



Strata Property Act Form B INFORMATION CERTIFICATE (SECTION 59)

The Owners, Strata Plan LMS-1000 certifies that the information contained in this certificate with respect to #103 – 225 East 19th Avenue Vancouver BC V5V 1J3 Strata Lot# 62 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above is \$217.38
- (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
- (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? yes no
- (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
- (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 \$156,797.08
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office? yes no
- (h) Are there any resolutions passed by a ¾ 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? yes no
- (i) Has notice been given for any resolutions, requiring a ¾ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? yes no
- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgements or orders against the strata corporation? yes no
- (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? yes no
- (l) Number of strata lots in the strata plan that are rented is: 40
- (m) The insurance broker or agent of the Strata Corporation is:

Coastal Insurance Services Ltd.
#104 – 2331 Marpole Avenue,
Port Coquitlam, BC V3C 2A1
Tel: 604-944-1700


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Bill Miller Strata Manager

Date: February 25th, 2008