

STRATA PROPERTY ACT  
FORM B  
INFORMATION CERTIFICATE  
(Section 59)

PID 023-642-611

The Owners, Strata Plan LMS2436 certify that the information contained in this certificate with respect to Strata Lot 22 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above \$ 238.20
- (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*. 244.00  
Levy re: sealing/p.washing due May 15/10
- (c) Are there any agreements under which the owner of the strata lot described above take responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?  
 *Sept 11/09 satellite dish; July 2000 exterior improvement*  
 *We recommend a search of title and municipality records.*  
 *We also recommend the purchaser request the vendor to disclose any applicable agreements in the event our records are not current.*
- (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 UNKNOWN
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$ 178,212.63  
April 2010
- (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)
- (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

(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)

**This does not include notices that were served directly to the Council or foreclosure proceedings against individual strata lots.**

(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 (approximately)

01

Date: Monday, May 31, 2010(7:59 AM)

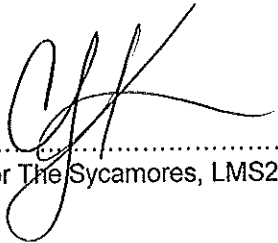
Matheson/122, 20820 87th Avenue

Please refer to Bylawy 5 (1)(2) & 6 (1) (2) (3) (4) re any changes to common property or strata lot

**PID 023-642-611**

***Before undertaking any alterations or changes to common property or strata lot please refer to strata bylaws.***

INSURANCE COMPANY    COASTAL  
YEAR END                APRIL  
NO MOVE IN/OUT



..... ( Catherine Keating)  
Strata Agent for The Sycamores, LMS2436



September 11, 2009

Luigi Guidolin and Estelle Matheson  
The Sycamores  
122, 20820 87th Avenue  
Langley, BC V1M 3W5

<b>R</b> Registered		Recommandé	
Domestic		Régime intérieur	
CANADA POSTES		CANADA POSTES	
To	Destinataire	DELIVERY CONFIRMATION	
Name	Nom	POUR CONFIRMER LA LIVRAISON	
L. GUIDOLIN / E. MATHESON		888 550-6333	
Address	Adresse	www.canadapost.ca	
122 20820 87 AVENUE		www.postescanada.ca	
City	Ville	Declared Value	Valeur déclarée
LANGLEY	BC	VIA 3025	\$ 8.04
Postal Code	Code postal	Item No.	N° de l'article
V1M 3W5		79 388 065 673	
CUSTOMER RECEIPT		REÇU DU CLIENT	

33-086-584 (98-10)

Dear Luigi and Estelle,

**RE: SATELLITE DISH**

We are writing on behalf of the Council, Strata Plan LMS 2436, The Sycamores.

Your request for permission to install a satellite dish has been approved by Council. This is subject to conditions that it must conform to the Bylaw 3(6) as well as all aspects listed below:

- it must be secured to the fascia board of the townhouse.
- you agree to assume responsibility for any damage to your strata lot and/or the common property resulting from the installation.
- permission is granted with the understanding that you will take full responsibility for the installation and its future maintenance. You will undertake to advise future owners of your strata lot.

Your Strata Council is aware that you have a satellite dish installed and the records fail to disclose any prior request to or by your Strata Council for that installation, as required under your Strata Bylaws.

This letter would normally have been sent to you once your Strata Council had given approval to such an installation and it is therefore being processed at this time to complete the records for implications to you and/or future Owners of your unit.

Please submit a signed copy of this letter indicating your acceptance of the above terms for approval. The signed copy must be received **PRIOR** to any work taking place. Should you have any questions, please do not hesitate to call me.

Yours truly,

**HUGH & MCKINNON REALTY LTD.**  
as agents for Strata Plan LMS 2436

Ray Seymour, Strata Agent  
Direct Line: 604-541-5210

**COPY**

Luigi Guidolin

Estelle Matheson

c: Council

/aml

BY HAND

July 14, 2000

Mr. & Mrs. Boyd  
122 - 20820 87th Avenue,  
Langley, B.C.  
V1M 3W5

Dear Robert & Jane,

Re: Exterior Improvement

At the July 10, 2000 Council meeting your landscaping improvements were given endorsement as follows:

1. The stepping stones are approved as set out in your letter;
2. The privacy fence is approved providing it meets our current policy, and thank you for clarifying that it will be approximately 8' from the end of the parking pad and 30' from the roadcurb.
3. The planting of cedars between your unit and 121 adjacent to the fence is endorsed.
4. The extension on your back patio is endorsed as set out in your diagram.

Yours truly,  
ÉLAN MANAGEMENT  
on behalf of the Strata Council

Janet Ludlam  
Property Manager

JPL:st

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