

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan **LMS 2419** certify that the information contained in this certificate with respect to Strata Lot **117**, unit **406W** is correct as of the date of this certificate:

- (a) Monthly strata fees payable by the owner of the strata lot described above: **\$193.78**
- (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?
☒ 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: **NIL**
- (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: **NIL**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund: **\$259,923.63 as at May 31, 2009**
- (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 is rented: **31 to the best of our knowledge.**

Date: July 8, 2009



Cheryl Pampu, Strata Manager
COLYVAN PACIFIC REAL ESTATE MANAGEMENT SERVICES LTD.
Managing on behalf of Strata Corporation LMS 2419

The Delano LMS 2419
2009 Approved Operating Budget
November 1, 2008 - October 31, 2009

2008 Budget (Approved)	2008 Actual (Projected)	
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INCOME

5080	Owners' Contributions	\$300,961	\$300,961	\$319,171
5050	Interest Income	\$4,500	\$3,617	\$3,000
5010	Keys/Remotes	\$1,000	\$3,360	\$2,500
5060	Late Payment Charges	\$3,000	\$1,513	\$1,300
5090	Movein/Out Fee	\$2,000	\$2,025	\$2,000
5120	Other Income	\$250	\$5,080	\$250
5140	Parking Income	\$1,500	\$2,170	\$1,850
Total		\$ 313,211	\$ 318,726	\$ 330,071

EXPENSES

ADMINISTRATION

6050	Bank Charges	\$300	\$310	\$300
6105	Strata Meetings	\$100	\$237	\$100
6116	Insurance Deductibles / Claims	\$2,500	\$0	\$2,500
6110	Insurance Premium	\$28,500	\$30,915	\$34,936
6115	Insurance Appraisal	\$265	\$0	\$265
6130	Telephone	\$360	\$180	\$300
6150	Miscellaneous	\$250	\$212	\$224
6160	Management Fees	\$27,250	\$27,290	\$27,290
6190	Legal Fees	\$2,000	\$0	\$2,000
6180	Postage/Photo/Office Exp.	\$3,800	\$3,213	\$3,450
6251	Wages - Casual	\$3,300	\$7,660	\$3,300
6250	Wages - Caretaker	\$46,000	\$36,146	\$46,000
Total		\$ 114,625	\$ 106,162	\$ 120,665

BUILDING - INTERIOR EXPENSES

8013	Carpet Cleaning	\$1,400	\$704	\$2,000
8035	Lamp Replacement	\$2,000	\$696	\$1,300
8040	Elevator & License	\$6,900	\$7,230	\$7,300
8050	Fire Protection	\$3,000	\$5,878	\$5,000
8055	Alarm Monitoring	\$1,500	\$1,134	\$1,300
8065	General Repair & Maintenance	\$6,000	\$9,588	\$11,000
8088	Mechanical	\$10,000	\$11,290	\$11,500
8090	Vents & Chimneys	\$3,500	\$2,306	\$2,500
8120	Locks/Key	\$4,000	\$3,768	\$4,500
8129	Parking Lot	\$2,500	\$1,313	\$2,000
8130	Pest Control	\$100	\$158	\$156
8150	Supplies	\$2,000	\$1,639	\$1,600
8230	Security Guard	\$15,500	\$13,878	\$15,000
8231	Security Improvements		\$0	\$2,500
Total		\$ 58,400	\$ 59,581	\$ 67,656

BUILDING - EXTERIOR EXPENSES

8510	Garage Door	\$1,500	\$1,853	\$2,000
8538	Painting	\$1,000	\$0	\$1,000
8550	Window Cleaning	\$1,600	\$1,691	\$2,000
8560	Solar Hot Water Project	\$0	\$16,659	\$0
Total		\$ 4,100	\$ 20,203	\$ 5,000

The Delano LMS 2419
2009 Approved Operating Budget
November 1, 2008 - October 31, 2009

