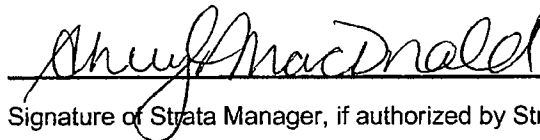


Strata Property Act
SECTION 59 (Form B) INFORMATION CERTIFICATE

The Owners of Strata Plan LMS2093, certify that the information contained in this certificate with respect to Strata Lot 45 #801 - 10899 West Whalley Ring SURREY, BC is correct as of the date of this certificate.

| | | |
|-----|---|--------------|
| (a) | Monthly Strata Fees payable by the Owner of the strata lot described above | \$201.21 |
| (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? Not to the Best of Our Knowledge Since records may be unavailable or incomplete, purchaser should check bylaws, rules, and other documents registered at Land Titles Office and request the seller to disclose any applicable 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. Final expenses may not be determined until the conclusion of 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. This figure may not include emergency expenditures approved by the Strata Council. | \$134,666.67 |
| (g) | Are there any amendments to the Bylaws that are not yet filed in the Land Title office? NO - not to the best of our knowledge | |
| (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 - not to the best of our knowledge | |
| (i) | Has notice been given for any Resolutions, requiring a $\frac{3}{4}$ vote or unanimous vote? NO - not to the best of our knowledge | |
| (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 - not to the best of our knowledge | |
| (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 - not to the best of our knowledge | |
| (l) | Number of strata lots in the Strata Plan that are rented. This figure is to the best of our knowledge as reported to us. | 35 |

Date: July 10, 2009



Signature of Strata Manager, if authorized by Strata Corporation

Annual Budget
Property=ims2093
mm/yy=07/2009

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7/17/2009
09:29 AM
BAYWEST Strata

| Name | Account | Description | Annual Bu Y |
|---------------------------|----------|-------------------------|------------------|
| REVENUE | | | |
| Observatory, The | 53100000 | Rental Income | 600.00 |
| Observatory, The | 53160000 | Roof Rental Income | 1,500.00 |
| Observatory, The | 55000000 | Owners' Contributions | 33,762.50 |
| Observatory, The | 55070000 | Amenities Rental | 0.00 |
| Observatory, The | 55100000 | Bylaw Penalties | 0.00 |
| Observatory, The | 56000000 | Interest Income | 62.50 |
| Observatory, The | 56030000 | GIC Interest | 0.00 |
| Observatory, The | 56100000 | Keys/Remotes | 91.67 |
| Observatory, The | 56200000 | Late Payment Interest | 0.00 |
| Observatory, The | 56300000 | Late Payment Penalty | 0.00 |
| Observatory, The | 56550000 | Move In/Out Fee | 150.00 |
| Observatory, The | 56800000 | Other Income | 0.00 |
| Observatory, The | 56900000 | Parking Income | 166.67 |
| TOTAL REVENUE | | | 36,333.34 |
| EXPENSES | | | |
| ADMINISTRATIVE EXP | | | |
| Observatory, The | 60520000 | Statutory Review of Boo | 35.33 |
| Observatory, The | 60530000 | Additional Services | 83.33 |
| Observatory, The | 60700000 | Bank Charges | 18.56 |
| Observatory, The | 61000000 | Social Activities | 83.33 |
| Observatory, The | 61150000 | Council Administration | 145.83 |
| Observatory, The | 61500000 | Insurance Deductibles / | 0.00 |
| Observatory, The | 61700000 | Insurance Premium | 2,500.00 |
| Observatory, The | 61730000 | Insurance Appraisal | 83.33 |
| Observatory, The | 61900000 | Legal Fees | 83.33 |
| Observatory, The | 61910000 | Audit & Legal | 0.00 |
| Observatory, The | 62000000 | Strata Fees | 259.73 |
| Observatory, The | 62100000 | Management Fees | 2,333.63 |
| Observatory, The | 62120000 | Meeting | 0.00 |
| Observatory, The | 62300000 | Miscellaneous | 0.00 |
| Observatory, The | 62500000 | Office Expense | 0.00 |
| Observatory, The | 62510000 | Administration Expense | 0.00 |
| Observatory, The | 62700000 | Pager/Telephone | 125.00 |
| Observatory, The | 62900000 | Postage/Copies/Office | 500.00 |
| Observatory, The | 63100000 | Telephone | 0.00 |
| TOTAL ADMIN EXPEN | | | 6,251.40 |
| EMPLOYEE EXPENSE | | | |
| Observatory, The | 64100000 | Benefits Employee / Ca | 0.00 |
| Observatory, The | 64400000 | Temporary Help | 0.00 |
| Observatory, The | 64460000 | Wages-Part Time Caret | 0.00 |
| Observatory, The | 64600000 | Wages Caretaker | 3,750.00 |
| Observatory, The | 64900000 | Workers' Compensation | 25.00 |
| TOTAL EMPLOYEE EX | | | 3,775.00 |
| UTILITY | | | |
| Observatory, The | 65200000 | Electricity | 2,750.00 |
| Observatory, The | 65300000 | Gas | 6,000.00 |
| Observatory, The | 65400000 | Water & Sewer | 1,833.33 |
| TOTAL UTILITY | | | 10,583.33 |
| CONTRACTS/BUILDIN | | | |
| Observatory, The | 70100000 | Alarm Monitoring | 100.00 |
| Observatory, The | 70650000 | Building Envelope Maint | 833.33 |
| Observatory, The | 70750000 | Caretaker- Contract | 458.33 |
| Observatory, The | 70900000 | Carpet Cleaning | 219.42 |
| Observatory, The | 71100000 | Elevator & License | 1,083.33 |
| Observatory, The | 71300000 | Emergency Generator | 166.67 |
| Observatory, The | 71500000 | Enterphone | 0.00 |
| Observatory, The | 71900000 | Fire Protection | 583.33 |
| Observatory, The | 72300000 | Garbage Collection | 833.33 |
| Observatory, The | 73100000 | Janitorial | 208.33 |
| Observatory, The | 73300000 | Janitorial Supplies | 0.00 |
| Observatory, The | 73500000 | Landscaping | 0.00 |
| Observatory, The | 73900000 | Maintenance & Repairs | 0.00 |
| Observatory, The | 75100000 | Painting Contract | 208.33 |
| Observatory, The | 75700000 | Pest Control | 104.17 |
| Observatory, The | 76300000 | Repairs Interior | 625.00 |
| Observatory, The | 76500000 | Repairs Exterior | 0.00 |

Annual Budget

Property=Ims2093
mm/yy=07/2009

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7/17/2009
09:29 AM
BAYWEST Strata

| Name | Account | Description | Annual Bu Y |
|---------------------|----------|-------------------------------|------------------|
| Observatory, The | 76900000 | Repairs & Maintenance | 1,083.33 |
| Observatory, The | 77300000 | Security | 125.00 |
| Observatory, The | 77303000 | Security - Equipment Le | 250.00 |
| Observatory, The | 77350000 | Security Systems/Fire S | 0.00 |
| Observatory, The | 77500000 | Supplies | 333.33 |
| Observatory, The | 77700000 | Telephone | 0.00 |
| Observatory, The | 77900000 | Water & Sewer | 0.00 |
| Observatory, The | 78100000 | Window Cleaning | 433.33 |
| | | <u>TOTAL CONTRACTS/B</u> | <u>7,648.56</u> |
| REPAIRS & MAINTENA | | | |
| Observatory, The | 80260000 | Boiler & Mechanical | 625.00 |
| Observatory, The | 80310000 | Dryer Vent Cleaning | 416.67 |
| Observatory, The | 80500000 | Electrical | 375.00 |
| Observatory, The | 80600000 | Elevator | 0.00 |
| Observatory, The | 81100000 | General Repair & Maint | 0.00 |
| Observatory, The | 81290000 | Building Improvements | 416.67 |
| Observatory, The | 81700000 | Locks/Keys | 83.33 |
| Observatory, The | 82200000 | Plumbing | 833.33 |
| Observatory, The | 82300000 | Roof Repairs | 250.00 |
| Observatory, The | 82330000 | Security Gate | 250.00 |
| Observatory, The | 82350000 | Security Repairs & Upgr | 0.00 |
| Observatory, The | 82400000 | Snow Removal | 0.00 |
| Observatory, The | 82900000 | Window Cleaning | 0.00 |
| | | <u>TOTAL REPAIRS & MA</u> | <u>3,250.00</u> |
| RESIDENT MGR UNIT | | | |
| Observatory, The | 83150000 | Mortgage Interest | 0.00 |
| Observatory, The | 83300000 | Maintenance Fees | 0.00 |
| Observatory, The | 83400000 | Property Taxes | 0.00 |
| | | <u>TOTAL RESIDENT MG</u> | <u>0.00</u> |
| MAJOR PROJECT EXP | | | |
| Observatory, The | 84160000 | Exercise Equipment | 0.00 |
| RECREATION FACILITI | | | |
| Observatory, The | 85120000 | Fitness Equipment Leas | 166.67 |
| Observatory, The | 85190000 | Clubhouse HVCA | 0.00 |
| Observatory, The | 85600000 | Maintenance | 0.00 |
| Observatory, The | 85610000 | Major Equipment Repair | 0.00 |
| Observatory, The | 85700000 | Painting Fund | 0.00 |
| Observatory, The | 85800000 | Pool / Spa Chemicals | 0.00 |
| Observatory, The | 85900000 | Pool / Spa Maintenance | 166.67 |
| | | <u>TOTAL RECREATION</u> | <u>333.34</u> |
| GROUND EXP | | | |
| Observatory, The | 87400000 | Landscaping | 833.33 |
| Observatory, The | 87410000 | Landscape Maintenance | 0.00 |
| Observatory, The | 87700000 | Snow Removal | 83.33 |
| | | <u>TOTAL GROUND EXP</u> | <u>916.66</u> |
| FINANCIAL EXP | | | |
| Observatory, The | 88100000 | Mortgage Principle | 1,075.00 |
| Observatory, The | 88600000 | Taxes | 108.33 |
| | | <u>TOTAL FINANCIAL EX</u> | <u>1,183.33</u> |
| NON RECOVERABLE | | | |
| CONTINGENCY RESE | | | |
| Observatory, The | 90100000 | Contingency Reserve F | 2,391.67 |
| Observatory, The | 90160000 | Building Envelope Study | 0.00 |
| | | <u>TOTAL CRF</u> | <u>2,391.67</u> |
| OTHER EXPENSES | | | |
| SPECIAL ASSESSMEN | | | |
| | | <u>TOTAL EXPENSES</u> | <u>36,333.29</u> |
| | | <u>SURPLUS / (DEFICIT)</u> | <u>0.05</u> |

THE OBSERVATORY – LMS 2093

RULES

(Revised Sept 9, 2008)

Rules are put in place to govern the use, safety and condition of the common property and common assets and the safety of the complex, for the benefit of all residents.

Failure to observe these Rules may result in a fine of up to \$50 as per the Bylaws. Repeat offences will result in doubling of fines until a settlement is reached.

It is suggested and recommended that you familiarize yourself with the Bylaws and Rules of the Strata Corporation.

SECTION I – SECURITY

1. When entering the building, do not hold the door open for a person behind you, unless you know that person to be a resident. Tell anyone unfamiliar to you that they must use a key fob or the Enterphone to gain entry. BE FIRM.
2. Do not admit canvassers, solicitors or advertisers, or unidentified persons into the building for any reason or excuse.
3. Be certain you know who is calling on your Enterphone before buzzing them in. Use your TV Channel 116 to check the person if you are in any doubt. If using digital cable, please use Channel 399.
4. When entering or exiting the parkade, drivers must stop and wait for the security gate to close behind them before proceeding. Do not allow another vehicle to follow you in or out.

SECTION II – SAFETY

5. Drivers must observe the posted speed limit of 10km/hr (dead slow) in the Parkade.
6. Use of rollerblades and skateboards is prohibited in all common areas, parking areas and driveways.
7. Residents shall not keep or store highly combustible products such as gasoline anywhere on the premises.
8. Fire alarms are to be activated ONLY in the case of fire or other emergency. The cost of the Fire Department or Police response to a false alarm will be assessed to the perpetrator of the false alarm.
9. No live Christmas trees are permitted anywhere on the premises due to Fire Department regulations and Insurance Company stipulations.
10. Christmas and seasonal lights are ONLY permitted between December 1 and January 31 and must only be attached to the balcony metal railing without drilling any holes.

SECTION III – USE OF PREMISES

11. SMOKING is prohibited in all common areas, including, the lobbies, hallways, elevators, stairwells, parking areas, storage areas, activity room, spa, sauna and exercise room. Throwing of cigarette butts or litter from balconies is strictly forbidden. (Please respect your neighbours).

12. There are strict regulations regarding PETS living or visiting The Observatory in accordance with the Strata Corporation's Bylaws. Please insure you have properly registered your pet with the manager in case of emergency.

Vehicle Parking

13. Washing of cars is not permitted on Strata property.
14. Mechanical work of any kind on any vehicle is not permitted in the Visitor Parking area or in residents' assigned stalls.

RESIDENT Parking Area

15. Residents must park in their assigned stalls.
16. Residents who wish to park an unlicensed vehicle in their assigned parking space must provide the Council with a copy of Storage Insurance including Third Party Liability to \$1 Million. Vehicles must be in full working order at all times, and storage certificate visible in window.
17. Residents requiring parking stalls at the Resident Parking Area may apply to the strata corporation for the lease of a strata-parking stall for a monthly fee of \$45. Availability is on first come first serve basis as per the Waiting List administered by the Council. The lease is executed between the unit owner and the Strata Corporation.

VISITOR Parking Area

18. Resident and Unlicensed Vehicles are prohibited from parking in the Visitor Parking Area.
19. Non-Residents are not permitted to use any Visitor Parking Stalls as a daily or regular parking lot for convenience. Non-residents regularly leaving the Observatory with their vehicles parked at visitor parking area are deemed to be in breach of this rule. Vehicles will be towed without notice as per #23.
20. Display Permit / Pass - All vehicles in the Visitor Parking area must display on the dash or rear-view mirror in plain view, a Visitor's Parking Permit or valid Long Term Permit.
21. A Long Term Permit for \$20 valid for 2 weeks parking can be issued to visitors requiring temporary longer-term parking at the visitors parking area. The Permit is renewable but subject to its availability and/or Council's approval.
22. Overnight Parking Rule – Guest vehicles parking at the Visitor Parking area for more than three consecutive nights are required to apply for a Long Term Permit.
23. Vehicles in breach of any vehicle parking rules will be towed by the towing contractor without notice and at the Owner's expense. Owners in breach of the parking rules will also be subject to fines as per the Strata By-Laws.
24. The resident providing the Visitor Parking Permit shall be responsible for any mess (leaking fluids or litter) left by the visitor's vehicle.

Recreational Facilities

25. The recreational facilities are for the exclusive use of residents and their invited guests. They should be used only in the manner for which they are intended and designed.

26. Children under the age of 14 must be supervised by an adult resident at all times when in the recreation areas.
27. The Strata Corporation is not responsible for loss of personal property or for injury or death resulting from the use of the spa facilities or exercise equipment.
28. No boisterous activity, loud music, or rough play is permitted.
29. No food or drinks are permitted in the recreation areas (hot tub, sauna or weight room).
30. No glassware, glass bottles or other breakable items are permitted in the recreation areas.
31. The Activity Room is for the exclusive use of residents and their invited guests. It may not be used for any commercial function except when it is deemed to be beneficial to all residents by the Strata Council or management.
32. The Activity Room may be booked for private functions between the hours of 8:00 a.m. and 10:30 p.m. The event must be terminated by 10:30 p.m. and the Activity room vacated by 11:00 p.m.
33. A damage deposit of \$50.00 is required at the time of booking and will be returned if there is no damage to the Activity Room or its contents, and no violation of posted Activity room Rules.
34. A checklist is to be completed with the Resident Manager before and after the event.
35. The resident booking the Activity Room is totally responsible for enforcing the NO SMOKING and other Rules.
36. All individuals must take a shower before entering the spa and sauna.
37. Swimwear must be worn in the spa, sauna and steam room. Cut-offs and shirts are not permitted.
38. Any person having an apparent skin disease, sore, inflamed eye, cough, cold, nasal or ear discharge, or any communicable disease is excluded from the spa, sauna and steam room and exercise room.
39. Windows in the spa area are not to be opened.

Garbage

40. All garbage must be securely contained and placed in the compactor in the garbage room on the main floor. Do not place any GARBAGE in the RECYCLING ROOM or managers' trailer.
41. Large cardboard cartons must be broken down, flattened, and placed in the recycling room bin (BFI) near the managers' trailer.
42. All recyclable items are to be placed in the designated bins in the Garbage Room.

Balconies

43. Balconies must not be used for storage, with the exception of patio furniture.
44. Washing of balconies only to be done on rainy days to avoid making a mess to your neighbours below. All standing water must be mopped up and not drained from scrubber. Please consider your neighbours below.
45. No hibachis or briquette barbecues are permitted. (LPG-propane BBQ's permitted)
46. No hooks or fasteners are to be mounted to balcony ceilings.

47. Flower pots and planters must be inside the balcony – not on top of or outside the railing. Plant risers must be used to create airflow between the planter and the balcony floor.
48. No signs, clothing, personal effects or other items must be hung on the interior or exterior of balconies.

Bicycles

49. Bicycles are permitted in the strata lot owner's underground parking stalls.
50. Bicycles must be stored in your storage locker, your personal parking stall or residence.

