

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan LMS 482 [the registration number of the strata plan] certify that the information contained in this certificate with respect to Strata Lot 45 [strata lot number as shown on strata plan] is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above \$349.67
- (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*) \$20,495.54
(See attached for breakdown. Current owner was able to pay Special Assessment of \$19,746.20 in installments on Jan 1, Mar 1, May 1 & Jul 1, 2018. However, full amount must be paid on sale of a unit.)
- (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
- (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 see (b) above
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$324,282.12
\$280,726.86 CRF; \$7,000.00 Depreciation Report; \$18,490.00 painting; \$18,065.26 Roof)
- (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 $\frac{3}{4}$ 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
 Yes *[attach copy of all resolutions]*
- (h.1) Are there any winding-up resolutions that have been passed?
 No
 Yes *[attach copy of all resolutions]*
- (i) Has notice been given for any resolutions, requiring a $\frac{3}{4}$ 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, or tribunal proceeding 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 0 ***(no rentals permitted)***

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

- No - parking is in garage**
 Yes

(i) *if no, complete the following by checking the correct box*

- No parking stall is available
 No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) *if yes, complete the following by checking the correct box(es) and indicating The parking stall(s) to which the checked box(es) apply.*

- Parking stall(s) number(s) garage is/are part of the strata lot
 Parking stall(s) number(s) _____ is/are separate strata lot(s) or parts of a strata lot _____ *[strata lot number(s) if known, for each parking stall that is a separate strata lot or part of a separate strata lot]*
 Parking stall(s) number(s) _____ is/are limited common property
 Parking stall(s) number(s) _____ is/are common property

(iii) *For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.*

- Parking stall(s) number(s) _____ is/are allocated with strata council approval*
 Parking stall(s) number(s) _____ is are allocated with strata council approval and rented at \$ _____ per month
 Parking stall(s) number(s) _____ may have been allocated by owner developer assignment.

Details:

No additional or rental parking stalls

[Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***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 the strata lot?

- No
 Yes

(i) if no, complete the following by checking the correct box

- No storage locker is available**
 No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating The storage locker(s) to which the checked box(es) apply.

- Storage locker(s) number(s) _____ is/are part of the strata lot
 Storage locker(s) number(s) _____ is/are separate strata lot(s) or part(s) of a separate strata lot _____ [strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]
 Storage locker(s) number(s) _____ is/are limited common property
 Storage locker(s) number(s) _____ is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- Storage locker(s) number(s) _____ is/are allocated with strata council Approval*
 Storage locker(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*
 Storage locker(s) number(s) _____ may have been allocated by owner developer assignment

Details:

No storage lockers

[provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation]

***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; No separate Rules
- The current budget of the strata corporation;
- The owner developer's Rental Disclosure Statement under section 139, if any; and
- The most recent depreciation report, if any, obtained by the strata corporation under section 94. No Depreciation Report

Date: January 30, 2018

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
Chelsea Leask

Please check Strata Bylaws for important move in and move out information.

Tenant Unpaid Charges

Property= lms482

Date	Description	Charge	Payments	Balance	Ctr
Lease - Far (0011534)					
11/23/2017	S/A Roof - Due Jan 1, 2018	4,936.55	0.00	4,936.55	C-335563
11/23/2017	S/A Roof - Due Mar 1, 2018	4,936.55	0.00	9,873.10	C-335629
11/23/2017	S/A Roof - Due May 1, 2018	4,936.55	0.00	14,809.65	C-335695
11/23/2017	S/A Roof - Due Jul 1, 2018	4,936.55	0.00	19,746.20	C-335761
12/1/2017	Strata Fees	349.67	0.00	20,095.87	C-333878
12/18/2017	Late Fee late fees to Dec 10, 2017(1), Flat Amount: strata	25.00	0.00	20,120.87	C-336728
1/1/2018	Strata Fees	349.67	0.00	20,470.54	C-341734
1/11/2018	Late Fee Late fees to Jan 10, 2018(1), Flat Amount: strata	25.00	0.00	20,495.54	C-343991