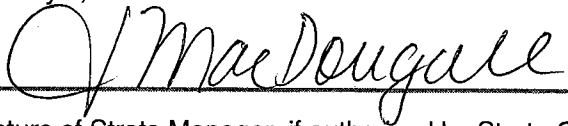


Strata Property Act
SECTION 59 (Form B) INFORMATION CERTIFICATE

The Owners of Strata Plan NW2671, certify that the information contained in this certificate with respect to Strata Lot 66 #415 - 1215 Lansdowne Drive COQUITLAM, BC is correct as of the date of this certificate.

(a)	Monthly Strata Fees payable by the Owner of the strata lot described above	\$246.25
(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)	\$25.36
(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? Not to the Best of Our Knowledge Since records may be unavailable or incomplete, purchaser should check bylaws, rules, and other documents registered at Land Titles Office and request the seller to disclose any applicable 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. Final expenses may not be determined until the conclusion of 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. This figure may not include emergency expenditures approved by the Strata Council.	\$108,607.95
(g)	Are there any amendments to the Bylaws that are not yet filed in the Land Title office? NO - not to the best of our knowledge	
(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 - not to the best of our knowledge	
(i)	Has notice been given for any Resolutions, requiring a $\frac{3}{4}$ vote or unanimous vote? NO - not to the best of our knowledge	
(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 (see attached 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 - not to the best of our knowledge	
(l)	Number of strata lots in the Strata Plan that are rented. This figure is to the best of our knowledge as reported to us.	
		2

Date: July 7, 2008



Signature of Strata Manager, if authorized by Strata Corporation

**Hammerberg
Altman
Beaton
& Maglio LLP**

Soren Hammerberg*
Joel Altman*
Mandeep S. Randhawa*
Jennifer L. Neville
Douglas T.K. Chiu

David M. Maglio
G. Stephen Hamilton*
Dale M. McGregor
Krista L. Simon
Sanjeeta K. Johal

Melvin W. Beaton*
James T. McBride*
Joel D. Zanatta
David J. Sinnott
Polina Hristov

Telephone: (604) 269-8500
Facsimile: (604) 269-8511
Toll Free: 1-888-LAW-5544
website: www.hammerco.net

File No. 05593

June 10, 2008

VIA EMAIL ONLY

Baywest Management Corporation
13520 78 Avenue
Surrey, BC
V3W 8J6

Attention: Joan MacDougall
jmacdougall@baywest.ca

Dear Sirs/Mesdames:

Re: The Owners, Strata Plan NW2671 v. 556108 B.C. Ltd. et al
S.C.B.C. Vancouver Registry Action No. S053957

We enclose for your review a copy of the letter from Fitzpatrick & Co., the mediator for your claim.

You will note that a mediation date has been set for October 17, 2008, which was the earliest available date for all the parties involved in the action.

Unfortunately, it will be necessary to reschedule the trial date to a date after the mediation. If the mediation is not successful then it will be necessary to proceed to trial thereafter. However, as discussed previously, it is in the best interests of the strata corporation to avoid a trial if possible, given the expense and the uncertainty of the outcome.

Yours very truly,

HAMMERBERG ALTMAN BEATON & MAGLIO LLP

G. STEPHEN HAMILTON
GSH/ac

Enclosure: Copy of letter from Fitzpatrick & Co. ☒
cc: Peter Slack, via email: pslack@shaw.ca

*Judgments, Court Proceedings,
Arbitrations and Subsequent Orders
Please see Section (J) on Form B*

VIA E-MAIL

File No.: 08-1960W595

June 6, 2008

Hammerberg & Company
Barristers and Solicitors
#1220 – 1200 West 73rd Avenue
Vancouver, B.C. V6P 5G5

Attention: Stephen Hamilton
(The Owners, Strata Plan NW2671)

Singleton Urquhart LLP
Legal Counsel
#1200 – 925 West Georgia Street
Vancouver, B.C. V6C 3L2

Attention: John Singleton QC
*Omni Pacific Construction Corp.
formerly known as Laval Construction Ltd.)*

Guild Yule & Company
Barristers and Solicitors
20th Floor, 595 Burrard Street
Vancouver, B.C. V7X 1R7

Attention: Donald Smith
(The City of Coquitlam)

Ed. P. Thiessen
224 West 8th Avenue
Vancouver, BC V5Y 1N5

Attention: Ed P. Thiessen
(Self-represented)

Whitelaw Twining Law Corporation
2400 – 200 Granville Street
Vancouver, BC V6C 1S4

Attention: William G. Neen
(Roy Dennis Roofing Ltd.)