General

51. Personal items such as mops, brooms, shoes, etc. may not be left outside the apartment in the hallway, stairways and vehicle stalls. They are to be kept inside the apartment or stored in the lockers.
52. Doormats or footwear are not permitted in the hallway outside the apartment door.
53. Personal items or maintenance supplies may not be stored in vehicle stalls, all garbage in stalls must be removed by the Owner.
54. All stairways are to be kept clear and free of debris or personal items at all times.
55. Report any and all suspicious activities directly to the RCMP (911) or Resident Manager without delay.
56. Immediately report any loss of fobs or personal effects to the resident manager to assist with recovery and cancellation of building access.
57. Forwarding or acceptance of all mail to be conducted only by Canada Post and its employees.

The Strata Corporation is not responsible for loss of personal property or for injury resulting from failure to observe and acknowledge the above rules.

Strata Council - LMS 2093

"The Observatory"

(Revised Sept 09, 2008)

OBSERVATORY I

CONDOMINIUM ACT
(Section 31)

RENTAL DISCLOSURE STATEMENT

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

City of Surrey
Parcel Identifier 017-716-942
Lot 5
Section 15
Block 5 North
Range 2 West
New Westminster District
Plan LMP3367

and will contain approximately 269 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 20th day of October, 1994.

INTRAWEEST PROPERTIES PARTNERSHIP by
its managing general partner,
INTRAWEEST REAL ESTATE LTD.:

Per: 

THE OBSERVATORY – LMS 2093

MOVE-IN MANUAL

Please complete the
attached Move-In
Manual and return to
the Resident
Caretaker.

Thank you.

THIS MANUAL MUST BE PICKED UP AND THE APPROPRIATE SHEETS COMPLETED AND SUBMITTED TO THE RESIDENT MANAGER AT LEAST 48 HOURS BEFORE NEW TENANTS WISH TO MOVE IN. MOVE IN TIME MUST ALSO BE BOOKED AT LEAST 48 HOURS IN ADVANCE. FAILURE TO COMPLETE FORMS OR BOOK THE ELEVATOR WILL RESULT IN THE NEW RESIDENTS NOT BEING ALLOWED TO MOVE IN.

The Observatory I is a development of 127 individually owned condominium units. Each Owner is totally responsible for the maintenance and upkeep of interior of their unit as well as informing incoming residents of features and Bylaws and Rules and Regulations governing the common areas.

The Bylaws and Rules and Regulations have been adopted by the Owners to benefit the Owners and Residents of the development.

The on-site Resident Manager's responsibilities are restricted to the servicing of the common areas only.

Office Location: #101 – 10899 West Whalley Ring Road
Surrey, BC, V3T 5V2
Tel: (604) 583-9915
Email: stratalms2093@shaw.ca

This Manual contains:

- 1) **New Resident Information Form** - complete and submit
- 2) **Order Form** – complete and submit
- 3) **Move In / Out Request Form** – complete and submit
- 4) **Form K** – complete and submit (if applicable)
- 5) **Strata Corporations Bylaws**
- 6) **Building's Rules and Regulations**

THE OBSERVATORY – LMS 2093

NEW RESIDENT INFORMATION FORM

PLEASE COMPLETE THE FOLLOWING INFORMATION

TO BE COMPLETED BY OWNER

| | | | |
|---------------------|-------------|---------------|-------|
| Suite #: | _____ | Strata Lot #: | _____ |
| Owner's Name: | _____ | | |
| Owner's Address: | _____ | | |
| Owner's Telephone # | HOME: _____ | WORK: | _____ |

AGENT'S INFORMATION (if applicable)

| | | | |
|---------------------|-------------|------|-------|
| Agent's Name: | _____ | | |
| Agent's Address: | _____ | | |
| Agent's Telephone # | HOME: _____ | BUS: | _____ |

TO BE COMPLETED BY TENANT

| | | | |
|----------------------|-------------|-------|-------|
| Tenant's Name: | _____ | | |
| Tenant's Telephone # | HOME: _____ | BUS: | _____ |
| Number of Occupants: | _____ | | |
| List of Names: | 1. _____ | | |
| | 2. _____ | | |
| | 3. _____ | | |
| No. of Pets: | _____ | Type: | _____ |
| Name of Pets: | _____ | | |

ACCESS FOB ACTIVATION

Please list all Access Fobs which will be activated – *Numbers are imprinted on back of Fobs.*

1. _____ Name of User: _____
2. _____ Name of User: _____
3. _____ Name of User: _____
4. _____ Name of User: _____
5. _____ Name of User: _____
6. _____ Name of User: _____

Please list all vehicles:

1. **Parking Stall No.** (only those listed with the unit): _____
Make of Vehicle: _____ License No.: _____
2. **Parking Stall No.** (only those listed with the unit): _____
Make of Vehicle: _____ License No.: _____

Visitor's Parking Pass No. (1 issued): _____

Locker No.: _____ INTERCOM Entry Code: _____

Name to appear on the INTERCOM Panel: _____

IMPORTANT:

Should any changes occur to the information contained above, the Resident Manager must be notified immediately.

NEW ACCESS FOBS

NEW ACCESS FOBS

TENANTS CANNOT PURCHASE ACCESS FOBS WITHOUT THE CONSENT OF THE OWNER OR RENTAL AGENT OF THE SUITE. If they have lost their fob – too bad. The owner or agent can phone and leave a message. If you look in the master list book all the agents are listed. Fobs cost \$50.00 each. You must have the “cash” in hand before you hand out a Fob.

| SUITE | NAME | FOB NUMBER | DATE | AMOUNT |
|-------|------|------------|------|--------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

If someone has lost a fob, you must collect the number on the back of the existing fob so that the lost fob can be cancelled. Make sure that the tenant is aware of this as some tenants try to gain additional fobs in this manner.

PLEASE COMPLETE AND RETURN TO RESIDENT MANAGER

**THE OBSERVATORY – LMS 2093
ORDER FORM**

Should you require any additional items, please complete and submit with payment.
Cheque ONLY. No cash will be taken.

| ITEM | NUMBER REQUIRED | COST PER UNIT | TOTAL |
|----------------------|--------------------|------------------|-------|
| | | | |
| MOVE IN FEE | | \$150.00 | |
| ACCESSFOB | | \$50.00 | |
| VISITOR PARKING PASS | | \$5.00 | |
| BIKE ROOM KEY | | \$10.00 | |
| | | | |
| | | | |
| | | | |
| TOTAL DUE | | | |
| Amount Paid | | Date | |

Attach CHEQUE payable to “Strata Plan LMS 2093 – The Observatory”

Ordered By: _____ **Date:** _____

Address: _____

Additional Information:

PLEASE COMPLETE AND RETURN TO RESIDENT MANAGER

THE OBSERVATORY – LMS 2093

10899 West Whalley Ring Road, Surrey, BC V3T 5V2

Move-In / Out Request
(Please Circle One)

In accordance with Bylaw 115(I) moving arrangements must be made at least forty-eight (48) hours in advance. Failure to advise of a move constitutes a violation of Bylaws and appropriate fines will be assessed.

Name of Resident: _____

Suite #: _____

Strata Lot #: _____

Desired Date of Move: _____

Second Choice: _____

Time of Move-In
(2 hour period): _____

Second Choice: _____

Comments: _____

Telephone No. for Confirmation: _____

MOVE FEE (\$150.00) ATTACHED: _____ YES _____ NO

** Please note – Should there be any delays – contact the resident manager at 583-9915. Any costs associated with failing to show up for the designated time period shall be borne by the Owner/Tenant. A late charge of \$25.00 per half hour will apply should any move take longer than the booked period.

SIGNED AND ACKNOWLEDGED:

Date: _____, 20_____

Strata Property Act
FORM K
NOTICE OF TENANT'S RESPONSIBILITIES
(Section 146)

To the Owners Strata Plan No. _____ Re: Strata Lot _____

Our Reference No. _____ - _____ - _____ - _____

Street Address of Strata Lot _____

Name(s) of tenant(s) _____

Tenancy commencing _____

IMPORTANT NOTICE TO TENANTS:

1. Under the *Strata Property Act*, a tenant in a Strata Corporation must comply with the Bylaws and Rules of the Strata Corporation that are in force from time to time (current Bylaws and Rules attached).
2. The current Bylaws and Rules may be changed by the Strata Corporation, and if they are changed, the tenant must comply with the changed Bylaws and Rules.
3. If a tenant or occupant of the strata lot, or a person visiting the tenant or admitted by the tenant for any reason, contravenes a Bylaw or Rule, the tenant is responsible and may be subject to penalties, including fines, denial of access to recreational facilities, and if the Strata Corporation incurs costs for remedying a contravention, payment of those costs.

Date: _____ (month, day, year)

Signature of Landlord, or Agent of Landlord

Address of Landlord, or Agent of Landlord

Signature of Tenant

Signature of Tenant