

FORM B

Strata Property Act

[am. B.C. Reg. 28/2011, Sch. 2.]

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan LMS 3459 certify that the information contained in this certificate with respect to Strata Lot 32 (unit 404) is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above. \$354.85
- (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*). \$(NIL)
- (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 [if yes, copies attached]
- (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. \$(NIL)
- (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. \$(NIL)
- (f) Amount in the contingency reserve fund minus expenditures which have already been approved but not yet taken from the fund [as at February 29, 2016] \$80,191.80
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
- No Yes [if yes, copies attached]
- (h) Are there any resolutions passed by a $\frac{3}{4}$ vote or unanimous vote that are required to be filed in the land title office but have not yet been filed in the land title office?
- No Yes [if yes, copies attached]
- (i) Has notice been given for any resolutions, requiring a $\frac{3}{4}$ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
- No Yes [if yes, copies attached]
- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?
- No Yes [if yes, copies attached]
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata corporation, the common property or the common assets?
- No Yes [if yes, copies attached]

(l) The number of strata lots in the strata plan that are rented: Six (6) that the strata corporation is aware of

(m) Are there any parking stall(s) allocated to the strata lot?

No Yes

(i) If no indicated:

No parking stall is available

No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) If yes indicated:

parking stall(s) number(s) _____ is/are part of the strata lot

parking stall(s) number(s) _____ is/are separate strata lot(s) or parts of a strata lot _____ [strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]

Parking stall(s) number(s) 29 is/are limited common property

Parking stall(s) number(s) _____ is/are common property

(iii) For each parking stall allocated to the strata lot that is common property:

Parking stall(s) number(s) _____ is/are allocated with strata council approval

Parking stall(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month

Parking stall(s) number(s) _____ may have been allocated by owner developer assignment

Details:

See Attached

[Provide background on allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attached are any applicable documents in the possession of the strata corporation.]

***Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**

(n) Are there any storage locker(s) allocated to the strata lot?

No Yes

(i) If no indicated:

No storage locker is available

No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) If yes indicated:

Storage locker(s) number(s) _____ is/are part of the strata lot

Storage locker (s) number(s) _____ is/are separate strata lot(s) or parts of a strata lot _____ [strata lot number(s), if known, for each storage locker that is a separate strata lot or part of a separate strata lot]

Storage locker (s) number(s) 24 is/are limited common property

Storage locker (s) number(s) _____ is/are common property

(iii) For each storage locker allocated to the strata lot that is common property:

Storage locker (s) number(s) _____ is/are allocated with strata council approval

Storage locker (s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month

Storage locker (s) number(s) _____ may have been allocated by owner developer assignment

Details:

See Attached

[Provide background on allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attached are any applicable documents in the possession of the strata corporation.]

***Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**

Required attachments

In addition to attachments mentioned above, section 59(4) of the *Strata Property Act* requires that copies of the following must be attached to this Information Certificate:

- the rules of the corporation
- the current budget of the corporation
- the owner developer's Rental Disclosure Statement under section 139, if any
- the most recent depreciation report, if any, obtained by the strata corporation under section 94

Date: [March 22, 2016]

C & C PROPERTY GROUP LTD.

Per:

Cam Carruthers, Strata Manager



Signature of Strata Manager, if authorized by the strata corporation