

PROPERTY DISCLOSURE STATEMENT STRATA TITLE PROPERTIES



PAGE 1 of BRITISH COLUMBIA REAL ESTATE ASSOCIATION

Date of disclosure: 26th 205				Sussex
The following is a statement made by the seller concerning the prope	erty or strat	la unit loca	ated at:	
	ancouver	V7L		e "Unit")
ADDICEOGOTICALA CINT III	ancouver	· · · · · · · · · · · · · · · · · · ·	233 (410	
THE PROPERTY CONTAINS THE FOLLOWING BUILDINGS:	Char	4(a)		
Principal Residence Residence(s) Barn(s)	Sned	J(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.			SHOULD INIT RIATE REPL	1
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?		20	$\geq \leq$	$\geq \leq$
B. Are you aware of any current or pending local improvement levies/charges?	SP		$\geq \leq$	$>\!\!<$
C. Are you aware of any pending litigation or claim affecting the Development or the Unit from any person or public body?		RP	><	><
2. SERVICES			_	
A. Are you aware of any problems with the water system?		Op	$>\!\!<$	
B. Are you aware of any problems with the sanitary sewer system?		80		
3. BUILDING Respecting the Unit and Common Property		201		
A. Has a final building inspection been approved or a final occupancy permit been obtained?		Ep		
B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?		le		
C. (i) Has this Unit been previously occupied?		Lp.		
(ii) Are you the "owner developer" as defined in the Strata Property Act?	Sap	20	$>\!\!<$	$>\!\!<$
D. Does the Unit have any equipment leases or service contracts; e.g., security systems, water purification, etc.?		lp	><	><
E. Are you aware of any additions or alterations made without a required permit; e.g., building, electrical, gas, etc.?		Rp	><	><
F. Are you aware of any structural problems with any of the buildings in the Development?		20	><	><
G. Are you aware of any problems with the heating and/or central air conditioning system?		lo	><	><
H. Are you aware of any damage due to wind, fire or water?		20	$\geq \leq$	
1. Are you aware of any infestation or unrepaired damage by insects or rodents?		Ep	><	><
J. Are you aware of any leakage or unrepaired damage?	Sep		><	><
K. Are you aware of any problems with the electrical or gas system?		2p	> <	$>\!\!<$
L. Are you aware of any problems with the plumbing system?		lop		$>\!\!<$
M. Are you aware of any pet restrictions?	18P			

INITIALS

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ADDRESS/STRATA UNIT #: 103 145 12

North Vancouver

V7L 2J3

2 PLIII DING Beneating the Unit and Common Branch: (conf	ling of \		YES	NO	DO NOT	DOES NOT
3. BUILDING Respecting the Unit and Common Property. (conf	unueu)		75	NO	KNOW	APPLY
N. Are you aware of any rental restrictions?			ZP	(20	$\ll >$	$\ll >$
O. Are you aware of any age restrictions?		-		EP		\sim
P. Are you aware of any other restrictions? If so, provide details Section 5 Additional Comments.	s on page	4,		DP	><	> <
Q. Are you aware of any special assessment(s) voted on or prop (i) For how much?	oosed?		2p		> <	> <
R. Have you paid any special assessment(s) in the past 5 years (i) For how much? 5840 (2009-2014)			2p		><	> <
S. Are you aware of any agreements that provide for future paym payment of monies to you in your capacity as the current owner.	ent or pos er of the U	ssible Jnit?		2p	><	$\geq \leq$
T. Are you aware of any pending strata corporation policy or byl amendment(s) which may alter or restrict the uses of the Unit	law t?			DP	><	> <
U. Are you aware of any problems with the swimming pool and/o	or hot tub	?		20	$>\!\!<$	
V. Are you aware of any additions, alterations or upgrades made that were not installed by the original developer?	e to the U	Init		2p	><	$\geq \leq$
W. Are there any agreements under which the owner of the Unit sponsibility for the installation and/or maintenance of alteration or Common Property?	ons to the	Unit	El .			><
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.)	r a buildir	ng Iration		LP		
Y. Is this Unit or related Common Property covered by home was ance under the Homeowner Protection Act?	arranty ins	sur-		2P		
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?	ilable			20		\times
AA. Nature of Interest/Ownership: Freehold Time Share	Leaseho	old 🗆 🛭	Jndivided □	Bare Lane	d Coopera	ative 🗆
BB. Management Company Can C Proced (Name of Manager TCSS Chanks Address # 530 - 171 West Esplands	AUC		lancyuc	Telepho V V+N	one 04-98.	7-90-90
CC. If self managed, Strata Council President's Name Strata Council Secretary Treasurer's Name	/		Telep Telep		·	
DD. Are the following documents available?	Yes	No		Can be d	obtained from:	
Bylaws	80					
Rules/Regulations	30			12.1200	1 1 1 1 1 1 1 1	7
Year-to-date Financial Statements	00					
Current Year's Operating Budget	20				11 11	
All Minutes of Last 24 Months Including Council, Special and AGM Minutes	lp					
Engineer's Report and/or Building Envelope Assessment	Ep					
Strata Plan	20					
Depreciation Report	20			2014/93/100 (840/10		
Reserve Fund Study		RP				
EE. What is the monthly strata fee? \$ 374						
	-113	SPECIFIC CO.	2010 9. N. A.	CAL		

