

Strata Property Act

Form B

Information Certificate

(Section 59)

The Owners of Strata Plan LMS4684 Residential Section, certify that the information contained in this certificate with respect to Strata Lot 26 is correct as of the date of this certificate.

(a) Monthly Strata Fees payable by the Owner of the strata lot described above is: **\$301.03**

(b) Any amount owing to the Strata Corporation by the Owner of the strata lot described above is: (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?

Yes, please see attached.

Since records may be unavailable or incomplete, purchaser should check bylaws, rules, and other documents registered at Land Titles Office and request the seller to disclose any applicable 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, any special levy that has been approved is due and payable immediately by the current owner.**

(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. **\$0.00, Final expenses may not be determined until the conclusion of the fiscal year.**

(f) Amount in the Contingency Reserve Fund minus any expenditures which have already been approved but not yet taken from the fund. This figure may not include emergency expenditures approved by the Strata Council. **\$282,543.00 as of August 31, 2022.**

(g) Are there any amendments to the Bylaws that are not yet filed in the Land Title office?

No-Not to the best of our knowledge

(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 that have not yet been filed in the Land Title office?

No-Not to the best of our knowledge

(h.1) Any windup (termination) resolution that has passed?

No - Not to the best of our knowledge

(i) Has notice been given for any Resolutions, requiring a $\frac{3}{4}$ vote or unanimous vote?

No - Not to the best of our knowledge

(j) Is the Strata Corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the Strata Corporation? **Yes, please see attached.**

(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 - Not to the best of our knowledge

(l) Number of strata lots in the Strata Plan that are rented.

This figure is to the best of our knowledge as reported to us is: **12**

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

Yes, Parking #29, and #218 - Parking is limited common property and may have been allocated by owner developer assignment.

Details:

*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?

Yes, Locker #701 - Locker is limited common property and may have been allocated by owner developer assignment.

Details:

*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 strata corporation;
- The current budget of the strata corporation;
- The owner developer's Rental Disclosure Statement (see strata section) under section 139, if any; and
- The most recent depreciation report, if any (see strata section), obtained by the strata corporation under section 94.

Date: October 20, 2022

Signature of Council Member

Signature of Second Council Member (not required if council consists of only one member)

OR



Signature of Strata Manager, if authorized by strata corporation