



Date of disclosure: September 24, 2009

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

ADDRESS/STRATA UNIT #: 2289 W 12th Avenue

Vancouver

V6K 4T5

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?	<i>AY</i>			
B.	Is the Property connected to a public water system?	<i>AY</i>			
C.	Is the Property connected to a private or a community water system?		<i>AY</i>		
(i)	If yes, are you aware of any problems with the private or community water system?				
D.	Is the Property serviced by a private well?		<i>AY</i>		
(i)	If yes, are you aware of any problems with the private well?				
E.	Are you aware of any underground oil storage tank(s) on the Property?		<i>AY</i>		
F.	Is the Property serviced by a septic system/lagoon?		<i>AY</i>		
(i)	If yes, are you aware of any problems with the septic system/lagoon?				
(ii)	If the system was installed after May 31, 2005, are maintenance records available?				
G.	(i) Has this Unit been previously occupied?	<i>AY</i>			
(ii)	Are you the "owner developer" as defined in the Strata Property Act?		<i>AY</i>		
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>SOCIÉTÉ IMMOBILIERE</u>				
	Name of Manager <u>MARLEY DEBAOLU</u> Telephone <u>604-270-8811</u>				
	Address _____				
J.	Strata Council President's Name <u>PIERRE ZERNE</u> Telephone _____				
K.	Strata Council Secretary Treasurer's Name Telephone _____				
L.	Are the following documents available? NO Yes, Can Be Obtained From				
	Bylaws <input type="checkbox"/> <u>REALTOR</u>				
	Rules/Regulations <input type="checkbox"/> <u>MANAGER</u>				
	Year-to-date Financial Statements <input type="checkbox"/> <u>REALTOR</u>				
	Current Year's Operating Budget <input type="checkbox"/> <u>REALTOR</u>				
	All Minutes of Last 24 Months Including Council, Special and AGM Minutes <input type="checkbox"/> <u>REALTOR</u>				
	Engineer's Report and/or Building Envelope Analysis <input type="checkbox"/>				
M.	What is the monthly strata fee per month? \$ <u>303-</u>				
		YES	NO	DO NOT KNOW	DOES NOT APPLY
	Does this include: Management?	<i>AY</i>			
	Heat?	<i>AY</i>	<i>AY</i>		
	Hot Water?	<i>AY</i>			
	Gas Fireplace?	<i>AY</i>			
	Garbage?	<i>AY</i>			
	Sewer?	<i>AY</i>			
	Recreation?				<i>AY</i>
	Cable?				<i>AY</i>
	Gardening?	<i>AY</i>			
	Caretaker?	<i>AY</i>			
	Water?	<i>AY</i>			
	Other?				

[Signature]
INITIALS

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1. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. (i) Number of Unit parking stalls <u>2</u> included and specific numbers <u>45 + 46</u> . (ii) Are these (a) Limited Common Property? <input checked="" type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/> Provide details on page 3, Section 3, Additional Comments				
O. Storage Locker? (i) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Number(s) _____ (ii) Are these (a) Limited Common Property? <input checked="" type="checkbox"/> (b) Common Property? <input type="checkbox"/> (c) Rented? <input type="checkbox"/> (d) Long Term Lease? <input type="checkbox"/> (e) Other? <input type="checkbox"/> Provide details on page 3, Section 3, Additional Comments				
P. Does the Unit have any equipment leases or service contracts; i.e., security systems, water purification, etc.?		OK		
Q. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?		OK		
R. Are you aware of any pet restrictions?	OK			
S. Are you aware of any rental restrictions?	OK			
T. Are you aware of any age restriction?		OK		
U. Are you aware of any other restrictions? If so, provide details on page 3, Section 3 Additional Comments.		OK		
V. Are you aware of any special assessment(s) voted on or proposed? (i) For how much?		OK		
W. Have you paid any special assessment(s) in the past 5 years? (i) For how much?	OK			
X. Are you aware of any current or pending local improvement levies/charges?		OK		
Y. Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?		OK		
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.)		OK		
AA. Is this Unit or related common property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?		OK		
BB. Are you aware of any agreement that provides for future payment or possible payment of monies to you in your capacity as the current owner of the Unit?		OK		
CC. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) in respect of the Property or Unit?		OK		
DD. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(ii) in respect of the Property or Unit?		OK		

