



Forms Department  
13520 78th Ave  
Surrey, BC, V3W 8J6  
Phone (604) 595-8382 or  
(604) 501-4437  
Fax (604) 592-3640

October 2, 2009

Please contact the Strata Manager  
directly if you have any questions  
regarding the contents of this order.

**Sam Kong**  
Strata Manager  
Direct Phone: (604) 714-1543  
Fax:  
Email: skong@baywest.ca

To: Sutton Group  
Attention: Sheri Goldman

Re: VR2781 #307 - 3280 West Broadway VANCOUVER, BC (strata lot 67)

## INVOICE

<b>Form B - Charge</b>		\$35.00
<b>Form B attachments per Strata Property Act</b>		\$1.00
4 pages x \$0.25 per page		
<b>Current Financial Statements</b>		\$1.50
6 pages x \$0.25 per page		
<b>Strata Plan</b>		\$3.75
15 pages x \$0.25 per page		
<b>Council Minutes</b>		\$3.50
14 pages x \$0.25 per page		
<b>Current Bylaws</b>	==TRANSACTION RECORD== ==RELEVÉ DE TRANSACTION==	\$6.00
24 pages x \$0.25 per page	POS91921357 RETLR64080501 BAYWEST MANAGEMENT CORP 13520 78TH AVE SURREY BC	
<b>Engineering Report</b>		\$25.00
1 report(s) x \$25 per report	CARD/CARTE: VISA NO. 4538 01** **** 3025 02/11 SEQ.: 009 BATCH/LOT: 015 2009/10/05 11:13 To1	
<b>TOTAL BEFORE GST</b>		\$75.75
<b>GST:</b>	<b>PURCHASE/ACHAT</b>	\$79.54
GST# 12152 9846 RT 0001	AUTHOR./AUTOR.: 485813	\$3.79
<b>TOTAL:</b>		\$79.54
Order prepared by alythall	OO APPROVED - THANK YOU	

COPY : CARDHOLDER  
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**Balance Sheet**

Westpointe (vr2781)

December 31, 2008



Account	Dec 2008	Nov 2008	Change
<b>ASSETS</b>			
<b>Current Assets</b>			
Bank	1,441.16	5,485.56	(4,044.40)
Petty Cash	500.00	0.00	500.00
Accounts Receivable	20,475.35	22,705.44	(2,230.09)
Interest Accrual	153.04	0.00	153.04
Due from Previous Management	348.27	4,973.75	(4,625.48)
Prepaid Expenses	1,030.51	0.00	1,030.51
Prepaid Insurance	21,698.28	24,109.20	(2,410.92)
<b>Total Current Assets</b>	<b>\$ 45,646.61</b>	<b>\$ 57,273.95</b>	<b>\$ (11,627.34)</b>
<b>Other Assets</b>			
Special Assessment Bank	1,548.05	1,545.77	2.28
CRF - General Contingency	73,174.81	101,793.22	(28,618.41)
<b>Total Other Assets</b>	<b>\$ 74,722.86</b>	<b>\$ 103,338.99</b>	<b>\$ (28,616.13)</b>
<b>TOTAL ASSETS</b>	<b>\$ 120,369.47</b>	<b>\$ 160,612.94</b>	<b>\$ (40,243.47)</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Current Liabilities</b>			
Accounts Payable	19,501.75	29,337.89	(9,836.14)
Accrued Liabilities	13,057.18	1,649.26	11,407.92
Key Deposit	60.00	60.00	0.00
<b>Total Current Liabilities</b>	<b>\$ 32,618.93</b>	<b>\$ 31,047.15</b>	<b>\$ 1,571.78</b>
<b>Equity</b>			
Retained Earnings Current Year	(19,288.35)	17,188.84	(36,477.19)
Retained Earnings Prior Years	(3,945.84)	(3,945.84)	0.00
<b>Total Equity</b>	<b>\$ (23,234.19)</b>	<b>\$ 13,243.00</b>	<b>\$ (36,477.19)</b>
<b>CRF / Reserve</b>			
Loan from CRF	26,000.00	3,000.00	23,000.00
Contingency Reserve	77,079.94	105,420.28	(28,340.34)
<b>Total CRF / Reserve</b>	<b>\$ 103,079.94</b>	<b>\$ 108,420.28</b>	<b>\$ (5,340.34)</b>
<b>Special Assessment / Special Projects</b>			
PST Rebate - Assessment	6,356.74	6,356.74	0.00
Special Levy Fund	1,548.05	1,545.77	2.28
<b>Total Special Assessment</b>	<b>\$ 7,904.79</b>	<b>\$ 7,902.51</b>	<b>\$ 2.28</b>
<b>Total LIABILITIES &amp; CAPITAL</b>	<b>\$ 120,369.47</b>	<b>\$ 160,612.94</b>	<b>\$ (40,243.47)</b>

