



Date of disclosure: October 2, 2007

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

ADDRESS/STRATA UNIT # 103-898 Hamilton St.

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?					BS			
B. Is the Property connected to a public water system?					BS			
C. Is the Property connected to a private or a community water system?						BS		
(i) If yes, are you aware of any problems with the private or community water system?							/	BS
D. Is the Property serviced by a private well?						BS		
(i) If yes, are you aware of any problems with the private well?							/	BS
E. Are you aware of any underground oil storage tank(s) on the Property?						BS	/	/
F. Is the Property serviced by a septic system/lagoon?						BS		
(i) If yes, are you aware of any problems with the septic system/lagoon?							/	BS
(ii) If the system was installed after May 31, 2005, are maintenance records available?							/	BS
G. (i) Has this Unit been previously occupied?					BS			
(ii) Are you the "owner developer" as defined in the <i>Strata Property Act</i> ?						BS		
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>Century 21 Prudential</u>					/	/	/	/
Name of Manager _____ Telephone <u>604-273-1745</u>								
Address _____								
J. Strata Council President's Name _____ Telephone _____								
K. Strata Council Secretary Treasurer's Name _____ Telephone _____								
L. Are the following documents available?					/	/	/	/
Bylaws <input type="checkbox"/> NO <input type="checkbox"/> Yes, Can Be Obtained From								
Rules/Regulations <input type="checkbox"/> realtor _____								
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 type="checkbox"/> realtor _____								
M. What is the monthly strata fee per month? \$ _____					/	/	/	/
	YES	NO	DO NOT KNOW	DOES NOT APPLY				
Does this include: Management?	BS							BS
Heat?		BS				BS		
Hot Water?	BS				BS			
Gas Fireplace?				BS	BS			
Garbage?	BS				BS			
Sewer?	BS							BS
N. (i) Number of Unit parking stalls <u>2</u> included and specific numbers <u>67 & 69</u>					/	/	/	/
(ii) Are these (a) Limited Common Property? <input type="checkbox"/> (b) Rented? <input type="checkbox"/> (c) Assigned by Strata Corporation? <input checked="" type="checkbox"/>								
O. Storage Locker? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Number(s) <u>141</u> Is there additional common storage?						BS		
P. Does the Unit have any equipment leases or service contracts; i.e., security systems, water purification, etc.?						BS		
Q. Are you aware of any pending strata corporation policy or bylaw amendment(s) which may alter or restrict the uses of the Unit?						BS		
R. Are you aware of any pet restrictions? <u>Limit 2 PETS</u>					BS			
S. Are you aware of any rental restrictions?						BS		
T. Are you aware of any age restriction?						BS		
U. Are you aware of any other restrictions? If so, provide details on page 2, Section 3 Additional Comments.						BS		
V. Are you aware of any special assessment(s) voted on or proposed? (i) For how much? <u>1600</u>					BS			
W. Have you paid any special assessment(s) in the past 5 years? (i) For how much?						BS		

ADDRESS/STRATA UNIT # 103-898 Hamilton St.

1. GENERAL: (continued)		YES	NO	DO NOT KNOW	DOES NOT APPLY
X	Are you aware of any current or pending local improvement levies/charges? <u>\$1600</u>	BS		/	/
Y	Are you aware of any pending litigation or claim affecting the Property or Unit from any person or public body?		BS	/	/
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.)		BS		
AA	Is this Unit or related common property covered by third party "home warranty insurance"?		BS		
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?	BS			
B	Are you aware of any additions or alterations made without a required permit?		BS	/	/
C	Are you aware of any structural problems with any of the buildings on the Property?		BS	/	/
D	Are you aware of any problems with the heating and/or central air conditioning system?		BS	/	/
E	Are you aware of any damage due to wind, fire or water?		BS	/	/
F	Are you aware of any infestation or unrepaired damage by insects or rodents?		BS	/	/
G	Are you aware of any leakage or unrepaired damage?		BS	/	/
H	Are you aware of any problems with the electrical system?		BS	/	/
I	Are you aware of any problems with the plumbing system?		BS	/	/
J	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?		BS	/	/
K	Are you aware of any problems with the swimming pool and/or hot tub?		BS	/	/
L	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?		BS		/

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

Special Assessment of \$1600 for UPGRADES TO LOBBY, ELEVATORS,
 Upcoming Levie to complete minor maintenance recommendations
 From recent Building Envelope Study. (Caulking, etc)
 Amount is \$1000.

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 INFORMATION ON THE REVERSE SIDE OF THIS FORM


 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 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.



