

Strata Property Act
Form-B (section 59)
INFORMATION CERTIFICATE

The Owners, Strata Plan VAS 2808 certify that the information contained in this certificate with respect to Strata Lot 38 is correct as of the date of this certificate.

- a) Monthly strata fees payable to the owner of the strata lot described above \$ 231.14
- 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?
 Yes X No [*if balcony is enclosed, it becomes owner responsibility*]
- 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 \$ 231.14

The payment is to be made by October 1, 2007

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 (*see attached balance sheet*) _____

- f) Any amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund [*see attached balance sheet*] \$ 132,040.64
& AGM mins of February, 2007 and SGM mins of November, 2006
- g) Are there any amendments to the bylaws that are not yet filed in the land title office?
 Yes X No (*attach details*)
- 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?
 Yes X No (*attach details*)
- 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 been voted on?
 Yes X No (*attach details*)
- 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 X No [*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?
 Yes X No [*attach details*]
- l) Number of strata lots in the strata plan that are rented _____ 4

Date: July 23, 2007



Signature of Strata Manager

STRATA PLAN VAS 2808

MAINTENANCE FEES

January 01 - December 31, 2007

With Special Assessments of Extra One Month Maintenance due May 1 and October 1, 2007

(For Capital Funds - Plumbing Retrofit)

UNIT	UNIT ENTITLEMENT	AMOUNT
513	1291	\$ 315.10
514	1109	\$ 270.68
515	1114	\$ 271.90
516	998	\$ 243.59
601	1083	\$ 264.33
602	1031	\$ 251.64
603	606	\$ 147.91
604	982	\$ 239.68
605	1125	\$ 274.58
606	551	\$ 134.49
607	1095	\$ 267.26
608	947	\$ 231.14
609	1476	\$ 360.25
610	1477	\$ 360.50
611	1079	\$ 263.36
612	1092	\$ 266.53
613	1290	\$ 314.86
614	1110	\$ 270.92
615	1494	\$ 364.65
701	1085	\$ 264.82
702	824	\$ 201.12
703	883	\$ 215.52
704	984	\$ 240.17
705	1125	\$ 274.58
706	551	\$ 134.49
707	1093	\$ 266.77
708	875	\$ 213.57
709	1207	\$ 294.60
710	1206	\$ 294.35
711	1010	\$ 246.52
712	1092	\$ 266.53
801	1086	\$ 265.07

UNIT	UNIT ENTITLEMENT	AMOUNT
802	824	\$ 201.12
803	883	\$ 215.52
804	983	\$ 239.93
805	1125	\$ 274.58
806	551	\$ 134.49
807	1093	\$ 266.77
808	1492	\$ 364.16
809	1631	\$ 398.09
810	1088	\$ 265.55
901	1086	\$ 265.07
902	821	\$ 200.39
903	884	\$ 215.76
904	983	\$ 239.93
905	1124	\$ 274.34
906	551	\$ 134.49
907	885	\$ 216.01
908	1123	\$ 274.10
909	1193	\$ 291.18
910	1021	\$ 249.20
1001	1085	\$ 264.82
1002	1188	\$ 289.96
1003	1036	\$ 252.86
1004	1125	\$ 274.58
1005	551	\$ 134.49
1006	1488	\$ 363.18
1007	1614	\$ 393.94
1101	1555	\$ 379.54
1102	2085	\$ 508.90
1103	1936	\$ 472.53
TOTALS	<u>144013</u>	<u>\$ 35,149.98</u>
Total Annual Assessment		\$ 421,799.76

