

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan **BCS 2869** certify that the information contained in this certificate with respect to Strata Lot **#83** Unit **#509** is correct as of the date of this certificate:

- (a) Monthly Strata fees payable by the owner of the Strata lot described above: **\$202.46**
- (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*): **\$607.38**
- (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. **\$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. **\$0.00**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund: **\$5,515.82 as at July 31, 2008**
- (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]

Exhibit "F"

FORM J RENTAL DISCLOSURE STATEMENT

Strata Property Act
FORM J
RENTAL DISCLOSURE STATEMENT

(Section 139)

Re: Strata Plan to be filed with respect to lands in the City of Vancouver described as

Parcel Identifier: 027-216-616
Air Space Parcel 2 District Lot 352 Group 1 New Westminster District
Air Space Plan BCP31353

1. The development described above includes 192 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.

Description of Strata Lot [as shown on Strata Plan]	Date Rental Period Expires [month day, year]
nil	n/a

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 192 residential strata lots, as described below, until the date set out opposite each strata lot's description:

Description of Strata Lot [as shown on Strata Plan]	Date Rental Period Expires [month day, year]
all strata lots	April 30, 2208

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

Dated: April _____, 2008.

REGISTERED OWNERS

TRI EAGLE INVESTMENTS LTD.

Per: _____
President

BENEFICIAL OWNER

TRI POWER DEVELOPMENTS LIMITED
PARTNERSHIP, by its General Partners



STRATA PLAN BCS 2869 – King Edward Village

RULES AND REGULATIONS

Although it is not possible to be silent in the course of daily living, it is possible to recognize the time of day and the proximity of your neighbours.

Noise complaint procedure is as follows:

- a. First speak with your neighbour in a friendly and non confrontational manner, explaining what is bothering you and why.
- b. If the noise problem is continuously disturbing you, call the Vancouver City Police: 911 or (604) 717-3321, report the incident, and ask for an incident number.
- c. Then contact the Property Manager in writing with the date, time, and description of the incident.

COLYVAN PACIFIC REAL ESTATE MANAGEMENT SERVICES LTD.

Kenneth Bro - As Managing Agent of the Owners, Strata Plan BCS 2869 - 604-683-8399 ext 232

General Rules For Use Of The Common Rooms Of BCS 2869 King Edward Village

The common areas are designed for the use of residents and their guests. These rules are designed to maximize enjoyment and to maintain common areas in the best possible condition. The lounge is designed for the use and enjoyment of all KEV residents. Please treat the facility with respect. If you find any damage or untidy conditions upon entry, please report the situation immediately to the Administrator (604-568-2501) prior to use. Individual users are responsible for leaving the lounge in an "as found", neat, tidy and secure/locked (ensure that all doors/windows are closed and locked upon leaving) condition

Entertainment Room Hours Of Operation 9:00 AM to 9:00 PM

- All persons using the facilities do so at their own risk.
- Residents are responsible for the conduct and safety of their guests at all times and must accompany any guests using the common room lounge.
- No one under the age of 18 is permitted to use the facilities unless accompanied by an adult.
- No pets are permitted in the facilities.
- No smoking is permitted in the facilities.
- The use of glassware or other breakable items is prohibited in the facilities.
- Consumption of alcohol is not permitted when using the facilities.
- All other beverages must be consumed in plastic cups.
- Food may be consumed but any spills must be cleaned by the resident responsible using the facilities. Any unconsumed food or garbage must be removed from the common room upon exit.
- Any damage is the responsibility of the resident/owner.
- The maximum number of people in the facilities is limited to 25.
- Use of candles is not permitted.

