

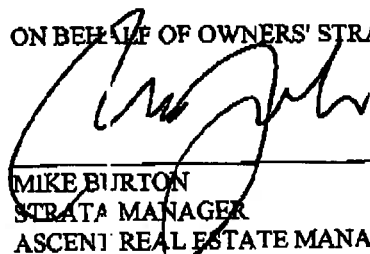
Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owner, Strata Plan VR 837 certify that the information contained in this certificate with respect to Strata Lot 3 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above. \$275.00
- (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]*
- (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 as at March 31, 2009? \$12,710.93
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund as at March 31, 2009. \$38,403.63
- (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 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 ☐ yes *[attach copy of all resolutions]*
- (i) Has notice been given for any resolutions, requiring a 3/4 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 judgments 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 3.

Dated this 4th day of May 2009.

ON BEHALF OF OWNERS' STRATA PLAN VR 837


 MIKE BURTON
 STRATA MANAGER
 ASCENT REAL ESTATE MANAGEMENT CORPORATION

Hastings Manor (vr837)
APPROVED BUDGET
Effective April 2008 to March 2009

Account		Budget 2008-2009
Income		
Operating Income	3000-0000	112,860.00
Contingency Reserve Income	3010-0000	5,940.00
Bylaw Fine Income	3020-0000	500.00
Interest Income	3030-0000	500.00
Move In/Out Fee	3040-0000	1,000.00
Parking Income	3050-0000	2,000.00
Laundry Income	3060-0000	8,000.00
Total Income		130,800.00
Expense		
Agent Fee	4000-0000	12,537.00
Council Administration	4018-0000	1,200.00
Insurance	4040-0000	8,500.00
Utilities	4051-0000	37,500.00
Garbage Collection	4056-0000	3,950.00
Enterphone	4116-0000	1,000.00
Elevator	4130-0000	3,223.00
Fire Protection	4142-0000	2,000.00
Garage Door Maintenance	4148-0000	2,000.00
Boiler/Mechanical	4150-0000	2,000.00
Repairs & Maintenance - General	4160-0000	13,000.00
R & M - Plumbing/Heating	4174-0000	16,750.00
Building Improvements	4190-0020	5,000.00
Supplies	4217-0000	300.00
Pest Control	4222-0000	500.00
Janitorial	4232-0000	6,750.00
Landscaping	4300-0000	5,000.00
Snow Removal	4310-0000	150.00
Leased Equipment	4410-0210	3,500.00
Total Expense		124,860.00
Surplus(deficit) from operations		5,940.00
Contingency Reserve Transfer	4800-0000	5,940.00
Total operating surplus(deficit)		0.00