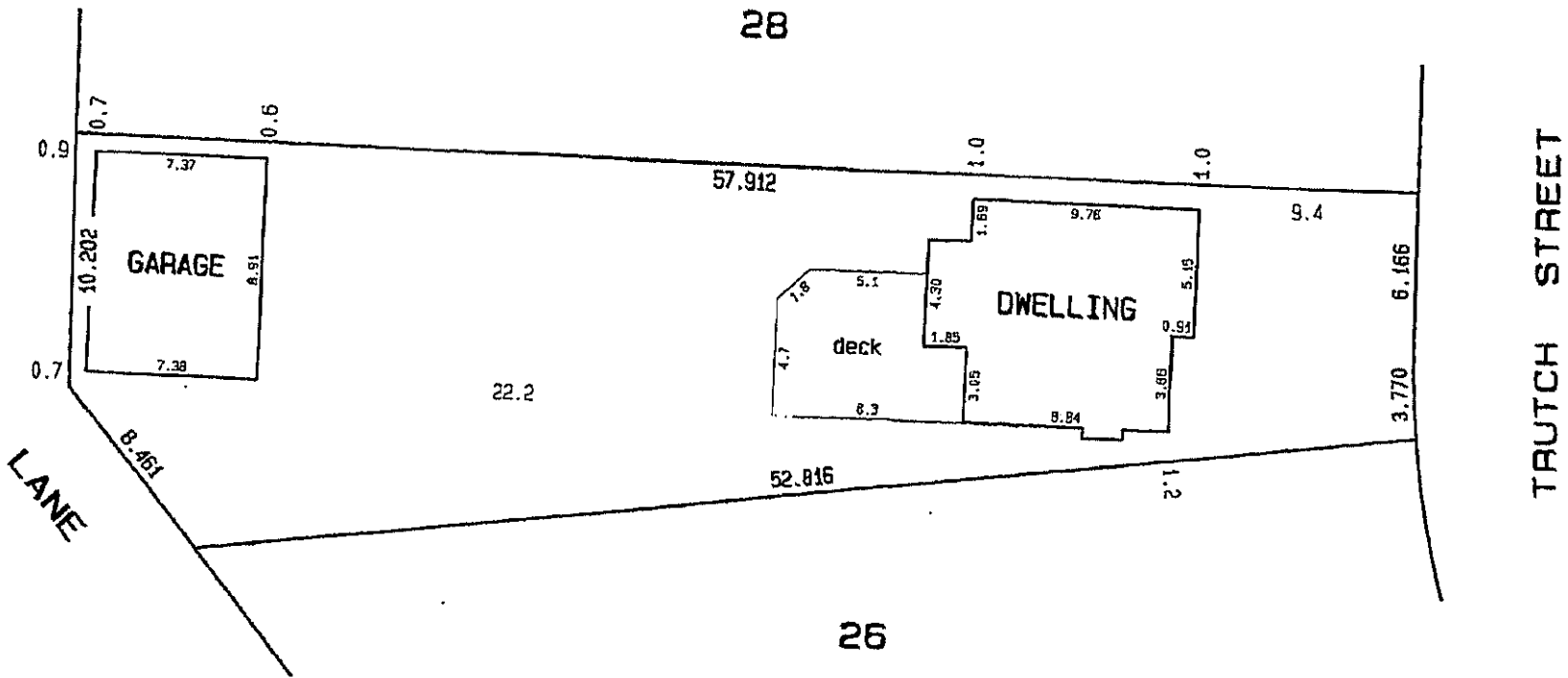


PLAN SHOWING THE LOCATION OF IMPROVEMENTS SITUATED UPON
LOT 27, BLOCK Y, DISTRICT LOT 139, PLAN 8426.
CITY OF VANCOUVER.

SCALE 1:300 (METRIC)



CERTIFIED CORRECT AS TO LOCATION AND DIMENSION OF IMPROVEMENTS
D. Prokopetz, ASCT, RSIS

DATED THIS 24th DAY OF MARCH, 2007.

NOTE: The location of features certified by this plan has been determined from existing survey monumentation and does not purport to be a location certified in relation to a boundary of land. We accept no responsibility for the unauthorized use or for any use of a copy not bearing an original embossed seal. Property line dimensions are according to Land Title Office records. This plan is not to be used for the re-establishment of property lines.

CIVIC ADDRESS
 #3249 Trutch Street
 Vancouver, B.C.