2008 Budget (Approved)	2008 Actual (Projected)	2008 Actual (Actual)
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GROUNDS - EXPENSES

9040	Ground Maintenance/Landscape	\$17,200	\$18,139	\$18,000
9080	Snow Removal	\$800	\$308	\$500
Total		\$ 18,000	\$ 18,447	\$ 18,500

RECREATION FACILITIES

9310	Pool / Spa Chemicals	\$600	\$0	\$600
9320	Pool & Exercise Room	\$1,500	\$3,217	\$1,500
9340	Upgrades to Exercise Room	\$1,363	\$1,735	\$1,000
Total		\$ 3,463	\$ 4,951	\$ 3,100

UTILITIES EXPENSES

9410	Electricity	\$21,000	\$21,689	\$23,000
9420	Enterphone	\$600	\$721	\$750
9430	Garbage Disposal	\$5,500	\$5,124	\$5,500
9435	City of Van - Recycling	\$1,200	\$2,369	\$2,400
9440	Gas	\$56,673	\$50,086	\$50,800
9460	Strata Telephone/Pager	\$550	\$431	\$600
9470	Water/Sewer	\$19,500	\$15,338	\$17,500
Total		\$ 105,023	\$ 95,758	\$ 100,550

Total Operating Expenses

\$ 303,611	\$ 305,103	\$ 315,471
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6246	Capital Expenditures-Future Years	\$4,600	\$4,600	\$4,600
6245	Contingency Reserve Contribution	\$5,000	\$5,000	\$10,000
		\$ 9,600	\$ 9,600	\$ 14,600

Total Expenses

\$ 313,211	\$ 314,703	\$ 330,071
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Net Income (Loss)

\$ -	\$ 4,024	\$ (0)
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The Delano LMS 2419
2009 Maintenance Fee Schedule - Approved
November 1, 2008 - October 31, 2009

