT" IS DEFINED AS THE UNIT AND ALL 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 encumbrances on the Development?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any existing tenancies on the Development?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. Are you aware of any current or pending local authority charges?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Are you aware of any pending litigation or claims against the Development or the Unit from any person or public body?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. SERVICES				
A. Are you aware of any problems with the water supply?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Are you aware of any problems with the sewer service?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. BUILDING Respecting the Unit and Common Property				
A. Has a final building inspection been obtained?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Has the fireplace, fireplac... stove installation been... i.) by local authorities ii.) received WETT?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. (i) Has this Unit been occupied? (ii) Are you the... as defined in the Strata Property Act?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Does the Unit have... leases or service contracts; e.g., security systems, ... etc.?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E. Are you aware of any... alterations made without a required permit; e.g., ... gas, etc.?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F. Are you aware of any structural problems with any of the buildings in the...?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G. Are you aware of any problems with the heating and/or central air conditioning system?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H. Are you aware of any damage due to wind, fire or water?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I. Are you aware of any infestation or unrepaired damage by insects or rodents?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J. Are you aware of any leakage or unrepaired damage?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K. Are you aware of any problems with the electrical or gas system?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L. Are you aware of any problems with the plumbing system?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M. Are you aware of any pet restrictions?			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

DS
MW

INITIALS

September 8, 2017

4 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT # _____ of Ave _____ Sect _____ VON 3A0

3. BUILDING Respecting the Unit's Property. (continued)		DO NOT KNOW	DOES NOT APPLY
N. Are you aware of any rental restrictions?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O. Are you aware of any age restrictions?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P. Are you aware of any other restrictions? (Details on page 4 Section 5 Additional Comments.)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q. Are you aware of any special assessment(s) proposed? (i) For how much? _____		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R. Have you paid any special assessment(s) in the past? (i) For how much? _____		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
S. Are you aware of any agreements that provide for future payment of monies to you in your capacity as the current owner?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T. Are you aware of any pending strata corporation policy amendment(s) which may alter or restrict the uses of the Unit?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
U. Are you aware of any problems with the swimming pool?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
V. Are you aware of any additions, alterations or improvements that were not installed by the original developer?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
W. Are there any agreements under which the developer assumes responsibility for the installation and/or maintenance of the Unit or Common Property?		<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 a Homeowner Protection Act permit applied for, after July 1, 1997, or an Owner Builder Declaration and Disclosure Notice.)		<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"/>
Z. Is there a current "Emergency Contact" number available for this unit? i) If so, what is the number? _____ ii) When was the last emergency report prepared? _____		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
AA. Nature of Interest: Freehold <input type="checkbox"/> Time Share <input type="checkbox"/> Leasehold <input type="checkbox"/> Undivided <input type="checkbox"/> Bare <input type="checkbox"/> Other <input type="checkbox"/>			
BB. Manager Name _____ Address _____ Telephone _____			
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			
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 Assessment			
Strata Plan			
Depreciation Report			
Reserve Fund Study			
EE. What is the monthly strata fee? \$ _____			

DS
Initials: MW

September 8, 2016 3 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT: Wharf Ave VON 3A0

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

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

DS

 INITIALS

September 8, 2017

PAGE 4 of 4 PAGES

DATE OF DISCLOSURE

ADDRESS/STRATA UNIT #: 207 5682 Wharf Ave

Sechelt, BC

VON 3A0

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

owner has never lived in property

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.

DocuSigned by:

Matthew Weber

SELLER(S)

8AA048A87AE945E...

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

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).