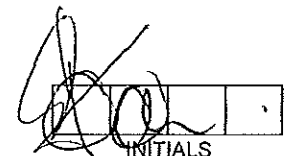
For the purposes of Clauses 1.CC. and 1.DD. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

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


 INITIALS

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Vancouver

V6K 4T5

2. STRUCTURAL: (Respecting the Unit and Common Property.)	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Has a final building inspection been approved or a final occupancy permit been obtained?	<i>SC</i>			
B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	<i>SC</i>			
C. Are you aware of any additions or alterations made without a required permit?		<i>SC</i>		
D. Are you aware of any structural problems with any of the buildings on the Property?		<i>SC</i>		
E. Are you aware of any problems with the heating and/or central air conditioning system?		<i>SC</i>		
F. Are you aware of any damage due to wind, fire or water?		<i>SC</i>		
G. Are you aware of any infestation or unrepaired damage by insects or rodents?		<i>SC</i>		
H. Are you aware of any leakage or unrepaired damage?		<i>SC</i>		
I. Are you aware of any problems with the electrical system?		<i>SC</i>		
J. Are you aware of any problems with the plumbing system?		<i>SC</i>		
K. 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?		<i>SC</i>		
L. Are you aware of any problems with the swimming pool and/or hot tub?				<i>SC</i>
M. 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?		<i>SC</i>		
N. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		<i>SC</i>		

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

1. W. Special Assessment paid by owner for exterior painting:

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 THE INFORMATION PAGE BEFORE SIGNING.

[Signature]
SELLER(S)

[Signature]
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 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.

[Signature]
INITIALS

Date: 09/09/28
Requestor: (PB59470)

TITLE SEARCH PRINT
RE/MAX WESTCOAST
TITLE - CA328778

Time: 17:57:05

VANCOUVER LAND TITLE OFFICE TITLE NO: CA328778
FROM TITLE NO: BX124796

APPLICATION FOR REGISTRATION RECEIVED ON: 16 NOVEMBER, 2006
ENTERED: 22 NOVEMBER, 2006

REGISTERED OWNER IN FEE SIMPLE:

CRISTINA MARIE APTER, REGISTERED NURSE
2289 WEST 12TH AVENUE,
VANCOUVER, BC
V6K 4T5
AS TO AN UNDIVIDED 50/100 INTEREST

STEVEN CHRISTOPHER COX, SALES CONSULTANT
2289 WEST 12TH AVENUE,
VANCOUVER, BC
V6K 4T5
AS TO AN UNDIVIDED 50/100 INTEREST

TAXATION AUTHORITY:

CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 024-272-001
STRATA LOT 10 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN LMS3689
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

LEGAL NOTATIONS:

HERETO IS ANNEXED EASEMENT BL81746 OVER (VOLUME 1 PLAN LMP32156)
LOT B PLAN LMP32154

HERETO IS ANNEXED EASEMENT BL81747 OVER LOT B PLAN LMP32154

HERETO IS ANNEXED EASEMENT BM185117 OVER (VOLUME 1 PLAN LMP38608)
THAT PART ROAD SHOWN ON PLAN LMP38607 DEDICATED ON PLAN 2300

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
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EASEMENT

BL81745	1997-03-06	14:48
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REMARKS: INTER ALIA

APPURTENANT TO LOT B PLAN LMP32154

COVENANT

BL81748	1997-03-06	14:48
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REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

BL81748

REMARKS: INTER ALIA
SECTION 215 L.T.A.

COVENANT

BM185118 1998-06-30 09:41
REGISTERED OWNER OF CHARGE:
CITY OF VANCOUVER
BM185118

REMARKS: INTER ALIA
SECTION 219 L.T.A.

EQUITABLE CHARGE

BM185120 1998-06-30 09:41
REGISTERED OWNER OF CHARGE:
CITY OF VANCOUVER
BM185120

REMARKS: INTER ALIA

EASEMENT

BM252570 1998-09-10 10:39

REMARKS: INTER ALIA
APPURTENANT TO LOT D PLAN LMP32154

MORTGAGE

CA328779 2006-11-16 12:39
REGISTERED OWNER OF CHARGE:
ROYAL BANK OF CANADA
CA328779

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28,
L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

VANCOUVER LAND TITLE OFFICE
COMMON PROPERTY STRATA PLAN: LMS3689

LEGAL NOTATIONS:

HERETO IS ANNEXED EASEMENT BL81746 OVER (VOLUME 1 PLAN LMP32156)
LOT B PLAN LMP32154

HERETO IS ANNEXED EASEMENT BL81747 OVER LOT B PLAN LMP32154

HERETO IS ANNEXED EASEMENT BM185117 OVER (VOLUME 1 PLAN LMP38608)
THAT PART ROAD SHOWN ON PLAN LMP38607 DEDICATED ON PLAN 2300

MISCELLANEOUS NOTES

SRW PLAN LMP32155
SRW PLAN LMP24362

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

COVENANT

BJ208826 1995-07-17 14:34

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

BJ208826

REMARKS: INTER ALIA

SECTION 215, L.T.A.

