Strata Property Act

FORM B

INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan **LMS 4071** certify that the information contained in this certificate with respect to Strata Lot **54** is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above **$ 271.72**

(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)* **See attached**
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 **$270,139.73 (less $138,163.95 – see attached)**

(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)* **See attached re Third Party Notices (Small Claims Court)**
Also, Recovery Actions proceeding to collect chargebacks against 3 strata lots

(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 **62**

Date: September 26, 2008

The Wynford Group, as Managing Agents
For Strata Plan LMS 4071, Europa
per: Bettina Rodenkirchen
Strata Manager

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