

Strata Property Act

FORM B

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan **BCS 682** certify that the information contained in this certificate with respect to Strata Lot **129** is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above **\$ 307.56**
- (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*)
Pending clearance of February strata fee payment: \$ 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 (*attach copy of all agreements*)
To the best of our knowledge. The Owner should also be consulted re owner 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 **Unknown**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund **\$526,122.73**
- (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, 80% 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, arbitration or tribunal proceeding, 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 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 **118**
(includes family & hardship rentals, if any)

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

no 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) _____ is/are part of the strata lot
 Parking stall(s) number(s) _____ is/are separate strata lot(s) or part(s) 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) 154 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) 154 may have been allocated by owner developer assignment

Details: [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 to 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) 15 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 allocate 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) 15 may have been allocated by owner developer assignment

Details: [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.**

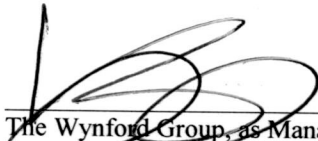
Required Attachments

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;
- The current budget of the strata corporation;
- The owner developer's Rental Disclosure Statement under section 139, if any;
- The most recent depreciation report, if any, obtained by the strata corporation under section 94.

(See covering letter for description of all attachments to this Form B.)

Date: February 3, 2017



The Wynford Group, as Managing Agents
For Strata Plan BCS 682, The Miro

per: Lyn Campbell
Strata Manager

NB: THIS FORM IS SUBJECT TO PROVISIONS CONTAINED IN THE COVER LETTER ATTACHED HEREWITH.

Strata Plan BCS 682 - The Miro
Final 2016-2017 Operating Budget
May 31st Year-end

20-Jul-16

GL Code	Description	Actual to Apr 30, 2016	Estimated to May 31, 2016	2015-2016 Budget	Approved 2016-2017 Budget
400000	REVENUES				
405000	Strata Fees	586,182.63	639,473.00	639,473	665,051
422500	Interest Income - Operating	1,276.10	1,400.00	1,000	1,000
431100	Rental Unit	13,300.00	16,200.00	16,200	16,200
441600	Miscellaneous Revenue	25,710.34	24,000.00	12,000	16,000
443500	Prior Year Operating Surplus	41,522.25	45,297.00	45,297	50,508
499900	TOTAL REVENUES	667,991.32	726,370.00	713,970	748,759
500000	OPERATING EXPENSES				
510000	ADMINISTRATIVE EXPENSES				
511000	Management Fees	44,594.55	48,650.00	48,650	50,350
511600	Bank Administration Fee	693.00	756.00	840	756
512400	Professional Services	1,278.18	1,278.00	1,000	2,000
513000	Photos / Postage / Courier	5,460.58	6,000.00	7,000	7,000
513600	Audit - Real Estate Services Act	308.79	350.00	350	350
514200	Insurance Expense	55,880.08	60,670.00	66,000	59,000
518400	Security	2,522.52	425.00	1,000	1,000
519000	Alarm Monitoring	3,508.76	3,510.00	3,200	3,200
519400	Security - Moves	2,374.82	5,800.00	4,500	5,000
521200	Miscellaneous Expense	3,867.84	4,200.00	4,000	4,000
523600	Rental Unit Strata Fees	3,136.87	3,422.00	3,600	3,600
525200	Loans & Mortgage Payment	7,483.52	8,163.00	8,163	8,163
529900	TOTAL ADMINISTRATIVE EXPENSE	131,109.51	143,224.00	148,303	144,419
530000	UTILITIES				
531100	BC Hydro / Electricity	35,581.56	40,000.00	50,000	45,000
532700	Gas	32,171.17	40,000.00	50,000	45,000
535100	Water / Sewer	32,439.60	38,000.00	40,000	40,000
535500	Garbage Disposal	18,655.58	24,500.00	24,500	26,000
537500	Enterphone	0.00	0.00	500	500
537600	Telephone / Pager	1,651.03	1,900.00	2,000	2,000
539900	TOTAL UTILITIES	120,498.94	144,400.00	167,000	158,500
540000	BUILDING MAINTENANCE				
540500	Mechanical	20,377.92	28,000.00	42,000	40,000
540800	Janitorial	35,135.68	41,000.00	42,000	42,000
540805	Contract - Building Maintenance	42,762.50	47,000.00	48,000	48,000
541700	Supplies - Cleaning	3,498.26	3,660.00	3,500	3,500
543500	Elevator Maintenance	9,738.22	11,945.00	12,000	12,000
549800	Fire Equipment	7,015.83	7,016.00	13,000	13,000
551600	Repairs & Maintenance	43,870.04	48,000.00	40,742	50,000
552000	Duct Cleaning	0.00	8,500.00	9,000	1,000
556100	Depreciation Reports	0.00	0.00	-	9,000
559900	TOTAL BUILDING MAINTENANCE	162,398.45	195,121.00	210,242	218,500