Strata Plan VAS 2808
Income Statement
For the Six Months Ending 30 June 2007

	Month Actual	Y-T-D Actual	Y-T-D Budget	2007 Budget
INCOME:				
Owner Contributions	\$ 35,149.99	\$ 210,899.89	\$ 210,900.00	\$ 421,800.00
Fines & Penalties	0.00	100.00	49.98	100.00
Move-in / Misc	31.00	956.00	750.00	1,500.00
Interest	198.01	1,117.85	1,080.00	2,160.00
Locker Revenue	450.00	2,700.00	2,700.00	5,400.00
Cable Room Rent	371.00	2,226.00	2,224.98	4,450.00
TOTAL INCOME	36,200.00	217,999.74	217,704.96	435,410.00
GENERAL EXPENSES				
Administration	(20.00)	1,118.99	1,750.02	3,500.00
Audit	0.00	3,074.00	2,800.00	2,800.00
Caretaker	3,236.53	19,413.19	20,200.02	40,400.00
Insurance/Appraisal	3,183.22	19,099.32	19,099.98	38,200.00
Legal/Consulting	0.00	0.00	499.98	1,000.00
Management	2,862.00	17,172.00	17,172.48	34,345.00
Security	6,391.99	10,701.82	7,500.00	15,000.00
Miscellaneous	0.00	366.31	499.98	1,000.00
Total General Expenses	15,653.74	70,945.63	69,522.46	136,245.00
BUILDING EXPENSES				
Elevator maintenance	0.00	8,273.30	7,500.00	15,000.00
Emergency Generator	0.00	1,133.81	750.00	1,500.00
Fire Panel Monitoring	408.90	811.70	825.00	1,650.00
Fire protection	0.00	0.00	2,500.02	5,000.00
Garbage collection	1,945.21	5,395.51	4,750.02	9,500.00
Hydro	0.00	12,476.76	18,400.02	36,800.00
Gas	5,141.73	38,490.84	35,500.02	71,000.00
Plumbing/Mechanical	2,815.92	12,305.80	9,250.02	18,500.00
Repairs and Maintenance	11,997.74	22,546.37	15,507.48	31,015.00
Supplies	785.71	2,483.86	3,250.02	6,500.00
Telephone/Cell	110.96	796.64	900.00	1,800.00
Water and Sewer	410.00	11,439.47	10,999.98	22,000.00
Window Cleaning	0.00	3,670.60	3,499.98	7,000.00
Total Building Expenses	23,616.17	119,824.66	113,632.56	227,265.00
GROUND EXPENSES				
Irrigation	83.07	319.28	750.00	1,500.00
Landscaping Maintenance	1,272.00	6,360.00	7,000.02	14,000.00
Landscaping Improvements	2,051.10	3,614.60	3,750.00	7,500.00
Total Grounds Expenses	3,406.17	10,293.88	11,500.02	23,000.00
RECREATION CENTRE EXPENSES (Pool, Washrooms, Exercise, Hot tub, Steam & Sauna Rooms)				
Pool Maintenance	0.00	0.00	199.98	400.00
Maintenance/Repairs & Equip.	581.76	4,036.66	4,500.00	9,000.00
Pool Supplies	230.60	230.60	750.00	1,500.00
Total Pool Expenses	812.36	4,267.26	5,449.98	10,900.00
TOTAL EXPENSES	43,488.44	205,331.43	200,105.02	397,410.00

prepared by:

Condex Property Management Ltd.

Strata Plan VAS 2808
Income Statement
For the Six Months Ending 30 June 2007

	Month Actual	Y-T-D Actual	Y-T-D Budget	2007 Budget
Income Before Adjustments	(7,288.44)	12,668.31	17,599.94	38,000.00
Contingency Reserve Alloc't'n	2,916.67	17,500.02	17,500.02	35,000.00
SURPLUS/(DEFICIT)	\$ (10,205.11)	\$ (4,831.71)	\$ 99.92	\$ 3,000.00

prepared by:

Condex Property Management Ltd.

Strata Plan VAS 2808

Balance Sheet
30 June 2007

ASSETS

Prime Investment Acct.	\$	22,111.87	
Prime Investment Account - CRF		132,040.64	
Plumbing Retrofit Fund		86,636.55	
Accounts Rec' - Maintenance		4,666.78	
Share Account		482.31	
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Total Assets	\$		245,938.15

