

**Strata Property Act**

**FORM B**

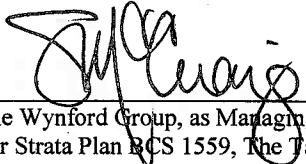
**INFORMATION CERTIFICATE**

(Section 59)

The Owners, Strata Plan **BCS 1559** certify that the information contained in this certificate with respect to Strata Lot **146** is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above **\$ 212.09**
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the *Strata Property Act*)  
**\$ 0.00**
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?  
☒ no ☐ yes (*attach copy of all agreements*)  
**To the best of our knowledge. The Owner should also be consulted re owner agreements.**
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved **\$ 0.00**
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year **Unknown**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund **\$277,687.40**
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?  
☒ no ☐ yes (*attach copy of all amendments*)
- (h) Are there any resolutions passed by a ¾ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?  
☒ no ☐ yes (*attach copy of all resolutions*)
- (i) Has notice been given for any resolutions requiring a ¾ vote or unanimous vote or dealing with an amendment to the bylaws that have not yet been voted on?  
☒ no ☐ yes (*attach copy of all notices*)
- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgements or orders against the strata corporation?  
☒ no ☐ yes (*attach details*)
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?  
☒ no ☐ yes (*attach copies of all notices or work orders*)
- (l) Number of strata lots in the strata plan that are rented **80**

Date: August 25, 2009

  
The Wynford Group, as Managing Agents  
For Strata Plan BCS 1559, The Taylor  
per: Sherry McCuaig  
Strata Manager

**NB: THIS FORM IS SUBJECT TO PROVISIONS CONTAINED IN THE COVER LETTER ATTACHED HEREWITH.**

*Strata Property Act*  
**Form J**  
**RENTAL DISCLOSURE STATEMENT**  
*(Section 139)*

**Re: Lot 3, Block 17, District Lot 541, Group 1, Plan LMP36143**

The development described above includes 251 residential strata lots.

The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

Description of Strata Lot <i>[strata lot number as shown on strata plan]</i>	Date Rental Period Expires <i>[month day, year]</i>
NIL	

In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out a further 251 residential strata lots, as described below, until the date set out opposite each strata lot's description.

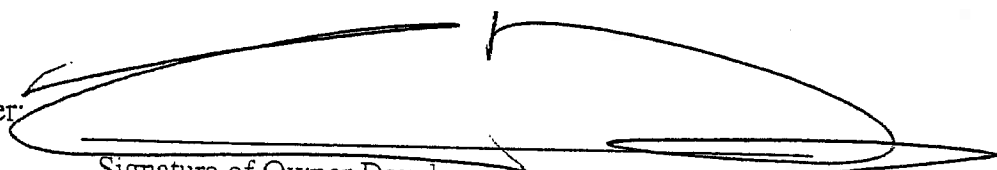
Description of Strata Lot <i>[strata lot number as shown on strata plan]</i>	Date Rental Period Expires <i>[month day, year]</i>
All	September 1, 2103

There is no bylaw of the strata corporation that restricts the rental of strata lots.

Date: August 29, 2002 *[month day, year]*.

**PINNACLE TAYLOR DEVELOPMENT PARTNERSHIP**

Per:

  
Signature of Owner Developer

Date: 09/08/10 TITLE SEARCH PRINT - VANCOUVER  
13:18:06  
Requestor: (PE11179) RE/MAX CREST REALTY (WESTSIDE)  
Page: 001

Time:

TITLE - BX75375

VANCOUVER LAND TITLE OFFICE TITLE NO: BX75375  
FROM TITLE NO: BX390184

APPLICATION FOR REGISTRATION RECEIVED ON: 16 DECEMBER, 2005  
ENTERED: 30 DECEMBER, 2005

REGISTERED OWNER IN FEE SIMPLE:  
SEAN PATRICK JONES, COLLEGE INSTRUCTOR  
CAROLINE JOANNA HOGG, COMPLIANCE MANAGER  
1506-550 TAYLOR STREET  
VANCOUVER, BC  
V6B 1R1  
AS JOINT TENANTS

TAXATION AUTHORITY:  
CITY OF VANCOUVER

DESCRIPTION OF LAND:  
PARCEL IDENTIFIER: 026-461-595  
STRATA LOT 146 BLOCK 17 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER  
DISTRICT  
STRATA PLAN BCS1559  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE  
UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