Unit No.	SL#	Unit Entitlement	2008 Approved Strata Fees	2009 Approved Strata Fees	2009 Monthly Fee	2009 Annual Fee
101C	46	634	\$182.72	\$193.78	\$11.06	\$22.11
102C	47	835	\$240.65	\$255.21	\$14.56	\$29.12
103C	48	829	\$238.92	\$253.38	\$14.46	\$28.91
104C	49	859	\$247.57	\$262.55	\$14.98	\$29.96
105C	50	851	\$245.26	\$260.10	\$14.84	\$29.68
106C	51	829	\$238.92	\$253.38	\$14.46	\$28.91
201C	52	634	\$182.72	\$193.78	\$11.06	\$22.11
202C	53	814	\$234.60	\$248.79	\$14.20	\$28.39
203C	54	829	\$238.92	\$253.38	\$14.46	\$28.91
204C	55	859	\$247.57	\$262.55	\$14.98	\$29.96
205C	56	859	\$247.57	\$262.55	\$14.98	\$29.96
206C	57	829	\$238.92	\$253.38	\$14.46	\$28.91
207C	58	814	\$234.60	\$248.79	\$14.20	\$28.39
208C	59	834	\$240.36	\$254.91	\$14.54	\$29.09
301C	60	634	\$182.72	\$193.78	\$11.06	\$22.11
302C	61	814	\$234.60	\$248.79	\$14.20	\$28.39
303C	62	829	\$238.92	\$253.38	\$14.46	\$28.91
304C	63	652	\$187.91	\$199.28	\$11.37	\$22.74
305C	64	813	\$234.31	\$248.49	\$14.18	\$28.36
306C	65	652	\$187.91	\$199.28	\$11.37	\$22.74
307C	66	829	\$238.92	\$253.38	\$14.46	\$28.91
308C	67	814	\$234.60	\$248.79	\$14.20	\$28.39
309C	68	834	\$240.36	\$254.91	\$14.54	\$29.09
401C	69	634	\$182.72	\$193.78	\$11.06	\$22.11
402C	70	814	\$234.60	\$248.79	\$14.20	\$28.39
403C	71	829	\$238.92	\$253.38	\$14.46	\$28.91
404C	72	652	\$187.91	\$199.28	\$11.37	\$22.74
405C	73	813	\$234.31	\$248.49	\$14.18	\$28.36
406C	74	652	\$187.91	\$199.28	\$11.37	\$22.74
407C	75	829	\$238.92	\$253.38	\$14.46	\$28.91
408C	76	814	\$234.60	\$248.79	\$14.20	\$28.39
409C	77	834	\$240.36	\$254.91	\$14.54	\$29.09
101E	1	840	\$242.09	\$256.74	\$14.65	\$29.30
102E	2	835	\$240.65	\$255.21	\$14.56	\$29.12
103E	3	628	\$180.99	\$191.94	\$10.95	\$21.90
104E	4	859	\$247.57	\$262.55	\$14.98	\$29.96
105E	5	859	\$247.57	\$262.55	\$14.98	\$29.96
106E	6	634	\$182.72	\$193.78	\$11.06	\$22.11
107E	7	603	\$173.79	\$184.30	\$10.52	\$21.03
108E	8	603	\$173.79	\$184.30	\$10.52	\$21.03
109E	9	634	\$182.72	\$193.78	\$11.06	\$22.11
110E	10	630	\$181.57	\$192.55	\$10.99	\$21.97
111E	11	630	\$181.57	\$192.55	\$10.99	\$21.97
201E	12	840	\$242.09	\$256.74	\$14.65	\$29.30
202E	13	835	\$240.65	\$255.21	\$14.56	\$29.12
203E	14	628	\$180.99	\$191.94	\$10.95	\$21.90
204E	15	859	\$247.57	\$262.55	\$14.98	\$29.96
205E	16	859	\$247.57	\$262.55	\$14.98	\$29.96
206E	17	634	\$182.72	\$193.78	\$11.06	\$22.11
207E	18	603	\$173.79	\$184.30	\$10.52	\$21.03
208E	19	603	\$173.79	\$184.30	\$10.52	\$21.03
209E	20	634	\$182.72	\$193.78	\$11.06	\$22.11
210E	21	634	\$182.72	\$193.78	\$11.06	\$22.11
211E	22	634	\$182.72	\$193.78	\$11.06	\$22.11
301E	23	840	\$242.09	\$256.74	\$14.65	\$29.30
302E	24	835	\$240.65	\$255.21	\$14.56	\$29.12
303E	25	628	\$180.99	\$191.94	\$10.95	\$21.90
304E	26	652	\$187.91	\$199.28	\$11.37	\$22.74
305E	27	802	\$231.14	\$245.12	\$13.99	\$27.97
306E	28	652	\$187.91	\$199.28	\$11.37	\$22.74
307E	29	634	\$182.72	\$193.78	\$11.06	\$22.11
308E	30	603	\$173.79	\$184.30	\$10.52	\$21.03
309E	31	603	\$173.79	\$184.30	\$10.52	\$21.03
310E	32	634	\$182.72	\$193.78	\$11.06	\$22.11
311E	33	634	\$182.72	\$193.78	\$11.06	\$22.11
312E	34	634	\$182.72	\$193.78	\$11.06	\$22.11
401E	35	840	\$242.09	\$256.74	\$14.65	\$29.30

6.05%

The Delano LMS 2419
2009 Maintenance Fee Schedule - Approved
November 1, 2008 - October 31, 2009