Westcoast Surveys Ltd.
 16264 80th Avenue
 Surrey, B.C. V4N 0X3
 tel 604-543-8665 fax 604-543-8610
 Our File: 3-123-07
 Your File: 50621

Date: 27-Apr-2010 TITLE SEARCH PRINT Time: 13:41:27
Requestor: (PO15033) STAR WEST REALTY LTD. DBA RE/MAX SEL Page 001 of 001
Folio: TITLE - CA407661

VANCOUVER LAND TITLE OFFICE TITLE NO: CA407661
FROM TITLE NO: CA269996

APPLICATION FOR REGISTRATION RECEIVED ON: 29 MARCH, 2007
ENTERED: 10 APRIL, 2007

REGISTERED OWNER IN FEE SIMPLE:
BARRY EDWARD CHRISTOFF, POLICY ANALYST
MARY-LUISA KAPELUS, EXECUTIVE DIRECTOR
3249 TRUTCH STREET
VANCOUVER, BC
V6L 2T3
AS JOINT TENANTS

TAXATION AUTHORITY:
CITY OF VANCOUVER

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 010-096-281
LOT 27 BLOCK Y DISTRICT LOT 139 PLAN 8426

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

MORTGAGE
CA407662 2007-03-29 15:28
REGISTERED OWNER OF CHARGE:
THE TORONTO-DOMINION BANK
CA407662

"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 ***

PROPERTY DISCLOSURE STATEMENT RESIDENTIAL



Date of disclosure: April 21/2010

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 3249 Trutch Street Vancouver, BC V6L 2T3 (the "Premises")

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.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		MK ✓		
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		MK ✓		
C. Is there a survey certificate available?				
D. Are you aware of any current or pending local improvement levies/charges?		MK ✓		
E. Have you received any other notice or claim affecting the Premises from any person or public body?		MK ✓		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
B. Are you aware of any problems with the water system?		MK ✓		
C. Are records available regarding the quantity and quality of the water available?		MK ✓		
D. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other _____				
E. Are you aware of any problems with the sanitary sewer system?		MK ✓		
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		MK ✓		
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				MK ✓
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?		MK ✓		MK ✓
B. To the best of your knowledge, is the ceiling insulated?	MK ✓			
C. To the best of your knowledge, have the Premises ever contained any asbestos products? <i>(Removal)</i>	MK ✓			
D. Has a final building inspection been approved or a final occupancy permit been obtained?			MK ✓	
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?			MK ✓	
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		MK ✓		
G. Are you aware of any structural problems with any of the buildings?		MK ✓		
H. Are you aware of any additions or alterations made in the last sixty days?		MK ✓		
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		MK ✓		

MK INITIALS

April 21, 2010

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3249 Trutch Street

Vancouver, BC

V6L 2T3

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?				MK ✓
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		MK ✓	✓	
L. Are you aware of any damage due to wind, fire or water?		MK ✓	✓	
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: <u>11</u> years)		MK ✓	✓	
N. Are you aware of any problems with the electrical or gas system?		MK ✓	✓	
O. Are you aware of any problems with the plumbing system?		MK ✓	✓	
P. Are you aware of any problems with the swimming pool and/or hot tub?				MK ✓
Q. Do the Premises contain unauthorized accommodation?		MK ✓	✓	
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?		MK ✓	✓	
S. Were these Premises 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 required Owner Builder Declaration and Disclosure Notice.)		MK ✓	✓	
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		MK ✓	✓	
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____		MK ✓	✓	
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?				
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 Premises?		MK ✓	✓	

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


 INITIALS

APRIL 21, 2010

DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 3249 Trutch Street

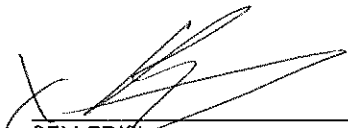
Vancouver, BC

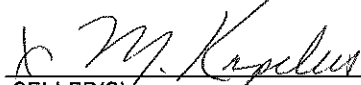
V6L 2T3

5. 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.


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 Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

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 Premises.



TANK REMOVAL SERVICE

Special Needs Consulting Service Inc.
d.b.a. SNR Tank Removal Service
6179 Dawson Street
Burnaby, BC V5B 2W5

September 29, 2006.

Brian Harvey
Lieutenant, Customer Service
Fire Prevention Division
201 - 456 West Broadway
Vancouver, BC V5Y 1R3

Title: **PROJECT COMPLETION LETTER**

Dear Lt. Brian Harvey,

This letter is to inform you of the completion of the buried furnace fuel storage **TANK REMOVAL** project for;

PERMIT: **FI 404977**
CLIENT: **Mr. Roger Lee and Ms. Doris Ecker**
PROJECT LOCATION: **3249 Trutch Street, Vancouver**
PROJECT COMPLETION DATE: **29 September 2006.**

Please find enclosed project photographs;

1. View of site before tank removal
2. View of tank void. Contaminated soil was found; ALARA Environmental monitored site clean-up and provided required reporting
3. View of site during excavation of contaminated soil

Also attached, please find;

- Copy of invoice from Sumas Environmental Services Inc. for disposal of tank content
- Copy of waste tracking form from Sumas Remediation Services Inc. for soil treatment & disposal
- Copy of invoice from Scott Road Trading Ltd. for tank disposal
- Copy of invoice from Lawnboy Enterprises Ltd. for fill materials used

Please do not hesitate to contact me for more information.

Yours truly,

Grandt Sathanielle
SNR Tank Removal Service
Ph/FAX (604) 435-172-2; Cel (604) 313-8998

CC *Mr. Roger Lee and Ms. Doris Ecker*
ALARA Environmental Health & Safety Ltd.
Environmental Protection Branch, City of Vancouver