Strata Plan BCS 682 - The Miro
Final 2016-2017 Operating Budget
May 31st Year-end

20-Jul-16

GL Code	Description	Actual to Apr 30, 2016	Estimated to May 31, 2016	2015-2016 Budget	Approved 2016-2017 Budget
560000	EXTERIOR MAINT & REPAIRS				
562700	Window Cleaning	8,820.00	12,820.00	6,500	8,000
565700	Exterior Repair / Maint	1,160.25	1,160.00	2,000	15,000
569900	TOTAL EXTERIOR MAINT & REPAIRS	9,980.25	13,980.00	8,500	23,000
570000	GROUNDS & GARDENS				
571000	Landscaping Services	12,749.56	13,712.00	9,500	20,000
579900	TOTAL GROUNDS & GARDENS	12,749.56	13,712.00	9,500	20,000
580000	RECREATION CENTRE				
580900	Recreation Ctr Maint	8,105.62	9,000.00	14,000	9,000
589900	TOTAL RECREATION CENTRE	8,105.62	9,000.00	14,000	9,000
599900	TOTAL OPERATING EXPENSES	444,842.33	519,437.00	557,545	573,419
600000	BALANCE BEFORE RESERVES & OTHER TRANSFERS	223,148.99	206,933.00	156,425	175,340
700000	TRANSFERS TO RESERVE FUND				
700100	Contingency Reserves	143,389.58	156,425.00	156,425	175,340
705000	TOTAL TRANSFERS TO RESERVE FUND	143,389.58	156,425.00	156,425	175,340
800000	NET OPERATING SURPLUS(DEFICIT)	79,759.41	50,508.00	-	-

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FORM J

RENTAL DISCLOSURE STATEMENT
 (Section 139)

Re: Strata Plan _____ *[the registration number of the strata plan]*, being a Strata Plan of Strata Lots 1 to 182 inclusive constituting the first phase of the property legally described as PID 025-400-657 Lot 1, Block 84, District Lot 541, Group 1, New Westminster District, Plan LMP53630 (the "Lands").

1. The development described above includes 182 residential strata lots.
2. The residential strata lots described below are rented out by the owner Developer as of the date of this statement and the owner Developer intends to rent out each strata lot until the date set out opposite its description.

[Describe all strata lots rented out by owner Developer as of the date of this statement.]

Description of Strata Lot [strata lot number as shown on strata plan]	Date Rental Period expires [month, day, year]
NIL	NIL

3. In addition to the number of residential strata lots rented out by the owner Developer as of the date of this statement, the owner Developer reserves the right to rent out a further 182 residential strata lots, as described below, until the date set out opposite each strata lot's description.

[Describe all strata lots intended to be rented out by owner Developer.]

Description of Strata Lot [strata lot number as shown on strata plan]	Date Rental Period expires [month, day, year]
Strata Lot 1	Unlimited - No expiry
Strata Lot 2	Unlimited - No expiry
Strata Lot 3	Unlimited - No expiry
Strata Lot 4	Unlimited - No expiry
Strata Lot 5	Unlimited - No expiry
Strata Lot 6	Unlimited - No expiry
Strata Lot 7	Unlimited - No expiry
Strata Lot 8	Unlimited - No expiry
Strata Lot 9	Unlimited - No expiry
Strata Lot 10	Unlimited - No expiry
Strata Lot 11	Unlimited - No expiry