REAL ESTATE BOARD
OF GREATER VANCOUVER

**LAND TITLE
SEARCH RESULT**

FROM: Real Estate Board of Greater Vancouver
2433 Spruce St.
Vancouver, British Columbia
V3T 4W4

Telephone: (604) 730-3010
Facsimile: (604) 730-3100

Requested by: MLS Department

Page Count: 8 (including this page)

Date: Thursday, October 4, 2007

Transaction: 17004-0074

Your Reference: Ian J. Eggleton

MLS: V672404

RE/MAX Clara Hartree

(O): 604-926-6233, (F): 604-926-6929

Route: DC0070

Search Details

Sub-area: 22

Property Type: REA

PID: 018-117-627

Property Owner: B. SEVY/M. RICHARDSON

Civic Address: # 103 898 HAMILTON ST. CITY OF VANCOUVER

Legal Description: PL LMS740 LT3 DL541 LD 36 UNDIV 1366/141173 SHAR

For Your Information:

The Registered Owner address shown on the title may not reflect the legal address of the property. It is the mailing address of the owner for tax billing purposes.

VANCOUVER LAND TITLE OFFICE TITLE NO: CA324902
DECLARED VALUE 755000 FROM TITLE NO: CA215048

APPLICATION FOR REGISTRATION RECEIVED ON: 09 NOVEMBER, 2006
ENTERED: 15 NOVEMBER, 2006

REGISTERED OWNER IN FEE SIMPLE:

BRIAN JOHN SEVY, SALES MANAGER
MICHAEL DARREN RICHARDSON, BUSINESSMAN
103 - 898 HAMILTON STREET
VANCOUVER, BC
V6B 5W4
AS JOINT TENANTS

TAXATION AUTHORITY:

CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 018-117-627
STRATA LOT 3 DISTRICT LOT 541 STRATA PLAN LMS740 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 BE166234 OVER LOT E PLAN 22943, EXCEPT PART

IN AIR SPACE PLAN LMP1163

HERETO IS ANNEXED EASEMENT BE166235 OVER LOT E PLAN 22943 EXCEPT PART
IN AIR SPACE PLAN LMP1163

HERETO IS ANNEXED EASEMENT BE166236 OVER LOT E PLAN 22943 EXCEPT PART
IN AIR SPACE PLAN LMP1163

HERETO IS ANNEXED EASEMENT BE166237 OVER PART OF LOT E PLAN 22943
SHOWN ON EXPLANATORY PLAN LMP1165

HERETO IS ANNEXED EASEMENT BE166238 OVER PART OF LOT E PLAN 22943
SHOWN ON EXPLANATORY PLAN LMP1166

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER DATE TIME

COVENANT

GD105222 1990-10-01 11:03

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

GD105222

REMARKS: SECTION 215, L.T.A.

INTER ALIA

EASEMENT

BE166239 1991-07-29 14:37

REMARKS: SEE BE166234, PARA 2.2

APPURTENANT TO LOT E PLAN 22943

INTER ALIA

EASEMENT

BE166240 1991-07-29 14:37

REMARKS: SEE BE166234, PARA 3.2

APPURTENANT TO LOT E PLAN 22943

INTER ALIA

EASEMENT

BE166241 1991-07-29 14:37

REMARKS: SEE BE166234, PARA 4.2

APPURTENANT TO LOT E PLAN 22943

INTER ALIA

EASEMENT

BE166242 1991-07-29 14:37

REMARKS: SEE BE166234, PARA 5.2

PART SHOWN "AREA D" ON EXPLANATORY PLAN LMP1164

APPURTENANT TO LOT E PLAN 22943

INTER ALIA

EASEMENT

BE166243 1991-07-29 14:37
REMARKS: SEE BE166234, PARA 5.4
PORTIONS SHOWN ON EXPLANATORY PLAN LMP1167 AND
"AREA B AND C" ON EXPLANATORY PLAN LMP1164
APPURTENANT TO LOT E PLAN 22943
INTER ALIA

COVENANT

BE166244 1991-07-29 14:37
REGISTERED OWNER OF CHARGE:
CITY OF VANCOUVER
BE166244
REMARKS: SEE BE166234

SECTION 215, L.T.A.
INTER ALIA

COVENANT

BE166267 1991-07-29 14:38
REGISTERED OWNER OF CHARGE:
CITY OF VANCOUVER
BE166267
REMARKS: SECTION 215, L.T.A.
INTER ALIA

EASEMENT

BG42939 1993-02-05 14:34

REMARKS: APPURTENANT TO LOT F PLAN LMP2641
INTER ALIA

MORTGAGE

CA324903 2006-11-09 10:27
REGISTERED OWNER OF CHARGE:
VANCOUVER CITY SAVINGS CREDIT UNION
IN TRUST, SEE BL51963
CA324903

"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 ***

Strata plan: LMS740

VANCOUVER LAND TITLE OFFICE
COMMON PROPERTY STRATA PLAN: LMS740

LEGAL NOTATIONS:

SPECIAL RESOLUTION DESIGNATING LIMITED COMMON PROPERTY
SEE BK272547 DATE: 1996/08/28

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
CHARGE NUMBER DATE TIME

COVENANT

GD105222 1990-10-01 11:03

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

GD105222

REMARKS: SECTION 215, L.T.A.