ROOM BOOKINGS FOR GROUP EVENTS

Open Hours 9:00 AM to 9:00 PM

- The room may be booked for group events up to 16 weeks ahead by application in person or by e-mail to the Council.
- Bookings will be limited to one (1) per calendar quarter per owner/tenant.
- A minimum of 48 hours notice is required for bookings.
- Users are required to post a \$250.00 refundable damage deposit at time of booking.
- If you find any damage or untidy conditions upon entry, please report the situation immediately to the Administrator (604-568-2501) prior to use.
- Residents booking the lounge are responsible for all clean-up and leaving the facility in an 'as found' condition.
- The lounge will be inspected and conditions logged by Council after group bookings. All deficiencies, repairs and clean-up will be the responsibility of the resident/owner.
- Bookings must be made by an adult.
- The Strata Corporation may "black-out" certain days and times for special events for the benefit of residents.

THANK YOU,
"King Edward Village" Strata Council BCS 2869



Gym Rules Of BCS 2869 King Edward Village

FITNESS ROOM RULES & ETIQUETTE

For the betterment, safety and enjoyment of all residents, your Strata Council has approved the following rules for this area. These do not replace, but are in addition to Strata Corporation BCS 2869 "King Edward Village" Registered Bylaws.

The fitness room is open from 6:00am to 10:00pm daily

1. ***Persons using this facility do so at their own risk. Persons using the facility release and indemnify the Strata Corporation, its employees and the Managing Agents from any and all claims arising from the use of the facilities.***
2. **An Adult Resident must accompany all guests. Persons under the age of 18 years old are not permitted to use this area unless accompanied by a Resident Adult. Children under the age of 13 are prohibited from using the equipment.**
3. **All common areas including the gym and 2nd floor deck are "NO SMOKING" areas.**
4. **Proper indoor athletic footwear and shirts/attire must be worn at all times.**
5. **For hygiene purposes, please ensure all equipment is wiped down and clean after use. Please bring your own towels.**
6. **When using the weight stations, please lower weights gently, without dropping. When finished, please turn the treadmill and bicycle off and return any "free" weights to the storage rack.**
7. **Consumption of alcoholic beverages is prohibited in the fitness room. Reports of alcohol consumption may result in police attendance, written notice from management, fines and possible loss of room privileges.**
8. **No animals/pets are permitted within this area.**
9. **Please report any damage or required maintenance immediately to the Administrator or the Managing Agent. Individuals noting a breach or abuse of this area should report such incident to either the Administrator or the Managing Agent, in writing.**
10. **It is prohibited to remove any equipment from the fitness room.**
11. **Only personal music devices with ear-buds are allowed. No amplified music is allowed.**
12. **When leaving, please ensure all windows are closed and locked and lights turned off. In addition, check the exterior patio/deck doors to confirm it is securely closed and locked.**

THANK YOU,
"King Edward Village" Strata Council BCS 2869
King Edward Village Office (Administrator): 604-568-2501

Approved Admin

6/26/08 U3

King Edward Village 2		
BCS Strata 2869 Approved Budget 2007-2008		
	192 Units	Approved 2008-09 Budget
	ADMINISTRATION	
6110	Insurance/appraisal	\$ 38,856.38
6160	Management fees	\$ 32,906.64
6180	Post/copy/bank	\$ 4,945.36
6245	C.R.F.	\$ 33,090.00
REPAIRS/MAINTENANCE		
8040	Elevator	\$ 27,000.00
8050	Fire safety/maintenance	\$ 5,651.83
8065	Repair and Maint	\$ 8,831.00
8045	Generator Maintenance	
8070	HVAC	\$ 2,207.75
8100	Janitorial	\$ 37,500.00
9040	Landscape	\$ 6,819.30
8129	Misc/garage gate	\$ 3,750.62
8130	Pest control	\$ 1,200.00
8230	Security	\$ 28,000.00
8550	Window cleaning	\$ 4,800.00
9420	Enterphone	\$ 6,400.00
9430	Garbage/recycling	\$ 9,945.00
9470	Sewer/water	\$ 28,259.19
9480	Electricity	\$ 42,388.79
9440	Gas	\$ 41,440.00
	Total	\$ 363,991.86

- (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: **29** (To the best of our knowledge)

Date: **August 27, 2008**



Kenneth Bro, Strata Manager

COLYVAN PACIFIC REAL ESTATE MANAGEMENT SERVICES LTD.

Managing on behalf of Strata Corporation BCS 2869