LIABILITIES AND OWNER'S EQUITY

Accounts Payable - Insurance			19,299.32
Accounts Payable - Ext. Painting			11,118.66
Operating Fund Account			
Balance at Beginning of Year		1,674.69	
Surplus/(Deficit) Y.T.D.		(4,831.71)	
<hr/>			
			(3,157.02)
Contingency Reserve Fund Account			
Balance at Beginning of Year		162,632.32	
Allocation Y.T.D.		17,500.02	
Add - Contingency Interest		2,776.84	
Less-Tsfr Balance-Ext Painting		(37,853.25)	
Less - Security Cameras		(13,015.29)	
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			132,040.64
Plumbing Retrofit Fund			
Cap Fund - Plumbing Beginning		50,262.28	
Add - Special Assessment		35,149.98	
Add - Interest		1,224.29	
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			86,636.55
Exterior Painting Fund			
Balance Beginning of Year		(37,853.25)	
Add-Tsfer to CRF-Ext Painting		37,853.25	
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			0.00
Total Equity	\$		245,938.15

Strata Plan VAS 2808
Income Statement
For the Twelve Months Ending December 31, 2006

	Month Actual	Y-T-D Actual	Y-T-D Budget	2006 Budget
INCOME:				
Owner Contributions	\$ 33,547.00	\$ 402,555.00	\$ 402,500.00	\$ 402,500.00
Fines & Penalties	0.00	200.00	100.00	100.00
Move-in / Misc	50.00	2,311.00	1,500.00	1,500.00
Interest	231.01	2,371.02	1,680.00	1,680.00
Locker Revenue	450.00	5,370.00	5,400.00	5,400.00
Cable Room Rent	371.00	4,473.00	4,500.00	4,500.00
TOTAL INCOME	34,649.01	417,280.02	415,680.00	415,680.00
GENERAL EXPENSES				
Administration	847.80	3,681.93	2,300.00	2,300.00
Audit	0.00	2,675.00	2,500.00	2,500.00
Caretaker	3,706.50	39,080.59	36,000.00	36,000.00
Insurance/Appraisal	5,224.63	39,093.00	35,000.00	35,000.00
Legal/Consulting	0.00	727.69	1,000.00	1,000.00
Management	2,773.83	33,442.98	33,600.00	33,600.00
Security	4,058.77	10,643.47	12,000.00	12,000.00
Miscellaneous	307.46	744.80	1,000.00	1,000.00
Total General Expenses	16,918.99	130,089.46	123,400.00	123,400.00
BUILDING EXPENSES				
Elevator maintenance	0.00	15,959.47	14,000.00	14,000.00
Emergency Generator	0.00	974.31	1,500.00	1,500.00
Fire Panel Monitoring	0.00	1,618.20	1,650.00	1,650.00
Fire protection	99.37	4,299.98	5,000.00	5,000.00
Garbage collection	670.98	9,329.46	9,400.00	9,400.00
Hydro	2,843.50	34,132.52	34,800.00	34,800.00
Gas	7,079.99	68,253.98	68,000.00	68,000.00
Plumbing/Mechanical	2,036.74	15,537.82	18,000.00	18,000.00
Repairs and Maintenance	8,344.37	30,479.40	30,000.00	30,000.00
Supplies	0.00	6,200.07	6,000.00	6,000.00
Telephone/Cell	238.65	1,775.80	1,400.00	1,400.00
Water and Sewer	0.00	21,605.89	22,500.00	22,500.00
Window Cleaning	0.00	3,495.81	7,000.00	7,000.00
Total Building Expenses	21,313.60	213,662.71	219,250.00	219,250.00
GROUND EXPENSES				
Irrigation	0.00	1,775.55	1,500.00	1,500.00
Landscaping Maintenance	1,272.00	14,064.00	14,130.00	14,130.00
Landscaping Improvements	371.00	6,822.37	7,500.00	7,500.00
Total Grounds Expenses	1,643.00	22,661.92	23,130.00	23,130.00
RECREATION CENTRE EXPENSES				
(Pool, Washrooms, Exercise, Hot tub, Steam & Sauna Rooms)				
Pool Maintenance	0.00	325.00	900.00	900.00
Maintenance/Repairs & Equip.	2,124.22	7,146.96	6,500.00	6,500.00
Pool Supplies	192.55	889.12	1,500.00	1,500.00
Exercise Equipment	6,977.07	6,977.07	0.00	0.00
Total Pool Expenses	9,293.84	15,338.15	8,900.00	8,900.00
TOTAL EXPENSES	49,169.43	381,752.24	374,680.00	374,680.00
Income Before Adjustments	<14,520.42>	35,527.78	41,000.00	41,000.00
Contingency Reserve Alloc't'n	3,416.67	41,000.04	41,000.00	41,000.00
SURPLUS/(DEFICIT)	\$ <17,937.09>	\$ <5,472.26>	\$ 0.00	\$ 0.00

prepared by:

