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Strata Property Act

**FORM B**

**INFORMATION CERTIFICATE**

(Section 59)

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The Owners, Strata Plan BCS741 certify that the information contained in this certificate with respect to Strata Lot 120 is correct as of the date of this certificate.

- (a) Monthly strata fee payable by the owner of the strata lot described above \$196.07.
- (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 alternations to the strata lot, the common property or the common assets?

no                       yes *[attach copy of all agreements]*

(It is expected for the buyer to confirm with the seller any existence of agreements in their name)

- (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.

The payment is to be made by \_\_\_\_\_ [month, day, year].

- (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.
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$260,758.56 (Amount as of February 2010 and may include contingency receivable).

- (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.....62

Dated this 30<sup>th</sup> day of March 2010.

\_\_\_\_\_  
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  
Grant Knowles

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**NOTICE REGARDING  
PROPERTY DISCLOSURE STATEMENT**

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Please note that, as Property Manager for Strata Corporation BCS741 with the civic address of #1704 - 989 Beatty Street, Vancouver, BC have not been consulted by the Seller or the Seller's agent with respect to the preparation of a Property Condition Disclosure Statement for the subject property.

**AWM-ALLIANCE REAL ESTATE GROUP LTD.**



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Grant Knowles  
Strata Manager

Dated this 30<sup>th</sup> day of March 2010.

**BALANCE SHEET**  
February 2010  
Prepared For Property: The Nova  
AWM-Alliance Real Estate Group Ltd.

1050	Operating Cash	93,875.88	
1060	Contingency Cash	260,758.56	
1075	Capital Improvement Funds	71,107.46	
1100	Tenant Receivables	16,823.66	
1115	Accounts Receivables - Others	79.00	
1170	Prepaid Insurance	6,053.23	
1200	Prepaid Expenses	485.34	
1210	Caretaker Suite	188,788.85	
	<b>Total Assets</b>		<u><u>637,971.98</u></u>
2000	Accounts Payable	27,530.68	
2020	Prepaid Strata Fee	6,351.36	
2035	Caretaker Mortgage Liability	115,306.69	
2040	Accrued Liability	13,964.06	
	<b>Total Liabilities</b>		<u>163,152.79</u>
3005	Contingency Reserve	260,758.56	
3008	Capital Improvement Funds	71,107.46	
3030	Caretaker Suite Equity	73,482.16	
3999	Current Year Earnings/Loss	69,471.01	
	<b>Total Capital</b>		<u>474,819.19</u>
	<b>Total Liabilities plus Capital</b>		<u><u>637,971.98</u></u>

