

Strata Property Act
Form B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan **LMS 2946** certify that the information contained in this certificate with respect to **Strata Lot 4** is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above..... **\$ 294.28**

(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 alterations to the strata lot, the common property or the common assets?

No Yes [*please see attached*]

(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... **\$ 180,083.82**

(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 judgements or orders against the Strata Corporation?

No Yes [attach details]

(k) Have any notices or work orders been received by the strata 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..... 20

[Following must be attached to this Information Certificate:]

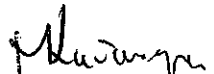
- a) The rules of the Strata Corporation
- b) The current budget of the Strata Corporation
- c) The owner developer's Rental Disclosure Statement under Section 139 (if applicable)]

Date: October 6, 2011

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
Marko Kazanegra

**NOTICE REGARDING
PROPERTY DISCLOSURE STATEMENT**

Please note that we, as Property Managers for **Strata Plan LMS2946** located at **1003 Pacific Street, Vancouver BC V6E 4P2** have not been consulted by the Vendor's Agent with respect to the preparation of the Property Disclosure Statement for the subject property.

GATEWAY PROPERTY MANAGEMENT CORPORATION



Marko Kazanegra, Strata Manager

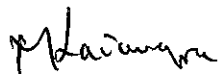
GATEWAY PROPERTY MANAGEMENT CORPORATION

STRATA PLAN: LMS2946

STRATA LOT: 4

To the best of our knowledge the information contained in this Form B is accurate as of the date of issue.