Condex Property Management Ltd.

Strata Plan VAS 2808

Balance Sheet
December 31, 2006

ASSETS

Prime Investment Acct.	\$	34,797.17	
Prime Investment Account - CRF		147,429.07	
Plumbing Retrofit Fund		50,262.28	
Accounts Rec' - Maintenance		2,734.06	
Prepaid Expense		1,181.90	
Share Account		463.06	
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Total Assets			\$ <u><u>236,867.54</u></u>

LIABILITIES AND OWNER'S EQUITY

Accounts Payable			40,151.50
Accounts Payable - Ext. Painting			20,000.00
Operating Fund Account			
Balance at Beginning of Year		7,146.95	
Surplus/(Deficit) Y.T.D.		<5,472.26>	
		<hr/>	
			1,674.69
Contingency Reserve Fund Account			
Balance at Beginning of Year		135,614.62	
Allocation Y.T.D.		41,000.04	
Add - Contingency Interest		6,945.51	
Less - Planters in Courtyard		<18,277.85>	
Less - Elevator		<2,650.00>	
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			162,632.32
Capital Fund - Plumbing Retrofit			
Add - Special Assessment		50,000.00	
Add - Interest		262.28	
		<hr/>	
			50,262.28
Capital Fund - Exterior Painting			
Balance Beginning of Year		32,708.00	
Special Assessment		33,547.00	
Less: Exterior Painting		<104,108.25>	
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			<37,853.25>
Total Equity			\$ <u><u>236,867.54</u></u>

GENERAL RULES FOR ALL AREAS:

1. All common area facilities are designated "**NON-SMOKING**". This includes all lobbies, hallways and corridors.
2. All of the facilities are used at the individual's own risk, inclusive of guests and visitors. The Strata Corporation assumes no liability whatsoever.
3. No one should in any way adversely affect the quality of living of any other resident of the complex by their actions or behavior when using any of the common area facilities.
4. Any tenant using any of the locked facilities is understood to have the registered owner's permission whereby the owner assumes all liability for their tenant's use and actions.
5. Reservations and access to locked facilities can be gained by calling **Condex Property Management Ltd., Monday to Friday, from 8:30 a.m. to 4:30 p.m.** A contract must be signed by the registered owner assuming liability and responsibility for any and all damages caused to the facility during use.
6. No bicycles are permitted in suites or transporting of bicycles through common hallways or elevator or on balcony areas.
7. Council notes past policy to fine \$500.00 should you be noted to be providing access to someone unknown to yourself.
8. Residents are required to complete, and regularly update, a Resident Information Form provided by the Manager.

CARD ROOM - SECOND FLOOR:

1. The room comes equipped with two tables and eight chairs.
2. This room is available for small meetings or playing cards. IT IS NOT A PARTY ROOM! Food and beverages are not allowed in this room.
3. A non-refundable deposit of \$5.00 payable to the Strata Corporation will be charged per use.

SOCIAL ROOM - RECREATIONAL CORRIDOR - LOBBY LEVEL:

1. The room comes equipped with a couch, love seat, two chairs, coffee table, end table, dining table and four chairs, two six-foot folding tables, 16 collapsible chairs, coffee urn, two thermos containers, electric kettle and fridge.
2. A non-refundable deposit of \$25.00 payable to the Strata Corporation is required, along with a refundable deposit of \$100.00.

3. Parties booked for this room must end before midnight and reasonable noise levels would be expected before then.
4. Users will be charged for extra cleaning services if the room requires it after their use. Such facility to be inspected by the Social Room Council Member before and after occupancy.

AQUATIC CENTRE:

1. Hours of use are **6:00 a.m. to 11:00 p.m.** There is no lifeguard on duty at any time. All guests must be accompanied by a resident while using the facilities.
2. Showers must be taken before using any of the facilities.
3. Users are expected to be properly clothed to and from these facilities. Please do not swim or use the hot tub in cut-offs or frayed clothing.
4. No children are allowed under the age of thirteen without constant supervision of an adult.
5. The users are to supply their own towels to sit on while using the Sauna and Steam Rooms.
6. Please dry off before leaving the facilities and FOOTWEAR MUST BE WORN.
7. The swimming pool is intended for swimming. NO HORSEPLAY.
8. No procedures of personal hygiene other than showering are allowed in the pool, sauna, or steam room. Unacceptable practices such as such as cutting hair, nails, or shaving, etc. are not permitted. A penalty of \$100.00 shall be levied for non-compliance.

EXERCISE ROOM:

1. Hours of use are **6:00 a.m. to 11:00 p.m.**
2. Adults only, no children are allowed under the age of thirteen.
3. Personal headset stereos only.
4. Consideration should be given to occupants of nearby apartments by not banging the weights down or in any way causing undue noise which may disturb residents.
5. Proper attire must be worn at all times: SHIRTS, SHORTS, SHOES. NO BARE FEET and NO WET BATHING SUITS are allowed.
6. Users of gym equipment are required to wipe clean exercise equipment after each use, with supplies provided in the room.

NOISE:

1. Your cooperation is requested in exercising consideration of your neighbors. Appliances can disturb your neighbors, particularly late in the evening or early morning hours. Please do not use your garborator, washer, clothes dryer or vacuum **after 11:00 p.m. or prior to 8:00 a.m.**

MOVING POLICY:

1. *Owners are required to notify the caretaker, at 604-739-8286, in writing, by signing an agreement form at least three days prior to their expected move-date, both into or out of the building.*
2. A "Move-In" and "Move-Out" fee is applicable for all moves, per Strata Corporation bylaws.
3. Elevator pad installation must be arranged by calling the caretaker at 604-739-8286, or Condex Management at 604-682-5611, at least three days prior to move date.
4. "Elevator hold key" and "loading bay access" is to be arranged by calling the caretaker.
5. At no time should the loading dock or the lobby entrance door be left unsupervised. Supervision is required to prevent unauthorized building access. Any party found in violation of such will be subject to a fine of \$500.00.

I.R.T. POLICY:

1. Residents are entitled to purchase up to three I.R.T.s per unit at a cost of **\$60.00** each.
2. A maximum of one extra I.R.T. per suite may be purchased at a cost of **\$200.00** for the fourth.
3. All IRTs are numbered and shall be registered by suite number of the holder, through Condex Property Management before being issued and activated.
4. All residents are required to maintain a record of their I.R.T. number(s). Engraving is available by contacting your caretaker, at **604-739-8286** and leaving a message.
5. IRTs are for the personal use of residents only.
6. In the case of a service person, such as a cleaner, the resident is advised to arrange access personally or through neighbors.
7. Lost or damaged IRTs shall be the responsibility of the registered owner of the suite to report to Condex Management for deactivation.

PARKING POLICY - VISITOR:

1. Stalls available - 11 for bona fide visitors, outside fencing on P-1, each stall to be clearly marked:

VISITOR PARKING ONLY - All Vehicles Must Display Suite # on Dashboard

Note: Five additional stalls are set aside for the Commercial Strata Lot and are to be marked:

RESERVED

8:00 a.m. - 5:00 p.m.

Weekdays

2. Immediately upon arrival, visitors shall place a note on the dashboard of their vehicle stating suite number being visited.

3. Residents are responsible to see that their visitors abide by the above. The Strata Corporation assumes no liability for vehicles that are parked in the visitor parking area, or if any vehicle should be towed for non-compliance of policy.