LEGAL NOTATIONS:  
HERITGAGE DESIGNATION BY-LAW, VANCOUVER CHARTER SECTION 593,  
SEE BJ91210 AND BV47125

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

COVENANT  
BV287453 2003-07-28 12:31  
REGISTERED OWNER OF CHARGE:  
CITY OF VANCOUVER  
BV287453  
REMARKS: INTER ALIA

COVENANT  
BV287458 2003-07-28 12:31  
REGISTERED OWNER OF CHARGE:  
CITY OF VANCOUVER  
BV287458  
REMARKS: INTER ALIA

COVENANT  
BX61505 2005-10-25 13:17  
REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER  
BX61505  
REMARKS: INTER ALIA

EASEMENT AND INDEMNITY AGREEMENT

CONTINUES ON PAGE 002

Date: 09/08/10                      TITLE SEARCH PRINT - VANCOUVER                      Time:  
13:18:07  
Requestor: (PE11179)   RE/MAX CREST REALTY (WESTSIDE)  
Page: 002  
   TITLE - BX75375

BX61509            2005-10-25   13:17  
REGISTERED OWNER OF CHARGE:  
CITY OF VANCOUVER  
BX61509  
REMARKS: INTER ALIA

STATUTORY RIGHT OF WAY  
BX61511            2005-10-25   13:17  
REGISTERED OWNER OF CHARGE:  
CITY OF VANCOUVER  
BX61511  
REMARKS: INTER ALIA

EQUITABLE CHARGE  
BX61513            2005-10-25   13:17  
REGISTERED OWNER OF CHARGE:  
CITY OF VANCOUVER  
BX61513  
REMARKS: INTER ALIA.

MORTGAGE  
BX75376            2005-12-16   12:52  
REGISTERED OWNER OF CHARGE:  
FIRST NATIONAL FINANCIAL CORPORATION  
INCORPORATION NO. A33931  
BX75376

"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 \*\*\*

Date: 09/08/10  
13:18:06

COMMON PROPERTY - VANCOUVER

Time:

Requestor: (PE11179) RE/MAX CREST REALTY (WESTSIDE)  
Page: 001

STRATA PLAN - BCS1559

LEGAL NOTATIONS:

HERITGAGE DESIGNATION BY-LAW, VANCOUVER CHARTER SECTION 593,  
SEE BJ91210 AND BV47125

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER      DATE      TIME

RESTRICTIVE COVENANT

BV287451      2003-07-28      12:31

REMARKS: PLAN BCP6499

APPURTENANT TO LOT 4 PLAN LMP36143

EASEMENT

BV287452      2003-07-28      12:31

REMARKS: PLAN BCP6499

APPURTENANT TO LOT 4 PLAN LMP36143

COVENANT

BV287453      2003-07-28      12:31

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

BV287453

REMARKS: INTER ALIA

COVENANT

BV287458      2003-07-28      12:31

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

BV287458

REMARKS: INTER ALIA

COVENANT

BX61505      2005-10-25      13:17

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

BX61505

REMARKS: INTER ALIA

STATUTORY RIGHT OF WAY

BX61507      2005-10-25      13:17

REGISTERED OWNER OF CHARGE:

CITY OF VANCOUVER

BX61507

REMARKS: INTER ALIA

PLAN BCP20496

EASEMENT AND INDEMNITY AGREEMENT

BX61509 2005-10-25 13:17  
REGISTERED OWNER OF CHARGE:  
CITY OF VANCOUVER

CONTINUES ON PAGE 002

Date: 09/08/10 COMMON PROPERTY - VANCOUVER Time:  
13:18:06  
Requestor: (PE11179) RE/MAX CREST REALTY (WESTSIDE)  
Page: 002  
STRATA PLAN - BCS1559

BX61509  
REMARKS: INTER ALIA

STATUTORY RIGHT OF WAY  
BX61511 2005-10-25 13:17  
REGISTERED OWNER OF CHARGE:  
CITY OF VANCOUVER  
BX61511  
REMARKS: INTER ALIA

EQUITABLE CHARGE  
BX61513 2005-10-25 13:17  
REGISTERED OWNER OF CHARGE:  
CITY OF VANCOUVER  
BX61513  
REMARKS: INTER ALIA