INTER ALIA

EASEMENT

BE166234 1991-07-29 14:37

REMARKS: HERETO IS ANNEXED EASEMENT BE166234 OVER LOT E

PLAN 22943, EXCEPT PART IN AIR SPACE PLAN LMP1163

EASEMENT

BE166235 1991-07-29 14:37
REMARKS: HERETO IS ANNEXED EASEMENT BE166235 OVER LOT E
PLAN 22943, EXCEPT PART IN AIR SPACE PLAN LMP1163

EASEMENT

BE166236 1991-07-29 14:37
REMARKS: HERETO IS ANNEXED EASEMENT BE166236 OVER LOT E
PLAN 22943, EXCEPT PART IN AIR SPACE PLAN LMP1163

EASEMENT

BE166237 1991-07-29 14:37
REMARKS: HERETO IS ANNEXED EASEMENT BE166237 OVER PART
OF LOT E PLAN 22943 SHOWN ON EXPLANATORY PLAN

LMP1165

EASEMENT

BE166238 1991-07-29 14:37
REMARKS: HERETO IS ANNEXED EASEMENT BE166238 OVER PART
OF LOT E PLAN 22943 SHOWN ON EXPLANATORY PLAN
LMP1166

EASEMENT

BE166239 1991-07-29 14:37
REMARKS: SEE BE166234, PARA 2.2
APPURTENANT TO LOT E PLAN 22943
INTER ALIA

EASEMENT

BE166240 1991-07-29 14:37
REMARKS: SEE BE166234, PARA 3.2
APPURTENANT TO LOT E PLAN 22943
INTER ALIA

EASEMENT

BE166241 1991-07-29 14:37
REMARKS: SEE BE166234, PARA 4.2
APPURTENANT TO LOT E PLAN 22943
INTER ALIA

EASEMENT

BE166242 1991-07-29 14:37
REMARKS: SEE BE166234, PARA 5.2
PART SHOWN "AREA D" ON EXPLANATORY PLAN LMP1164
APPURTENANT TO LOT E PLAN 22943
INTER ALIA

EASEMENT

BE166243 1991-07-29 14:37
REMARKS: SEE BE166234, PARA 5.4
PORTIONS SHOWN "AREA B AND C" ON EXPLANATORY
PLAN LMP1164 AND PART IN EXPLANATORY PLAN LMP1167
APPURTENANT TO LOT E PLAN 22943

INTER ALIA

COVENANT

BE166244 1991-07-29 14:37
REGISTERED OWNER OF CHARGE:
CITY OF VANCOUVER
BE166244
REMARKS: SEE BE166234
SECTION 215, L.T.A.
INTER ALIA

COVENANT

BE166267 1991-07-29 14:38

REGISTERED OWNER OF CHARGE:
CITY OF VANCOUVER
BE166267
REMARKS: SECTION 215 L.T.A.
INTER ALIA

EASEMENT

BG42939 1993-02-05 14:34
REMARKS: APPURTENANT TO LOT F PLAN LMP2641
INTER ALIA

SPECIAL RESOLUTION

BG103832 1993-03-30 14:38

REMARKS: SPECIAL RESOLUTION DESIGNATING LIMITED COMMON
PROPERTY PURSUANT TO SECTION 53, CONDOMINIUM ACT

SPECIAL RESOLUTION

BG439599 1993-12-06 11:54

REMARKS: SPECIAL RESOLUTION DESIGNATING LIMITED COMMON
PROPERTY PURSUANT TO SECTION 53, CONDOMINIUM ACT

SPECIAL RESOLUTION

BG439600 1993-12-06 11:54

REMARKS: SPECIAL RESOLUTION DESIGNATING LIMITED COMMON
PROPERTY PURSUANT TO SECTION 53, CONDOMINIUM ACT

SPECIAL RESOLUTION

BG442297 1993-12-08 11:04

REMARKS: SPECIAL RESOLUTION DESIGNATING LIMITED COMMON
PROPERTY PURSUANT TO SECTION 53, CONDOMINIUM ACT

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

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

PARCEL IDENTIFIER (PID) : 018-117-627

SHORT LEGAL DESCRIPTION: S/LMS740/////3

MARG:

MISCELLANEOUS NOTES: