

**STRATA PROPERTY ACT
FORM B
INFORMATION CERTIFICATE
(Section 59)**

The Owners, Strata Plan LMS 851 certify that the information contained in this Certificate with respect to Strata Lot 153 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above are \$156.23.
- (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) is nil.
- (c) There are no agreements under which the owner of the strata lot described above takes responsibility for the expenses relating to alterations to the strata lot, the common property or the common assets.

NOTE: This information is provided to the best of our knowledge, however neither the Strata Corporation nor Bayside Property Services Ltd, will accept any liability for any errors or omissions in this regard.

- (d) There is no 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.
- (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 is unknown.

This estimate is based on the information we have at this point in time. We believe it is a reasonable projection but neither we nor the Strata Corporation will accept any responsibility for the accuracy of these figures as they are subject to a variety of factors which we have no control over.

(2)

- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund is \$83,718.15. The amount in the GIC's are \$522,500.00, \$20,810.00 and \$104,050.00 as of March 31, 2008.
- (g) There are no amendments to the bylaws that are not yet filed in the land title office.
- (h) There are no 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.
- (i) Notice has not been given for resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on.
- (j) The strata corporation is not party to any court proceedings or arbitration, and/or any judgements or orders against the strata corporation.
- (k) No notices or work orders have been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets.
- (l) Number of strata lots in the strata plan that are rented is 22, which is the maximum allowable pursuant to the current Registered Bylaws of the Strata Plan.

Disclaimer: This is to inform all parties concerned that Bayside Property Services Ltd. has been appointed as Management Agents as of July 29, 2001 and the enclosed information is to the best of our knowledge.

Dated at Burnaby, British Columbia, this 12th day of May, 2008.

Per 

Ernest Neumann
Bayside Property Services Ltd.
Management Agents

THE LEXINGTON
CONDOMINIUM ACT
(Section 31)

LMS 857

RENTAL DISCLOSURE STATEMENT

1. The proposed strata plan in respect of which this statement is made is described as the Lexington and is Phase I of the development to be located on lands legally described as:

Municipality of Burnaby
Parcel Identifier 017-624-410
Lot A
District Lot 153
Group 1
New Westminster District
Plan LMP 2445

and will contain 113 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.

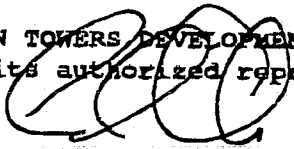
NIL

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 27th day of May, 1992.

TWIN TOWERS DEVELOPMENT PARTNERSHIP
by its authorized representative:



**STRATA CORPORATION LMS 851
2008-09 Operating Budget**

Year End March 31st

RECEIPTS	APPROVED BUDGET 2008-09
101 Owners' Contributions	533,105.00
102 Fireplace Assessments	13,440.00
105 Rental Income/Security Dep	8,160.00
112 Transfer Prior Year Surplus	74,795.00
TOTAL RECEIPTS	629,500.00

DISBURSEMENTS	
300 Gas	150,000.00
310 Electricity	65,000.00
320 Management Fees	40,000.00
330 Insurance	50,000.00
340 Wages/Janitorial	25,000.00
345 Building Manager	50,000.00
346 Overtime Wages	5,000.00
360 Audit	2,500.00
370 Legal	5,000.00
380 Appraisal	1,000.00
390 Mortgage (Corporate Suite)	47,500.00
391 Property Tax (Corporate Suite)	1,500.00
392 Mtnce Fee (Corporate Suite)	2,500.00
398 Petty Cash	1,500.00
395 Sundry	8,500.00
405 Water/Sewer	500.00
415 Scavenging/Recycling	3,000.00
425 Equipment/Supplies	10,000.00
435 Repairs/Maintenance	85,000.00
445 Landscaping	18,000.00
465 Telephone/Paging	4,000.00
475 Elevator	27,000.00
485 Alarm/Security/Monitoring	2,000.00
710 Contingency Reserve	
715 Repiping Reserve	25,000.00
TOTAL DISBURSEMENTS	629,500.00