Unit No.	SL#	Unit Entitlement	2008 Approved Strata Fees	2009 Approved Strata Fees	Monthly Payment	2009 Total Due
402E	36	835	\$240.65	\$255.21	\$14.56	\$29.12
403E	37	628	\$180.99	\$191.94	\$10.95	\$21.90
404E	38	652	\$187.91	\$199.28	\$11.37	\$22.74
405E	39	652	\$187.91	\$199.28	\$11.37	\$22.74
406E	40	634	\$182.72	\$193.78	\$11.06	\$22.11
407E	41	603	\$173.79	\$184.30	\$10.52	\$21.03
408E	42	603	\$173.79	\$184.30	\$10.52	\$21.03
409E	43	634	\$182.72	\$193.78	\$11.06	\$22.11
410E	44	634	\$182.72	\$193.78	\$11.06	\$22.11
411E	45	634	\$182.72	\$193.78	\$11.06	\$22.11
101W	78	630	\$181.57	\$192.55	\$10.99	\$21.97
102W	79	630	\$181.57	\$192.55	\$10.99	\$21.97
103W	80	634	\$182.72	\$193.78	\$11.06	\$22.11
104W	81	603	\$173.79	\$184.30	\$10.52	\$21.03
105W	82	603	\$173.79	\$184.30	\$10.52	\$21.03
106W	83	634	\$182.72	\$193.78	\$11.06	\$22.11
107W	84	859	\$247.57	\$262.55	\$14.98	\$29.96
108W	85	859	\$247.57	\$262.55	\$14.98	\$29.96
109W	86	628	\$180.99	\$191.94	\$10.95	\$21.90
110W	87	835	\$240.65	\$255.21	\$14.56	\$29.12
111W	88	821	\$236.61	\$250.93	\$14.32	\$28.63
201W	89	634	\$182.72	\$193.78	\$11.06	\$22.11
202W	90	634	\$182.72	\$193.78	\$11.06	\$22.11
203W	91	634	\$182.72	\$193.78	\$11.06	\$22.11
204W	92	603	\$173.79	\$184.30	\$10.52	\$21.03
205W	93	603	\$173.79	\$184.30	\$10.52	\$21.03
206W	94	634	\$182.72	\$193.78	\$11.06	\$22.11
207W	95	859	\$247.57	\$262.55	\$14.98	\$29.96
208W	96	859	\$247.57	\$262.55	\$14.98	\$29.96
209W	97	628	\$180.99	\$191.94	\$10.95	\$21.90
210W	98	835	\$240.65	\$255.21	\$14.56	\$29.12
211W	99	821	\$236.61	\$250.93	\$14.32	\$28.63
301W	100	634	\$182.72	\$193.78	\$11.06	\$22.11
302W	101	634	\$182.72	\$193.78	\$11.06	\$22.11
303W	102	634	\$182.72	\$193.78	\$11.06	\$22.11
304W	103	603	\$173.79	\$184.30	\$10.52	\$21.03
305W	104	603	\$173.79	\$184.30	\$10.52	\$21.03
306W	105	634	\$182.72	\$193.78	\$11.06	\$22.11
307W	106	652	\$187.91	\$199.28	\$11.37	\$22.74
308W	107	813	\$234.31	\$248.49	\$14.18	\$28.36
309W	108	652	\$187.91	\$199.28	\$11.37	\$22.74
310W	109	628	\$180.99	\$191.94	\$10.95	\$21.90
311W	110	835	\$240.65	\$255.21	\$14.56	\$29.12
312W	111	821	\$236.61	\$250.93	\$14.32	\$28.63
401W	112	634	\$182.72	\$193.78	\$11.06	\$22.11
402W	113	634	\$182.72	\$193.78	\$11.06	\$22.11
403W	114	634	\$182.72	\$193.78	\$11.06	\$22.11
404W	115	603	\$173.79	\$184.30	\$10.52	\$21.03
405W	116	603	\$173.79	\$184.30	\$10.52	\$21.03
406W	117	634	\$182.72	\$193.78	\$11.06	\$22.11
407W	118	652	\$187.91	\$199.28	\$11.37	\$22.74
408W	119	652	\$187.91	\$199.28	\$11.37	\$22.74
409W	120	628	\$180.99	\$191.94	\$10.95	\$21.90
410W	121	835	\$240.65	\$255.21	\$14.56	\$29.12
411W	122	821	\$236.61	\$250.93	\$14.32	\$28.63
87,022			\$25,080.00	\$26,597.58		