**OPERATING STATEMENT**  
 February 2010  
 Prepared For Property: The Nova  
 AWM-Alliance Real Estate Group Ltd.

		Current Month			Year To Date		
		Actual	Budget	Variance (\$)	Actual	Budget	Variance (\$)
<b>Income</b>							
4000	Rent/Lease Income	800.00	800.00	0.00	6,400.00	6,400.00	0.00
4080	Strata Fees	47,436.55	47,436.50	0.05	379,492.40	379,492.00	0.40
4100	NSF/Late Fee Income	500.00	166.67	333.33	2,400.00	1,333.36	1,066.64
4160	Interest Income	22.35	62.50	(40.15)	174.65	500.00	(325.35)
4200	Guest Suite Income	225.00	708.33	(483.33)	4,275.00	5,666.64	(1,391.64)
4210	Move In/Out Fee	600.00	500.00	100.00	8,075.00	4,000.00	4,075.00
4990	Other Income	725.00	333.33	391.67	5,664.09	2,666.64	2,997.45
<b>TOTAL INCOME</b>		<b>50,308.90</b>	<b>50,007.33</b>	<b>301.57</b>	<b>406,481.14</b>	<b>400,058.64</b>	<b>6,422.50</b>
<b>Expenses</b>							
5080	Janitorial	3,202.50	3,202.50	0.00	25,620.00	25,620.00	0.00
5090	Resident Manager	1,575.00	1,575.00	0.00	13,100.00	12,600.00	500.00
5095	Relief Manager	525.00	525.00	0.00	4,399.50	4,200.00	199.50
5100	Security Labour	151.20	500.00	(348.80)	2,872.80	4,000.00	(1,127.20)
5105	Caretaker Suite - strata fees	294.11	294.11	0.00	2,352.88	2,352.88	0.00
5110	Administration/Postage	181.49	500.00	(318.51)	3,032.72	4,000.00	(967.28)
5140	Telephone	125.53	141.67	(16.14)	1,000.16	1,133.36	(133.20)
5150	Enterphone	0.00	2,000.00	(2,000.00)	7,047.16	16,000.00	(8,952.84)
5160	Fire Equip. Monitoring/Maint	0.00	1,083.33	(1,083.33)	8,282.75	8,666.64	(383.89)
5195	PM Fees	3,000.00	3,000.00	0.00	24,000.00	24,000.00	0.00
5200	Maintenance & Repairs	1,841.45	2,233.42	(391.97)	10,466.94	17,867.36	(7,400.42)
5210	Cominon Area Painting	0.00	291.66	(291.66)	2,882.25	2,333.28	548.97
5220	Elevator	1,417.50	1,750.00	(332.50)	11,340.00	14,000.00	(2,660.00)
5230	Window Cleaning	0.00	500.00	(500.00)	0.00	4,000.00	(4,000.00)
5240	Gardening	1,102.50	1,400.00	(297.50)	8,977.50	11,200.00	(2,222.50)
5250	Plumbing/HVAC Repairs	367.50	2,083.33	(1,715.83)	10,376.30	16,666.64	(6,290.34)
5255	HVAC Maintenance Contract	0.00	375.00	(375.00)	2,131.50	3,000.00	(868.50)
5260	Security Equipment Repairs	3,050.40	166.66	2,883.74	8,938.56	1,333.28	7,605.28
5270	Building Supplies	475.91	750.00	(274.09)	7,887.09	6,000.00	1,887.09
5280	Recreation Expenses	1,108.13	833.33	274.80	7,836.82	6,666.64	1,170.18
5290	Building Envelope Maintenance	0.00	416.66	(416.66)	0.00	3,333.28	(3,333.28)
5300	Electricity	3,730.41	3,500.00	230.41	26,845.35	28,000.00	(1,154.65)
5310	Water & Sanitation	2,294.31	3,416.67	(1,122.36)	28,996.03	27,333.36	1,662.67
5320	Trash Collection	1,366.17	1,583.33	(217.16)	11,919.91	12,666.64	(746.73)
5330	Natural Gas	2,713.62	6,083.33	(3,369.71)	31,584.18	48,666.64	(17,082.46)
5340	Dryer Vent Cleaning	0.00	416.66	(416.66)	(2,171.40)	3,333.28	(5,504.68)
5345	Parkade Cleaning	0.00	500.00	(500.00)	0.00	4,000.00	(4,000.00)
5350	Flooring Maintenance	0.00	416.66	(416.66)	131.25	3,333.28	(3,202.03)
5410	Bank Charges	52.74	33.33	19.41	421.92	266.64	155.28
5420	Mortgage Interest/Principal	792.00	844.00	(52.00)	6,868.00	6,752.00	116.00
5440	Legal & Accounting	0.00	41.67	(41.67)	0.00	333.36	(333.36)
5505	Ppty Tax - Caretaker's Suite	121.33	141.67	(20.34)	967.28	1,133.36	(166.08)
5510	Fees & Permits	0.00	75.00	(75.00)	0.00	600.00	(600.00)
5520	Insurance	3,026.64	3,500.00	(473.36)	24,213.12	28,000.00	(3,786.88)
5530	Guest Suite Cleaning	60.40	416.67	(356.27)	1,356.20	3,333.36	(1,977.16)
5600	Contingency Reserve	5,416.67	5,416.67	0.00	43,333.36	43,333.36	0.00
<b>TOTAL EXPENSES</b>		<b>37,992.51</b>	<b>50,007.33</b>	<b>(12,014.82)</b>	<b>337,010.13</b>	<b>400,058.64</b>	<b>(63,048.51)</b>
<b>NET OPERATING INCOME</b>		<b>12,316.39</b>	<b>0.00</b>	<b>12,316.39</b>	<b>69,471.01</b>	<b>0.00</b>	<b>69,471.01</b>