



PROPERTY DISCLOSURE STATEMENT
STRATA TITLE PROPERTIES



BRITISH COLUMBIA REAL ESTATE ASSOCIATION

ROYAL LEPAGE

Sussex

Date of disclosure: April 26th 2015

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

ADDRESS/STRATA UNIT #: 103 145 12 North Vancouver V7L 2J3 (the "Unit")

THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:

Principal Residence [checked] Residence(s) Barn(s) Shed(s)
Other Building(s) Please describe

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 related 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.

Table with 5 columns: Question, YES, NO, DO NOT KNOW, DOES NOT APPLY. Rows include categories 1. LAND, 2. SERVICES, and 3. BUILDING Respecting the Unit and Common Property with various sub-questions (A-M).

EP [initials]

INITIALS

DATE OF DISCLOSURE

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3. BUILDING Respecting the Unit and Common Property. (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. Are you aware of any rental restrictions?	EP			
O. Are you aware of any age restrictions?		EP		
P. Are you aware of any other restrictions? If so, provide details on page 4, Section 5 Additional Comments.		EP		
Q. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? \$ 1600	EP			
R. Have you paid any special assessment(s) in the past 5 years? (i) For how much? \$ 5840 (2009-2014)	EP			
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?		EP		
T. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		EP		
U. Are you aware of any problems with the swimming pool and/or hot tub?		EP		
V. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		EP		
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? Quiet Rock Dry Wall to 2nd BR	EP			
X. 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.)		EP		
Y. Is this Unit or related Common Property covered by home warranty insurance under the Homeowner Protection Act?		EP		
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? _____		EP		
AA. 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"/>				
BB. Management Company <u>Cap C Property Group</u> Name of Manager <u>JESS Chambers</u> Telephone <u>604-987-9010</u> Address <u># 530 - 171 West Esplanade Ave. N. Vancouver V7M 3S9</u>				
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	EP			
Rules/Regulations	EP			
Year-to-date Financial Statements	EP			
Current Year's Operating Budget	EP			
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	EP			
Engineer's Report and/or Building Envelope Assessment	EP			
Strata Plan	EP			
Depreciation Report	EP			
Reserve Fund Study		EP		
EE. What is the monthly strata fee? \$	374			

EP

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3. BUILDING Respecting the Unit and Common Property. (continued)

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

GG. (i) Number of Unit parking stalls one included and specific numbers 27
 (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) 11
 (ii) Are these: (a) Limited Common Property? (b) Common Property? (c) Rented? (d) Long Term Lease? (e) Other?

4. GENERAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware if the Unit, or any other unit, or the Development has been used as a marijuana grow operation or to manufacture illegal drugs?		EP		
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Property or Unit?		EP		
C. Are you aware if the property, of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the <i>Heritage Conservation Act</i> or under municipal legislation?		EP		

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

3Q/1B Upgrade to fire system. Owner paying \$1600

3J Water droplets from master bedroom window currently being looked at by strata council

3M NO dogs, one cat allowed

3N NO rentals; ~~em~~^{emv}

3R Roof, Repiping, New Boiler, New outside entrance walkway.

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.

EPetola _____ 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)

_____ 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.