COVENANT

BJ208831 1995-07-17 14:35

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

BJ208831

REMARKS: INTER ALIA

SECTION 215, L.T.A.

MODIFIED BY BK159228

STATUTORY RIGHT OF WAY

BJ208832 1995-07-17 14:35

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

BJ208832

REMARKS: INTER ALIA

MODIFIED BY BK159229

COVENANT

BK159228 1996-05-27 14:20

REMARKS: INTER ALIA

MODIFICATION OF BJ208831

STATUTORY RIGHT OF WAY

BK159229 1996-05-27 14:20

REMARKS: INTER ALIA

MODIFICATION OF BJ208832

EASEMENT

BL81743 1997-03-06 14:48

REMARKS: VOLUME 2 PLAN LMP32156 APPURTENANT TO LOT B

PLAN LMP32154

EASEMENT

BL81744 1997-03-06 14:48

REMARKS: VOLUMES 3 AND 4 PLAN LMP32156 APPURTENANT TO LOT B

PLAN LMP32154

EASEMENT

BL81745 1997-03-06 14:48

REMARKS: INTER ALIA

APPURTENANT TO LOT B PLAN LMP32154

COVENANT

BL81748 1997-03-06 14:48
REGISTERED OWNER OF CHARGE:
CITY OF VANCOUVER
BL81748
REMARKS: INTER ALIA
SECTION 215 L.T.A.

STATUTORY RIGHT OF WAY
BL134382 1997-04-17 15:00
REGISTERED OWNER OF CHARGE:
CITY OF VANCOUVER
BL134382
REMARKS: INTER ALIA
PLAN LMP32155
MODIFIED BY BR118980
MODIFIED BY BT24876

COVENANT
BM185118 1998-06-30 09:41
REGISTERED OWNER OF CHARGE:
CITY OF VANCOUVER
BM185118
REMARKS: INTER ALIA
SECTION 219 L.T.A.

EQUITABLE CHARGE
BM185120 1998-06-30 09:41
REGISTERED OWNER OF CHARGE:
CITY OF VANCOUVER
BM185120
REMARKS: INTER ALIA

LEASE
BM244310 1998-08-31 10:32
REGISTERED OWNER OF CHARGE:
536932 BRITISH COLUMBIA LTD.
INCORPORATION NO. 536932
BM244310
REMARKS: INTER ALIA
PARKING STALLS ; NUMBER 43 (11 SQUARE METERS),
NUMBER 50 (14 SQUARE METERS),
NUMBER 100 (15 SQUARE METERS),
NUMBER 125 (11 SQUARE METERS),
SHOWN ON PLAN LMP39363.

EASEMENT
BM252569 1998-09-10 10:39
REMARKS: PLAN LMP39470 APPURTENANT TO LOT D PLAN LMP32154

EASEMENT
BM252570 1998-09-10 10:39
REMARKS: INTER ALIA
APPURTENANT TO LOT D PLAN LMP32154

LEASE
BM278130 1998-10-02 14:59

REGISTERED OWNER OF CHARGE:
536932 BRITISH COLUMBIA LTD.
INCORPORATION NO. 536932
BM278130

REMARKS: PART SHOWN ON PLAN LMP39363
COMPRISING OF PARKING STALLS NUMBERED
1 TO 42, INCLUSIVE AND 44 TO 52, INCLUSIVE
ON PARKING LEVEL P1.

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28,
L.T.A."

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***

*** NO MISC NOTES FOUND

PARCEL IDENTIFIER (PID): 024-272-001

SHORT LEGAL DESCRIPTION:S/LMS3689/////10

MARG:

TAXATION AUTHORITY:

1 CITY OF VANCOUVER

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 10 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN LMS3689

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

MISCELLANEOUS NOTES:

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1