Date: October 6, 2011



Strata Manager
Marko Kazanegra

Budget Comparison (Accrual)
THE SEASTAR - LMS 2946 - (579)
August 2011

	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
REVENUE									
RESIDENTIAL REVENUE									
Suite Rent	800.00	800.00	0.00	0.00	4,000.00	4,000.00	0.00	0.00	9,600.00
TOTAL RESIDENTIAL REVENUE	800.00	800.00	0.00	0.00	4,000.00	4,000.00	0.00	0.00	9,600.00
CONDOMINIUM REVENUE									
Condominium Contribution	30,175.13	30,175.13	0.00	0.00	150,875.65	150,875.65	0.00	0.00	362,101.60
Parking Rent	160.00	160.00	0.00	0.00	800.00	800.00	0.00	0.00	1,920.00
Storage Rent	-1,470.00	650.00	-2,120.00	-326.1	1,155.00	3,250.00	-2,095.00	-64.46	7,800.00
TOTAL CONDOMINIUM REVENUE	28,865.13	30,985.13	-2,120.00	-6.84	152,830.65	154,925.65	-2,095.00	-1.35	371,821.60
OTHER REVENUE									
Fines	2,400.00	0.00	2,400.00	0	2,400.00	0.00	2,400.00	0	0.00
NSF Administration Charges	30.00	0.00	30.00	0	120.00	0.00	120.00	0	0.00
Prior Year Surplus	0.00	0.00	0.00	0	31,038.48	31,038.48	0.00	0.00	31,038.48
Recreation Rooms	0.00	41.67	-41.67	-100.0	300.00	208.35	91.65	43.99	500.00
Guest Rooms	1,205.00	833.33	371.67	44.60	4,915.00	4,166.65	748.35	17.96	10,000.00
Transmitters	50.00	0.00	50.00	0	250.00	0.00	250.00	0	0.00
Move in Fees	0.00	333.33	-333.33	-100.0	500.00	1,666.65	-1,166.65	-70.00	4,000.00
Miscellaneous Revenue	-50.00	0.00	-50.00	0	620.24	0.00	620.24	0	0.00
TOTAL OTHER REVENUE	3,635.00	1,208.33	2,426.67	200.8	40,143.72	37,080.13	3,063.59	8.26	45,538.48
TOTAL REVENUE	33,300.13	32,993.46	306.67	0.93	196,974.37	196,005.78	968.59	0.49	426,960.08
OPERATING EXPENSES									
INSURANCE									
Insurance	3,892.17	3,892.17	0.00	0.00	19,460.85	19,460.85	0.00	0.00	46,706.00
TOTAL INSURANCE	3,892.17	3,892.17	0.00	0.00	19,460.85	19,460.85	0.00	0.00	46,706.00
MANAGEMENT FEES									
Management Fees	2,352.00	2,352.00	0.00	0.00	11,760.00	11,760.00	0.00	0.00	28,224.00
TOTAL MANAGEMENT FEES	2,352.00	2,352.00	0.00	0.00	11,760.00	11,760.00	0.00	0.00	28,224.00
OFFICE ADMINISTRATION									
Office Charges	286.39	250.00	-36.39	-14.56	1,418.03	1,250.00	-168.03	-13.44	3,000.00
Telephone	368.71	275.00	-93.71	-34.08	1,253.35	1,375.00	121.65	8.85	3,300.00
Strata Expense	0.00	41.67	41.67	100.0	280.00	208.35	-71.65	-34.39	500.00
TOTAL OFFICE AND ADMIN	655.10	566.67	-88.43	-15.61	2,951.38	2,833.35	-118.03	-4.17	6,800.00
ASSESSMENT FEES									
Assessment Fees	220.43	250.87	30.44	12.13	1,102.15	1,254.35	152.20	12.13	3,010.42
TOTAL ASSESSMENTS FEES	220.43	250.87	30.44	12.13	1,102.15	1,254.35	152.20	12.13	3,010.42
WAGES AND BENEFITS									
Wages - Manager	3,333.34	3,383.33	49.99	1.48	16,666.70	16,916.65	249.95	1.48	40,600.00
Employer Payroll Costs	39.20	83.33	44.13	52.96	196.00	416.65	220.65	52.96	1,000.00
CPP	160.46	166.67	6.21	3.73	802.30	833.35	31.05	3.73	2,000.00
EI (UIC)	88.06	83.33	-4.73	-5.68	440.30	416.65	-23.65	-5.68	1,000.00
WCB	0.00	33.33	33.33	100.0	0.00	166.65	166.65	100.0	400.00
TOTAL WAGES AND BENEFITS	3,621.06	3,749.99	128.93	3.44	18,105.30	18,749.95	644.65	3.44	45,000.00
UTILITIES									
Electricity	2,649.56	3,083.33	433.77	14.07	14,496.63	15,416.65	920.02	5.97	37,000.00
Gas	4,085.00	3,750.00	-335.00	-8.93	19,013.00	18,750.00	-263.00	-1.40	45,000.00
Water	5,238.68	1,833.33	-3,405.35	-185.7	10,304.19	9,166.65	-1,137.54	-12.41	22,000.00
Waste Removal	427.69	666.67	238.98	35.85	2,426.07	3,333.35	907.28	27.22	8,000.00
Recycling	143.81	250.00	106.19	42.48	2,854.43	1,250.00	-1,604.43	-128.3	3,000.00
Intercom	1,190.34	1,281.00	90.66	7.08	6,428.82	6,405.00	-23.82	-0.37	15,372.00
TOTAL UTILITIES	13,735.08	10,864.33	-2,870.75	-26.42	55,523.14	54,321.65	-1,201.49	-2.21	130,372.00
CONTRACTORS									
Elevator Contract	1,234.24	1,333.33	99.09	7.43	7,834.60	6,666.65	-1,167.95	-17.52	16,000.00
Janitorial - Contract	1,003.52	916.67	-86.85	-9.47	3,330.88	4,583.35	1,252.47	27.33	11,000.00
HVAC - Contract	0.00	263.75	263.75	100.0	2,554.72	1,318.75	-1,235.97	-93.72	3,165.00
Landscaping Contract	5,700.99	1,000.00	-4,700.99	-470.1	8,696.99	5,000.00	-3,696.99	-73.94	12,000.00
Fire Service - Contract	0.00	387.50	387.50	100.0	957.50	1,937.50	980.00	50.58	4,650.00
TOTAL CONTRACTORS	7,938.75	3,901.25	-4,037.50	-103.4	23,374.69	19,506.25	-3,868.44	-19.83	46,815.00
CLEANING & SUPPLIES									
Cleaning - Suites	0.00	166.67	166.67	100.0	600.00	833.35	233.35	28.00	2,000.00
Window Cleaning	0.00	1,166.67	1,166.67	100.0	3,287.20	5,833.35	2,546.15	43.65	14,000.00
Carpet Cleaning	0.00	166.67	166.67	100.0	0.00	833.35	833.35	100.0	2,000.00
Cleaning Supplies	54.36	125.00	70.64	56.51	710.20	625.00	-85.20	-13.63	1,500.00
Lighting Supplies	0.00	125.00	125.00	100.0	591.19	625.00	33.81	5.41	1,500.00
TOTAL CLEANING & SUPPLIES	54.36	1,750.01	1,695.65	96.89	5,188.59	8,750.05	3,561.46	40.70	21,000.00
REPAIRS & MAINTENANCE									
Common Area - R&M	-540.43	1,333.33	1,873.76	140.5	4,281.90	6,666.65	2,384.75	35.77	16,000.00
Elevator - R&M	0.00	166.67	166.67	100.0	0.00	833.35	833.35	100.0	2,000.00
HVAC - R&M	0.00	416.67	416.67	100.0	1,692.20	2,083.35	391.15	18.78	5,000.00
Snow Removal- R&M	0.00	83.33	83.33	100.0	0.00	416.65	416.65	100.0	1,000.00

