



**PROPERTY DISCLOSURE STATEMENT
 STRATA TITLE PROPERTIES**



Date of disclosure: ~~September 17, 2009~~ **OCTOBER 14, 2009**

The following is a statement made by the seller concerning the property or strata unit located at:
ADDRESS: STRATA UNIT # 2644 Point Grey Road Vancouver, BC

V6K 1A5

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.

		YES	NO	DO NOT KNOW	DOES NOT APPLY
1. GENERAL					
A.	Is the Property connected to a public sanitary sewer system?	<input checked="" type="checkbox"/>			
B.	Is the Property connected to a public water system?	<input checked="" type="checkbox"/>			
C.	Is the Property connected to a private or a community water system?		<input checked="" type="checkbox"/>		
(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?		<input checked="" type="checkbox"/>		
(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?		<input checked="" type="checkbox"/>		
F.	Is the Property serviced by a septic system/lagoon?		<input checked="" type="checkbox"/>		
(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?	<input checked="" type="checkbox"/>			
(ii)	Are you the "owner/developer" as defined in the Strata Property Act?		<input checked="" type="checkbox"/>		
H.	Nature of Interest/Ownership	Freehold <input checked="" type="checkbox"/>	Time Share <input type="checkbox"/>	Leasehold <input type="checkbox"/>	
		Undivided <input type="checkbox"/>	Baro Land <input type="checkbox"/>	Cooperative <input type="checkbox"/>	
I.	Management Company SELF MANAGED				
	Name of Manager _____ Telephone _____				
	Address _____				
J.	Strata Council President's Name _____ Telephone _____				
K.	Strata Council Secretary/Treasurer's Name _____ Telephone _____				
L.	Are the following documents available?	NO	Yes, Can Be Obtained From		
	Bylaws <input checked="" type="checkbox"/>				
	Rules/Regulations <input checked="" type="checkbox"/>				
	Year-to-date Financial Statements <input type="checkbox"/>		REALTOR		
	Current Year's Operating Budget <input type="checkbox"/>		REALTOR		
	All Minutes of Last 24 Months including Council, Special and AGM Minutes <input type="checkbox"/>		REALTOR		
	Engineer's Report and/or Building Envelope Analysis <input checked="" type="checkbox"/>				
M.	What is the monthly strata fee per month? \$ 236.25				
		YES	NO	DO NOT KNOW	DOES NOT APPLY
	Does this include: Management?	<input checked="" type="checkbox"/>			
	Heat?	<input checked="" type="checkbox"/>			
	Hot Water?	<input checked="" type="checkbox"/>			
	Gas Fireplace?	<input checked="" type="checkbox"/>			
	Garbage?	<input checked="" type="checkbox"/>			
	Sewer?	<input checked="" type="checkbox"/>			
	Recreation?				<input checked="" type="checkbox"/>
	Cable?				<input checked="" type="checkbox"/>
	Gardening?				<input checked="" type="checkbox"/>
	Concierge?				<input checked="" type="checkbox"/>
	Water?				<input checked="" type="checkbox"/>
	Other?				

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1. GENERAL (continued)	YES	NO	DO NOT KNOW	DOES NOT APPLY
N. (i) Number of Unit parking stalls <u>1</u> included and specific numbers _____ (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.?			<input checked="" type="checkbox"/>	
Q. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?			<input checked="" type="checkbox"/>	
R. Are you aware of any pet restrictions?			<input checked="" type="checkbox"/>	
S. Are you aware of any rental restrictions?			<input checked="" type="checkbox"/>	
T. Are you aware of any age restriction?			<input checked="" type="checkbox"/>	
U. Are you aware of any other restrictions? If so, provide details on page 3, Section 3 Additional Comments.			<input checked="" type="checkbox"/>	
V. Are you aware of any special assessment(s) voted on or proposed? (i) For how much?			<input checked="" type="checkbox"/>	
W. Have you paid any special assessment(s) in the past 6 years? (i) For how much?			<input checked="" type="checkbox"/>	
X. Are you aware of any current or pending local improvement levies/charges?			<input checked="" type="checkbox"/>	
Y. Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?			<input checked="" type="checkbox"/>	
Z. 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.)			<input checked="" type="checkbox"/>	
AA. Is this Unit or related common property covered by home warranty insurance under the Homeowner Protection Act?			<input checked="" type="checkbox"/>	
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?			<input checked="" type="checkbox"/>	
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?			<input checked="" type="checkbox"/>	
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?			<input checked="" type="checkbox"/>	

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

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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?	No			
B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				Yes
C. Are you aware of any additions or alterations made without a required permit?			Yes	
D. Are you aware of any structural problems with any of the buildings on the Property?			Yes	
E. Are you aware of any problems with the heating and/or central air conditioning system?			Yes	
F. Are you aware of any damage due to wind, fire or water?			Yes	
G. Are you aware of any infestation or unrepaired damage by insects or rodents?			Yes	
H. Are you aware of any leakage or unrepaired damage?			Yes	
I. Are you aware of any problems with the electrical system?			Yes	
J. Are you aware of any problems with the plumbing system?			Yes	
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?			Yes	
L. Are you aware of any problems with the swimming pool and/or hot tub?			Yes	Yes
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?			Yes	
N. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?			Yes	

3. 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 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)

[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.

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Date: 09/10/15 TITLE SEARCH PRINT Time: 18:51:43
Requestor: (P015033) STAR WEST REALTY LTD. DBA RE/MAX SELECT
TITLE - BV300003

VANCOUVER LAND TITLE OFFICE TITLE NO: BV300003
FROM TITLE NO: BT112118

APPLICATION FOR REGISTRATION RECEIVED ON: 31 JULY, 2003
ENTERED: 16 SEPTEMBER, 2003

REGISTERED OWNER IN FEE SIMPLE:

ROBERT EVANS, BUSINESSMAN
STELLA EVANS, BUSINESSWOMAN
2640 POINT GREY ROAD
VANCOUVER, BC
V6K 1A5
AS TO AN UNDIVIDED 1/2 INTEREST

DAVID CROMAR, BUSINESSMAN
CATHY CROMAR, BUSINESSWOMAN
314 RED ELM PLACE
SEFFNER, FLORIDA
33584
U.S.A.
AS TO AN UNDIVIDED 1/2 INTEREST AS JOINT TENANTS

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 010-417-699
STRATA LOT 3 DISTRICT LOT 192 STRATA PLAN VR. 2080 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: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

MORTGAGE

CA502210 2007-07-12 13:34
REGISTERED OWNER OF CHARGE:
HSBC BANK CANADA
CA502210

ASSIGNMENT OF RENTS

CA502211 2007-07-12 13:34
REGISTERED OWNER OF CHARGE:
HSBC BANK CANADA
CA502211

"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 ***