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Strata Lot 12	Unlimited - No expiry
Strata Lot 13	Unlimited - No expiry
Strata Lot 14	Unlimited - No expiry
Strata Lot 15	Unlimited - No expiry
Strata Lot 16	Unlimited - No expiry
Strata Lot 17	Unlimited - No expiry
Strata Lot 18	Unlimited - No expiry
Strata Lot 19	Unlimited - No expiry
Strata Lot 20	Unlimited - No expiry
Strata Lot 21	Unlimited - No expiry
Strata Lot 22	Unlimited - No expiry
Strata Lot 23	Unlimited - No expiry
Strata Lot 24	Unlimited - No expiry
Strata Lot 25	Unlimited - No expiry
Strata Lot 26	Unlimited - No expiry
Strata Lot 27	Unlimited - No expiry
Strata Lot 28	Unlimited - No expiry
Strata Lot 29	Unlimited - No expiry
Strata Lot 30	Unlimited - No expiry
Strata Lot 31	Unlimited - No expiry
Strata Lot 32	Unlimited - No expiry
Strata Lot 33	Unlimited - No expiry
Strata Lot 34	Unlimited - No expiry
Strata Lot 35	Unlimited - No expiry
Strata Lot 36	Unlimited - No expiry
Strata Lot 37	Unlimited - No expiry
Strata Lot 38	Unlimited - No expiry
Strata Lot 39	Unlimited - No expiry
Strata Lot 40	Unlimited - No expiry
Strata Lot 41	Unlimited - No expiry
Strata Lot 42	Unlimited - No expiry
Strata Lot 43	Unlimited - No expiry
Strata Lot 44	Unlimited - No expiry
Strata Lot 45	Unlimited - No expiry
Strata Lot 46	Unlimited - No expiry
Strata Lot 47	Unlimited - No expiry
Strata Lot 48	Unlimited - No expiry
Strata Lot 49	Unlimited - No expiry
Strata Lot 50	Unlimited - No expiry
Strata Lot 51	Unlimited - No expiry

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Strata Lot 52	Unlimited - No expiry
Strata Lot 53	Unlimited - No expiry
Strata Lot 54	Unlimited - No expiry
Strata Lot 55	Unlimited - No expiry
Strata Lot 56	Unlimited - No expiry
Strata Lot 57	Unlimited - No expiry
Strata Lot 58	Unlimited - No expiry
Strata Lot 59	Unlimited - No expiry
Strata Lot 60	Unlimited - No expiry
Strata Lot 61	Unlimited - No expiry
Strata Lot 62	Unlimited - No expiry
Strata Lot 63	Unlimited - No expiry
Strata Lot 64	Unlimited - No expiry
Strata Lot 65	Unlimited - No expiry
Strata Lot 66	Unlimited - No expiry
Strata Lot 67	Unlimited - No expiry
Strata Lot 68	Unlimited - No expiry
Strata Lot 69	Unlimited - No expiry
Strata Lot 70	Unlimited - No expiry
Strata Lot 71	Unlimited - No expiry
Strata Lot 72	Unlimited - No expiry
Strata Lot 73	Unlimited - No expiry
Strata Lot 74	Unlimited - No expiry
Strata Lot 75	Unlimited - No expiry
Strata Lot 76	Unlimited - No expiry
Strata Lot 77	Unlimited - No expiry
Strata Lot 78	Unlimited - No expiry
Strata Lot 79	Unlimited - No expiry
Strata Lot 80	Unlimited - No expiry
Strata Lot 81	Unlimited - No expiry
Strata Lot 82	Unlimited - No expiry
Strata Lot 83	Unlimited - No expiry
Strata Lot 84	Unlimited - No expiry
Strata Lot 85	Unlimited - No expiry
Strata Lot 86	Unlimited - No expiry
Strata Lot 87	Unlimited - No expiry
Strata Lot 88	Unlimited - No expiry
Strata Lot 89	Unlimited - No expiry
Strata Lot 90	Unlimited - No expiry
Strata Lot 91	Unlimited - No expiry
Strata Lot 92	Unlimited - No expiry
Strata Lot 93	Unlimited - No expiry