Budget Comparison (Accrual)
THE SEASTAR - LMS 2946 - (579)
August 2011

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	<u>MTD Actual</u>	<u>MTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>\$ Var.</u>	<u>% Var.</u>	<u>Annual</u>
Parking, Walks & Driveways	268.80	250.00	-18.80	-7.52	268.80	1,250.00	981.20	78.50	3,000.00
Security -R&M	246.18	166.67	-79.51	-47.71	723.30	833.35	110.05	13.21	2,000.00
Plumbing- R&M	0.00	666.67	666.67	100.0	2,073.93	3,333.35	1,259.42	37.78	8,000.00
Fire Service- R&M	285.60	333.33	47.73	14.32	509.60	1,666.65	1,157.05	69.42	4,000.00
Suites- R&M	336.00	166.67	-169.33	-101.6	12,259.36	833.35	-11,426.01	-1,371	2,000.00
TOTAL REPAIRS & MAINTENANCE	596.15	3,583.34	2,987.19	83.36	21,809.09	17,916.70	-3,892.39	-21.72	43,000.00
TAXES									
Property Taxes	0.00	166.67	166.67	100.0	0.00	833.35	833.35	100.0	2,000.00
TOTAL TAXES	0.00	166.67	166.67	100.0	0.00	833.35	833.35	100.0	2,000.00
LICENSES AND DUES									
Licenses and Dues	0.00	83.33	83.33	100.0	0.00	416.65	416.65	100.0	1,000.00
TOTAL LICENSES AND DUES	0.00	83.33	83.33	100.0	0.00	416.65	416.65	100.0	1,000.00
MISCELLANEOUS									
Miscellaneous Expense	735.19	78.49	-656.70	-836.6	1,424.80	392.45	-1,032.35	-263.0	941.86
Recreation Facilities	0.00	250.00	250.00	100.0	0.00	1,250.00	1,250.00	100.0	3,000.00
TOTAL MISCELLANEOUS	735.19	328.49	-406.70	-123.8	1,424.80	1,642.45	217.65	13.25	3,941.86
TOTAL OPERATING EXPENSES	33,800.29	31,489.12	-2,311.17	-7.34	160,699.99	157,445.60	-3,254.39	-2.07	377,869.28
NET OPERATING INCOME	-500.16	1,504.34	-2,004.50	-133.2	36,274.38	38,560.18	-2,285.80	-5.93	49,090.80
NON-OPERATING EXPENSES									
DEBT SERVICE									
Interest - 1st Mortgage	204.35	0.00	-204.35	0	1,105.04	0.00	-1,105.04	0	0.00
Principal - 1st Mortgage	381.84	590.90	209.06	35.38	1,867.76	2,954.50	1,086.74	36.78	7,090.80
TOTAL DEBT SERVICE	586.19	590.90	4.71	0.80	2,972.80	2,954.50	-18.30	-0.62	7,090.80
RESERVES									
Contingency Reserve	1,666.67	1,666.67	0.00	0.00	8,333.35	8,333.35	0.00	0.00	20,000.00
TOTAL RESERVES	1,666.67	1,666.67	0.00	0.00	8,333.35	8,333.35	0.00	0.00	20,000.00
REPLACEMENT - CAPITAL									
Replacement - Renovations	2,912.00	833.33	-2,078.67	-249.4	6,548.92	4,166.65	-2,382.27	-57.17	10,000.00
Replacement - Other	0.00	1,000.00	1,000.00	100.0	0.00	5,000.00	5,000.00	100.0	12,000.00
TOTAL REPLACEMENTS - CAPITA	2,912.00	1,833.33	-1,078.67	-58.84	6,548.92	9,166.65	2,617.73	28.56	22,000.00
TOTAL NON-OPERATING EXPENS	5,164.86	4,090.90	-1,073.96	-26.25	17,855.07	20,454.50	2,599.43	12.71	49,090.80
NET INCOME	-5,665.02	-2,586.56	-3,078.46	119.0	18,419.31	18,105.68	313.63	1.73	0.00