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

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

PROPERTY DISCLOSURE STATEMENT  
STRATA TITLE PROPERTIES



Date of disclosure: August 17th, 2009

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

ADDRESS/STRATA UNIT #: # 1506 550 TAYLOR ST

Vancouver

V6B 1R1

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?		✓			
B. Is the Property connected to a public water system?		✓			
C. Is the Property connected to a private or a community water system?		✓			
(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) 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?			✓		
F. Is the Property serviced by a septic system/lagoon?			✓		
(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?		✓			
(ii) Are you the "owner developer" as defined in the Strata Property Act?			✓		
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 Wynford Group					
Name of Manager Sherry McCuaig Telephone 604-261-0285					
Address					
J. Strata Council President's Name Telephone					
K. Strata Council Secretary Treasurer's Name Telephone					
L. Are the following documents available?					
Bylaws	NO <input type="checkbox"/> Yes, Can Be Obtained From				
Rules/Regulations	<input type="checkbox"/> Listing Realtor				
Year-to-date Financial Statements	<input type="checkbox"/> Listing Realtor				
Current Year's Operating Budget	<input type="checkbox"/> Listing Realtor				
All Minutes of Last 24 Months Including	<input type="checkbox"/> Listing Realtor				
Council, Special and AGM Minutes	<input type="checkbox"/> Listing Realtor				
Engineer's Report and/or Building Envelope Analysis	<input type="checkbox"/> Listing Realtor				
M. What is the monthly strata fee per month? \$ 212.09					
	YES NO DO NOT KNOW DOES NOT APPLY				
Does this include: Management?	✓				
Heat?	✓	✓			
Hot Water?	✓	✓			
Gas Fireplace?	✓	✓			
Garbage?	✓	✓			
Sewer?	✓	✓			
Recreation?	✓				
Cable?	✓	✓			
Gardening?	✓	✓			
Caretaker?	✓	✓			
Water?	✓	✓			
Other?	✓	✓			

INITIALS



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 <u>228</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) <u>146</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				
P. Does the Unit have any equipment leases or service contracts; i.e., security systems, water purification, etc.?		<input checked="" type="checkbox"/> CH		
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"/> CH		
R. Are you aware of any pet restrictions?	<input checked="" type="checkbox"/> CH			
S. Are you aware of any rental restrictions?		<input checked="" type="checkbox"/> CH		
T. Are you aware of any age restriction?		<input checked="" type="checkbox"/> CH		
U. Are you aware of any other restrictions? If so, provide details on page 3, Section 3 Additional Comments.		<input checked="" type="checkbox"/> CH		
V. Are you aware of any special assessment(s) voted on or proposed? (i) For how much?		<input checked="" type="checkbox"/> CH		
W. Have you paid any special assessment(s) in the past 5 years? (i) For how much?		<input checked="" type="checkbox"/> CH		
X. Are you aware of any current or pending local improvement levies/charges?		<input checked="" type="checkbox"/> CH		
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"/> CH		
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.)			<input checked="" type="checkbox"/> CH	
AA. Is this Unit or related common property covered by home warranty insurance under the <i>Homeowner Protection Act</i> ?	<input checked="" type="checkbox"/> CH			
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"/> CH		
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"/> CH		
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"/> CH		

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

CH INITIALS



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?	<input checked="" type="checkbox"/>			
B. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?				<input checked="" type="checkbox"/>
C. Are you aware of any additions or alterations made without a required permit?		<input checked="" type="checkbox"/>		
D. Are you aware of any structural problems with any of the buildings on the Property?		<input checked="" type="checkbox"/>		
E. Are you aware of any problems with the heating and/or central air conditioning system?		<input checked="" type="checkbox"/>		
F. Are you aware of any damage due to wind, fire or water?		<input checked="" type="checkbox"/>		
G. Are you aware of any infestation or unrepaired damage by insects or rodents?		<input checked="" type="checkbox"/>		
H. Are you aware of any leakage or unrepaired damage?		<input checked="" type="checkbox"/>		
I. Are you aware of any problems with the electrical system?		<input checked="" type="checkbox"/>		
J. Are you aware of any problems with the plumbing system?		<input checked="" type="checkbox"/>		
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?		<input checked="" type="checkbox"/>		
L. Are you aware of any problems with the swimming pool and/or hot tub?		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
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?		<input checked="" type="checkbox"/>		
N. Are you aware of any additions, alterations or upgrades made to the Unit that were not installed by the original developer?		<input checked="" type="checkbox"/>		

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.

x Sean P. Jones  
SELLER(S)

x C. H. Beggs  
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.

CH  
INITIALS