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Strata Lot 94	Unlimited - No expiry
Strata Lot 95	Unlimited - No expiry
Strata Lot 96	Unlimited - No expiry
Strata Lot 97	Unlimited - No expiry
Strata Lot 98	Unlimited - No expiry
Strata Lot 99	Unlimited - No expiry
Strata Lot 100	Unlimited - No expiry
Strata Lot 101	Unlimited - No expiry
Strata Lot 102	Unlimited - No expiry
Strata Lot 103	Unlimited - No expiry
Strata Lot 104	Unlimited - No expiry
Strata Lot 105	Unlimited - No expiry
Strata Lot 106	Unlimited - No expiry
Strata Lot 107	Unlimited - No expiry
Strata Lot 108	Unlimited - No expiry
Strata Lot 109	Unlimited - No expiry
Strata Lot 110	Unlimited - No expiry
Strata Lot 111	Unlimited - No expiry
Strata Lot 112	Unlimited - No expiry
Strata Lot 113	Unlimited - No expiry
Strata Lot 114	Unlimited - No expiry
Strata Lot 115	Unlimited - No expiry
Strata Lot 116	Unlimited - No expiry
Strata Lot 117	Unlimited - No expiry
Strata Lot 118	Unlimited - No expiry
Strata Lot 119	Unlimited - No expiry
Strata Lot 120	Unlimited - No expiry
Strata Lot 121	Unlimited - No expiry
Strata Lot 122	Unlimited - No expiry
Strata Lot 123	Unlimited - No expiry
Strata Lot 124	Unlimited - No expiry
Strata Lot 125	Unlimited - No expiry
Strata Lot 126	Unlimited - No expiry
Strata Lot 127	Unlimited - No expiry
Strata Lot 128	Unlimited - No expiry
Strata Lot 129	Unlimited - No expiry
Strata Lot 130	Unlimited - No expiry
Strata Lot 131	Unlimited - No expiry
Strata Lot 132	Unlimited - No expiry
Strata Lot 133	Unlimited - No expiry
Strata Lot 134	Unlimited - No expiry
Strata Lot 135	Unlimited - No expiry

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Strata Lot 136	Unlimited - No expiry
Strata Lot 137	Unlimited - No expiry
Strata Lot 138	Unlimited - No expiry
Strata Lot 139	Unlimited - No expiry
Strata Lot 140	Unlimited - No expiry
Strata Lot 141	Unlimited - No expiry
Strata Lot 142	Unlimited - No expiry
Strata Lot 143	Unlimited - No expiry
Strata Lot 144	Unlimited - No expiry
Strata Lot 145	Unlimited - No expiry
Strata Lot 146	Unlimited - No expiry
Strata Lot 147	Unlimited - No expiry
Strata Lot 148	Unlimited - No expiry
Strata Lot 149	Unlimited - No expiry
Strata Lot 150	Unlimited - No expiry
Strata Lot 151	Unlimited - No expiry
Strata Lot 152	Unlimited - No expiry
Strata Lot 153	Unlimited - No expiry
Strata Lot 154	Unlimited - No expiry
Strata Lot 155	Unlimited - No expiry
Strata Lot 156	Unlimited - No expiry
Strata Lot 157	Unlimited - No expiry
Strata Lot 158	Unlimited - No expiry
Strata Lot 159	Unlimited - No expiry
Strata Lot 160	Unlimited - No expiry
Strata Lot 161	Unlimited - No expiry
Strata Lot 162	Unlimited - No expiry
Strata Lot 163	Unlimited - No expiry
Strata Lot 164	Unlimited - No expiry
Strata Lot 165	Unlimited - No expiry
Strata Lot 166	Unlimited - No expiry
Strata Lot 167	Unlimited - No expiry
Strata Lot 168	Unlimited - No expiry
Strata Lot 169	Unlimited - No expiry
Strata Lot 170	Unlimited - No expiry
Strata Lot 171	Unlimited - No expiry
Strata Lot 172	Unlimited - No expiry
Strata Lot 173	Unlimited - No expiry
Strata Lot 174	Unlimited - No expiry
Strata Lot 175	Unlimited - No expiry
Strata Lot 176	Unlimited - No expiry
Strata Lot 177	Unlimited - No expiry

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Strata Lot 178	Unlimited - No expiry
Strata Lot 179	Unlimited - No expiry
Strata Lot 180	Unlimited - No expiry
Strata Lot 181	Unlimited - No expiry
Strata Lot 182	Unlimited - No expiry

4. There is no bylaw of the Strata Corporation that restricts the rental of strata lots.

Dated this 20th day of February 2003.

Per: 
 Signature of Owner Developer
 Polygon Miro Development Ltd.

3/4 VOTE RESOLUTION #2 – UPDATED DEPRECIATION REPORT – OPT-OUT

PREAMBLE: Section 94(2)(b) of the *Strata Property Act* requires a Depreciation Report be updated within three years of the date on which the report was obtained, unless the Strata corporation waives that requirement by a Resolution passed by a 3/4 Vote at an Annual or Special General Meeting; and

WHEREAS the Owners of Strata Plan BCS 682, The Miro, obtained a Depreciation Report in June 2013 from Busque Engineering; and

WHEREAS the Owners, Strata Plan BCS 682, The Miro, wish not to acquire an updated Depreciation Report;

BE IT THEREFORE RESOLVED as a 3/4 Vote Resolution of the Owners, Strata Plan BCS 682, The Miro (the “Strata Corporation”), exempt themselves from obtaining a Depreciation Report.