Balance Sheet (Accrual)
THE SEASTAR - LMS 2946 - (579)
August 2011

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ASSETS	
CASH	
Bank - Operating	2,600.10
Petty Cash	450.00
TOTAL CASH	<u>3,050.10</u>
INVESTMENTS	
Maintenance Reserve	90,523.34
Contingency Reserve	180,083.82
TOTAL INVESTMENTS	<u>270,607.16</u>
ACCOUNTS RECEIVABLE	
Accounts Receivable	25,056.02
Prepaid Rent	-3,449.19
TOTAL ACCOUNTS RECEIVABLE	<u>21,606.83</u>
PREPAID EXPENSES AND ADVANCES	
Prepaid Insurance	27,245.15
TOTAL PREPAID EXPS & ADVANCES	<u>27,245.15</u>
 BUILDINGS & IMPROVEMENTS	
Caretaker's Suite	144,500.55
TOTAL BUILDINGS	<u>144,500.55</u>
TOTAL ASSETS	<u><u>467,009.79</u></u>

LIABILITIES

ACCOUNTS PAYABLE	
Accounts Payable	5,892.55
TOTAL ACCOUNTS PAYABLE	<u>5,892.55</u>
DEPOSITS PAYABLE	
Security/ Lease Deposits	595.00
Misc. Deposits - Other	50.00
TOTAL DEPOSIT PAYABLE	<u>645.00</u>
MORTGAGES PAYABLE	
1st Mortgage Payable	65,116.14
TOTAL MORTGAGES PAYABLE	<u>65,116.14</u>
RESERVES	
CONTINGENCY RESERVE FUND	
CRF - Opening Balance	188,197.25
CRF - Curr. Yr. Contributions	8,333.35
CRF - Curr Yr. Interest	1,053.22
TOTAL CONTINGENCY RESERVE FUND	<u>197,583.82</u>
Maintenance Reserve Fund	99,968.60
TOTAL RESERVES	<u>297,552.42</u>
TOTAL LIABILITIES	<u>369,206.11</u>
EQUITIES	
OWNERS EQUITY	
Appropriated Surplus	79,384.37
Current Earnings	18,419.31
TOTAL OWNERS EQUITIES	<u>97,803.68</u>
TOTAL LIABILITIES & EQUITIES	<u><u>467,009.79</u></u>

LMS 2946 - SEASTAR VISITORS' PARKING

November 26, 2009

Attention: ALL RESIDENTS / OWNERS

VISITORS' PARKING RULES

- Our 15 visitor parking slots are reserved for temporary guests to the building.
- Guests **MUST** display a note on their dashboard recording the suite number they are visiting.
- Overnight guests may park for a maximum of **THREE** consecutive days, with no more than a total of 10 days per calendar month. (Council's permission is required for special requests of up to two weeks.)
- The manager is maintaining a record of parking activity and will issue any vehicle not observing these rules **ONE** violation notice. If there is a second violation, that car will be towed at the liability and expense of the owner.
- The convenience of parking in the visitors parking area for a period of no more than 15 minutes is available to SeaStar residents.

Building Management

THE SEASTAR - STRATA PLAN LMS 2946

GUEST SUITE RENTAL

The following rules have been established by the Strata Council.