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DATE OF DISCLOSURE

ADDRESS/STRATA HNIT #- 103 145 12

North Vancouver

V7L 2J3

ADDRESS/STRATA UNIT #:	103 143	12				NOI UI V AIIC	Ouver		V /L 2	13
3. BUILDING Respecting the U	ni and (ommor	Proper	ty. (con	nued)					
Does this monthly fee include:	YES	NO	DO NOT KNOW	DOES NOT APPLY			YES	NO	DO NOT KNOW	DOES NOT APPLY
Management?	RP				Recreation?					ŹР
Heat?		20			Cable?			Rp		
Hot Water?	ep				Gardening?		SP			
Gas Fireplace?				Rp	Caretaker		SP	0.15-0.953.1157		
Garbage?	EP				Water?		EP			
Sewer?	20				Other?					Sp
GG. (i) Number of Unit parking st (ii) Are these: (a) Limited Co	alls ommon P	ne roperty?	inclu (b) Ce	ided and ommon F	specific numbers Property? (c) F	3 <u>27</u> Rented? □ (d) Lo	ong Term	Lease? i	□ (e) Ot	her? □
HH. (i) Storage Locker? Yest (ii) Are these: (a) Limited Co	No □	Number	r(s) □ (b) C	// ommon F	Property? 10 (c) F	Rented? (d) Lo	ong Term	Lease?	□ (e) Ot	her? 🗆
4. GENERAL					YES	NO	12-34-25 (Exception 62)	NOT OW	THE RESERVE OF THE PARTY OF THE	NOT PLY
A. Are you aware if the Unit, or has been used as a manijuar manufacture illegal drugs?	any other na grow o	unit, or the peration of	ne Develor to	opment		EP	>	<	>	<
B. Are you aware of any mater Estate Council of British Col 5-13(1)(a)(ii) in respect of th	umbia Ru	ule 5-13(1	1)(a)(i) or			EP.	\geq	<		<
C. Are you aware if the proper is designated or proposed for or of "heritage value" under under municipal legislation?	or design the <i>Heri</i> i	ation as	a "herita	ge site"		er		\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 in

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

2p INITIALS

DATE OF DISCLOSURE		PAGE 4 o	,
ADDRESS/STRATA UNIT #: 103 145 12	North Vancouv	/er	V7L 2J3
5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use a	dditional pages if necessary.)		
B upgrade to fire system. O.	uner Paying #1	600	
J water doplets from master being looked at by st	bedwon windou	l cu	mently
3M NO dogs, one cat allow	wed		
All rentals, sem			
3 R Roof, Repiping, New Bo	iler News Autsid	c en	terance wal
six more registrally, was so	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
The seller states that the information provided is true, based of	on the seller's current actual knowl	edge as of	the date on page
The seller states that the information provided is true, based of 1. Any important changes to this information made known to closing. The seller acknowledges receipt of a copy of this dis	on the seller's current actual knowl the seller will be disclosed by the	edge as of	the date on page the buyer prior to
The seller states that the information provided is true, based of 1. Any important changes to this information made known to closing. The seller acknowledges receipt of a copy of this disprospective buyer.	on the seller's current actual knowl the seller will be disclosed by the sclosure statement and agrees tha	edge as of	the date on page the buyer prior to
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The seller states that the information provided is true, based of 1. Any important changes to this information made known to closing. The seller acknowledges receipt of a copy of this disprospective buyer. PLEASE READ THE INFORMATION SELLER(S) The buyer acknowledges that the buyer has received, real statement from the seller or the seller's brokerage on the	on the seller's current actual knowled the seller will be disclosed by the sclosure statement and agrees the STION PAGE BEFORE SIGNING. SELLER(S) d and understood a signed copyday of	edge as of e seller to at a copy r	the date on page the buyer prior to nay be given to a operty disclosure yr
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