Dear Sirs:

**Re: The Owners, Strata Plan NW2671 v. 556108 B.C. Ltd. formerly known as
International Land Corporation Ltd., et al
"Sunridge Estates"**

At our conference call on June 4, 2008 the following were agreed:

Alexander Holburn Beaudin & Lang
Barristers and Solicitors
#2700 – 700 West Georgia Street
Vancouver, B.C. V7Y 1B8

Attention: James A. Dowler
*(556108 B.C. Ltd. formerly known as
International Land Corporation Ltd.)*

Graham F. Crockart Architect Inc.
416 West Pender Street
Vancouver, BC V6B 1T5

Attention: Graham F. Crockart
(Self-represented)

Carrera Ventures Ltd. formerly known
as L. & C. Developments
c/o 900 – 555 Burrard Street
Vancouver, B.C. V7X 1M8

Attention: Grayden Hayward
(Self-represented)

Dolden Wallace Folick
Litigation Counsel
Tenth Floor, 888 Dunsmuir Street
Vancouver, B.C. V6C 3K4

Attention: Brian D. Rhodes
(Almetco Building Products Ltd.)



RESOLVING DISPUTES

1. Mediation date and time – **October 17, 2008 at 9:30 am.**
2. Venue – **Charest Reporting, HSBC Building
16th Floor – 885 West Georgia Street, Vancouver, B.C.
Telephone: 604-629-2373; Facsimile: 604-629-2377**
3. Pre-mediation schedule –
 - a. Plaintiffs' expert report – **June 30, 2008.**
 - b. Defendants' expert reports – **September 12, 2008.**
 - c. Plaintiffs' mediation brief – **September 19, 2008.**
 - d. Defendants' mediation briefs – **October 8, 2008.**
 - e. Plaintiffs' reply reports and brief – **October 15, 2008.**
4. Further conference call – **August 19, 2008 at 4:30 pm.** The purpose of the call will be to assess whether the mediation can proceed on the scheduled date considering the trial conflicts that currently exist for some counsel.
5. Other – following receipt of the Plaintiffs' expert material, Mr. Hamilton will consider whether Omni Pacific Construction and Ed Thiessen, the structural engineer, should continue as Defendants through the mediation. I would appreciate Mr. Hamilton's advising my office of his instructions in that regard in due course.

Yours truly,
FITZPATRICK & CO.

Per:

David J. Whitelaw
Mediator
coordinator@fitzpatrickmediation.com
Tel: 604-687-8033; Fax: 604-925-1385

MEDIATION ARBITRATION FACILITATION MED-ARB MINI-TRIALS SYSTEM DESIGN TRAINING

Approved Annual BudgetSunridge Estates (nw2671)
Jan 01, 2008 to Dec 31, 2008

Account Number	Account Name	Budget
RECEIPTS		
5500-0000	Owners' Contributions	176,205.00
5510-0000	Bylaw Penalties	500.00
5600-0000	Interest Income	2,000.00
RECEIPTS		\$ 178,705.00
ADMINISTRATIVE EXP		
6050-0000	Audit	1,200.00
6170-0000	Insurance Premium	26,700.00
6190-0000	Legal Fees	2,000.00
6210-0000	Management Fees	18,055.00
6230-0000	Miscellaneous	5,000.00
TOTAL ADM EXP		52,955.00
UTILITIES		
6520-0000	Electricity	2,750.00
TOTAL UTILITIES		2,750.00
CONTRACT / BLDG EXP		
7190-0000	Fire Protection	3,000.00
7230-0000	Garbage Collection	5,500.00
7350-0000	Landscaping	30,000.00
7690-0000	Repairs & Maintenance	50,000.00
7713-0000	Gutter/Roof Cleaning	5,000.00
7750-0000	Supplies	2,500.00
TOTAL CONTRACT / BLDG EXP		96,000.00
MAJOR PROJECT EXP		
8441-0000	Preventative Maintenance Schedule	4,500.00
TOTAL MAJOR PROJECT EXP		4,500.00
GROUND EXP		
8770-0000	Snow Removal	2,500.00
TOTAL GROUND EXP		2,500.00
RESERVES		
9010-0000	Contingency Reserve Fund	20,000.00
TOTAL RESERVES		20,000.00
TOTAL RESERVES AND OPERATING EXPENSES		178,705.00
SURPLUS / (DEFICIT)		0.00