1. The guest suite is available to rent for overnight guests. Reservations can be made only by residents of the Seastar – LMS2946. **Non-residents, including non-resident owners who rent their suites, cannot make a reservation.**
2. Residents must make a reservation with the Building Manager during regular business hours, and no less than 2 working days in advance of stay. The Manager's office is located just off the lounge, up the stairs to the top of the landing. (The door is marked "Security Equipment Room")
3. TO CONFIRM A RESERVATION, PLEASE RETURN THIS FORM COMPLETED WITH 2 CHEQUES TO THE MANAGER'S OFFICE BY _____. FAILURE TO DO SO WILL RESULT IN CANCELLATION OF YOUR RESERVATION.
4. TO CANCEL A RESERVATION AND RECEIVE A FULL REFUND, YOU MUST DO SO NO LATER THAN ONE WEEK PRIOR TO YOUR GUESTS ARRIVAL. OTHERWISE, YOUR \$100.00 SECURITY DEPOSIT WILL NOT BE RETURNED. NO EXCEPTION.
5. The suite may be booked for no more than twelve (12) consecutive nights, after which the suite may be booked one (1) day at a time (subject to availability). A booking for subsequent days must be made and paid for not later than 12:00 p.m. on the PRIOR BUSINESS DAY. This cannot be arranged on weekends.
6. **The rental charge is \$50.00 per night, plus a one time charge of \$30.00 per stay for cleaning of the guest suite.** Your total is \$_____, and should be paid at time of booking by cheque only.
7. Please issue a separate cheque for **\$100.00 as a security deposit**, which will be returned to you providing that there are no damages or lost/missing articles. In the event of late cancellation, this cheque will not be returned (see point 3 above).
8. Residents making reservations must supply their own bedding: pillows, sheets and towels.
9. NO SMOKING, COOKING, CANDLES OR INCENSE ARE ALLOWED IN THE SUITE.
10. NO PETS ARE PERMITTED IN THE SUITE.
11. Any children staying in the guest suite must be supervised by an adult. Children should not be allowed unsupervised in any of the other common areas of the building.
12. Resident of the strata lot signing this lease is personally liable for any damages caused by guest(s) using the guest suite. Should any damage occur, an assessment will be made and a deduction for any such damage will be deducted from the refundable security deposit.

I/We agree to the above rules.

Resident Signature

Telephone No.

Suite No.

GUEST INFORMATION:

Name: _____

Length of Stay: from _____ to _____



Information for Residents

AMENITY ROOM RULES

Rules for use of the 2nd floor Amenity Room have been revised by Strata Council. These changes are in response to requests for clarification around general use of the room and are now in effect.

The Amenity room at the SeaStar is intended for the occasional use of residents and their guests. Unless the room has been booked for exclusive use it is open and available to all residents, subject to the following terms and conditions:

Hours of use: 7:00 a.m. to 11:59 p.m.

1. A maximum of 3 guests plus up to 2 residents of the unit are permitted to use the room without pre-booking.
2. The resident must be in attendance at all times if guests are present and no children (18 and under) are permitted without an adult resident present.
3. The resident is responsible for the conduct of his/her guests, ensuring they abide by provisions in the Bylaws and Rules relating to use of Common Property.
4. Consideration must be shown towards others in the room. Unnecessary noise, profanity, rowdy behaviour, or incivility to other residents, guests or staff is not permitted.
5. Children under 12 must be supervised at all times while using the pool table.
6. Music or television must be played at a level that does not disturb other residents; no music or loud conversation on the patio after 11:00 pm.
7. The room is not to be used for commercial purposes.
8. No pets are allowed in the amenity room or the courtyard.
9. No food or alcohol is permitted unless the room has been pre-booked for exclusive use.
10. When finished with the pool table, return all cues, balls and chalk to their designated spots and replace the cover.
11. Return chairs/tables to their original configuration; turn off music/tv/dvd, remove any garbage. Close and secure all windows and doors and turn off lights.
12. Any damage, beyond normal wear and tear, will be charged to the owner.
13. Any substantiated violation of these rules will result in a warning letter being sent to the resident; a second violation will result in suspension of amenity room privileges for a period of six months.

SeaStar Manager information: Mon to Fri 8:30A - 4:30P (Dmitri Kovalev) 604-688-9360

Emergency information: During business hours 604-844-4141; After hours, Holidays 604-635-5000

CONDOMINIUM ACT
(Section 29)

RENTAL DISCLOSURE STATEMENT

1. The proposed strata plan in respect of which this statement is made is the development called The Seastar, which will be located on lands legally described as:

City of Vancouver
Parcel Identifier 016-128-583
Lot F
Block 13
District Lot 185
Plan 22888

and will contain 105 apartment strata lots in one twenty-one storey building.

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.

NIL

3. The owner-developer intends to lease all of the proposed strata lots indefinitely.

4. There is presently no bylaw of the Strata Corporation which limits the number of strata lots that may be leased by the owners.

DATED this 9th day of April, 1996.

Greystone Real Estate Corporation

Per: 