Total Yearly Maintenance

\$300,960.00 \$319,171.00

6.05%

EXHIBIT "D"

CONDOMINIUM ACT
(Section 31)THE DELANO
Rental Disclosure Statement

1. The strata plan in respect of which this statement is made is described as:
"THE DELANO"
Proposed Strata Lots 1 to 122 Parcel 1, Block 27, District Lot 192, Group 1, New Westminster District, Plan LMP24569 and contains 122 residential strata lots.
2. The residential strata lots described below are under lease as of the date of this statement and the owner-developer intends to lease each strata lot until the date set out opposite its description.

Description of Strata Lot

Date Lease Period Ends

Nil

3. In addition to the number of residential strata lots described in paragraph 2; the owner-developer intends to lease all strata lots for an indefinite period of time.
4. There is no bylaw of the strata corporation which limits the number of strata lots that may be leased by the owners.

Dated this _____ day of April, 1996.

POLYGON DELANO DEVELOPMENT LIMITED

Per: _____
(Owner-developer)

Dear Delano Owner and/or Resident,

The Delano is a great place to live – and in order to keep it that way, here are a few things we all need to keep in mind.

Security

We all have to share responsibility for the security in the Delano.

- Never leave garage remotes or other valuables in your car
- Never let anyone you don't know into the building
- When entering or exiting the parking garage, always stop immediately after passing through the gate, then wait until the gate closes completely behind you. If you are behind someone who is doing this, be patient and wait your turn. They are helping to protect your security too.
- If you see *any* suspicious activity, always call 911.
- If the police or other emergency personnel buzz your apartment saying they need to get into the building, go to the entrance and make sure they are who they say before buzzing them in – or call 911 to confirm.

Noise Complaints

Recently, the Strata has received several complaints about noise in the building. It is important to note that, because the Delano buildings are wood-frame, sound travels easily between walls and floors. As a result, it is especially important to be respectful of your neighbours by:

- walking as softly as possible (removing shoes helps immensely)
- keeping TVs and stereos at a reasonable volume
- putting felt pads under chair and table legs
- closing doors and cupboards quietly.
- using area rugs and carpets

Remember that if you have installed wood or laminate flooring, you may be ordered to replace it with carpet if noise becomes an issue.

Energy Costs

Gas and hot water are included in the maintenance fees at the Delano, so it's easy to forget the importance of conservation. But our energy bills continue to be high, so in order to keep the monthly maintenance fees low, we ask for your cooperation in saving energy. Here are some simple ways you can help:

- Run your dishwasher and washing machines only when they're full.
- Wash clothes in cold or warm water whenever possible, and use the small or medium setting for smaller loads.
- Use an aerator on your kitchen tap and a water-saving showerhead in your bathroom – available at hardware stores, London Drugs, etc.
- Turn off the pilot light on your gas fireplace for the summer. (Instructions will be posted above the mailboxes soon.) Doing this will help us save on energy costs.

Dryer Lint

Most units have an ensuite washer and dryer, and building management arranges twice-annual cleanings of the dryer ducts that lead to the outside of the building. But we also ask that you keep them clear between those regular cleanings, as an accumulation of lint can become a fire hazard. These vents are located on most patios, and all you need to do is vacuum them to get rid of any lint buildup. Also, removing the lint from your dryer's lint trap after every load will help reduce the accumulation of lint in the ducts.

Cat Litter

We have recently had some plumbing problems that were caused by people flushing cat litter down their toilets. The litter badly clogs the systems, so please use your regular garbage to discard it.

Delano Contacts

Kim, the Delano caretaker: 604-730-8663, 7:30-4:00 Monday to Friday. (Messages can also be left at this number)

After Hours Emergency Contact: ColyVan, 604-683-8399

Thank you!

Your Delano Strata Council