PARKING POLICY - RESIDENT:

1. All residents shall be issued one "M/C" parking tag for each assigned parking stall, which must be prominently displayed on or above the dashboard. If a parking tag has not been issued to you, please obtain an "M/C" parking tag from your caretaker at 604-739-8286, from 7:30 am – 3:30 pm weekdays, which may be surrendered upon quitting tenancy or sale of unit. Preferably, the parking tag would be turned over to new resident or owner of said unit.
2. Lost or damaged tags may be replaced at a cost of \$10.00.
3. No storage of any kind is allowed in parking spaces.
4. **TAIL-GATING** both in and out, as well as **passing** a vehicle under the gate, will set off the alarm system. If an on-coming vehicle has opened the gate, you must still use your own I.R.T. to avoid setting off the alarm.
5. Any vehicle parked within the overhead gates, not identified by an M/C may be towed at owner's expense.
6. Any assigned stall not being used may be rented or leased, but only to a fellow resident. Such arrangement must be recorded with, and approved by, Condex Property Management Ltd.
7. No major repairs or adjustments shall be made to vehicles on the premises.
8. Vehicles may only be washed in the loading bay area. Vehicles are to be washed in such manner as will not cause nuisance or annoyance to other residents.
9. The maximum speed shall be **7 km/hr**. Horns are not to be sounded in the entrance driveway or within the parking area.
10. Each resident shall be responsible for cleaning up oil leakage in his/her parking stall as well as for the maintenance of same in a neat and orderly condition, failing which, after suitable notice, Council will arrange for such cleaning at the resident's expense.
11. Drivers are required to wait for complete garage gate closure, either upon entering or leaving the parking garage.
12. Third Party Liability must be carried for any residents' vehicle temporarily stored in their assigned parking space. Such coverage shall be filed with the Caretaker within 48 hours. Failure to comply could result to towing of said vehicle or fine levied.

PROPERTY LISTING/OPEN HOUSE POLICY:

1. It is owner's responsibility to ensure the Real Estate agent conducting a showing will escort the viewers in and out of the building, without exception. This may necessitate an agent in the lobby and the suite.

Open houses shall be for no more than 4-hour duration.

Dear Residents:

As you probably know, we live in an airtight building and as such require your help in reducing excessive condensation by following these recommendations:

- Please open your windows at least once a day. Preferably, windows should be somewhat open throughout the day, year round.
- Please use fans in the kitchen and bathroom while cooking and bathing.
- If water is pooling your window ledges and tracts, please mop up, as this water will eventually leak into surrounding drywall, causing damage.

By following the first two recommendations, you should eliminate water pooling in your window ledges and tracts.

Condensation:

- Will occur on any surface that is below dew point temperature of the air in contact with it. When condensation becomes excessive, the moisture must be decreased, or the ventilation increased.

Problems Caused by Excessive Condensation:

- Condensation on windows usually occurs because they have the lowest temperature, thus breaking the seal on our double glazed windows, they are no longer airtight or efficient and therefore must be replaced.
- Leakage from condensation on windows eventually drips into walls damaging interior drywall.
- Walls are normally warmer, but condensation on walls, closets, or where circulation of warm air is restricted, this leads to mildew and growth of mold.

Prevention of Excessive Condensation:

To reduce moisture load in suites caused by cooking, showers, baths, or other household activities that produce high quantities of moisture:

- Ventilation is generally the most effective. Windows nearest the source of moisture should be open daily.
- Turn on fans in kitchen and bathroom while cooking, or taking showers, baths, etc. Fans should be left on a minimum of 25 minutes.
- Heat should be at a consistent level, 20degrees on your thermostat if weather permits, with added ventilation to circulate air.

We are circulating this memo to all residents to make them aware of the need to keep our suites well ventilated, to avoid excessive condensation.

Thank you kindly for your cooperation.
STRATA COUNCIL VAS 2808

Rules & Regulations

Strata Plan VAS 2808

RATIFIED BY OWNERS

February 27th, 2007 Renovation Form Policy:

For any renovation in the Santa Fe building, trades are not permitted to access through the lobby but must use the elevator access at the garage level. The caretaker is to be advised to ensure elevator pads are in the elevator and the Renovation Form is signed.