GA  
Feb 4/2009

**STATEMENT OF OPERATIONS**  
Westpointe (vr2781)  
For the 12th Month Ending Dec 31, 2008

Account	Account Name	Current Actual	Year To Date Actual	Annual Budget	YTD - BUDGET %
<b>RECEIPTS / REVENUE</b>					
5020-0000	Express Vu	0.00	200.00	0.00	0%
5500-0000	Owners' Contributions	18,791.18	228,528.64	228,542.00	100%
5510-0000	Bylaw Penalties	0.00	7,075.00	0.00	0%
5600-0000	Interest Income	31.91	556.39	0.00	0%
5610-0000	Keys/Remotes	50.00	600.00	0.00	0%
5655-0000	Move In/Out Fee	50.00	225.00	0.00	0%
5680-0000	Other Income	0.00	3,046.95	0.00	0%
5690-0000	Parking Income	180.00	940.00	0.00	0%
<b>TOTAL RECEIPTS / REVENUE</b>		<b>\$ 19,103.09</b>	<b>\$ 241,171.98</b>	<b>\$ 228,542.00</b>	<b>106%</b>
<b>EXPENSES</b>					
<b>ADMINISTRATIVE EXPENSES</b>					
6050-0000	Audit	0.00	1,374.56	1,650.00	83%
6052-0000	Statutory Review of Books	262.50	262.50	0.00	0%
6070-0000	Bank Charges	18.50	52.00	0.00	0%
6170-0000	Insurance Premium	2,410.92	27,807.94	25,100.00	111%
6190-0000	Legal Fees	0.00	747.60	2,000.00	37%
6230-0000	Miscellaneous	220.50	664.91	600.00	111%
6290-0000	Postage/Copies/Office Exp.	493.35	2,713.05	2,100.00	129%
<b>TOTAL ADMINISTRATIVE EXPENSES</b>		<b>3,405.77</b>	<b>33,622.56</b>	<b>31,450.00</b>	<b>107%</b>
<b>UTILITIES</b>					
6520-0000	Electricity	4,176.16	21,323.59	20,000.00	107%
6530-0000	Gas	12,236.08	43,879.61	37,500.00	117%
6540-0000	Water & Sewer	8,933.89	21,599.41	14,000.00	154%
<b>TOTAL UTILITIES</b>		<b>25,346.13</b>	<b>86,802.61</b>	<b>71,500.00</b>	<b>121%</b>
<b>CONTRACT / BLDG EXPENSES</b>					
7010-0000	Alarm Monitoring	0.00	472.50	0.00	0%
7110-0000	Elevator & License	1,209.00	5,265.05	4,900.00	107%
7150-0000	Enterphone	151.12	1,053.72	725.00	145%
7190-0000	Fire Protection	606.43	2,898.06	7,500.00	39%
7230-0000	Garbage Collection	1,974.37	10,030.34	8,500.00	118%
7310-0000	Janitorial	4,008.63	17,117.89	17,000.00	101%
7350-0000	Landscaping	428.68	1,121.42	1,000.00	112%
7570-0000	Pest Control	192.16	1,121.46	4,000.00	28%
7590-0000	Property Management	1,732.50	19,288.50	18,100.00	107%
7630-0000	Repairs Interior	0.00	600.00	1,500.00	40%
7750-0000	Supplies	0.00	82.92	750.00	11%
<b>TOTAL CONTRACT / BLDG EXPENSES</b>		<b>10,302.89</b>	<b>59,051.86</b>	<b>63,975.00</b>	<b>92%</b>
<b>REPAIRS &amp; MAINTENANCE EXPENSES</b>					
8031-0000	Dryer Vent Cleaning	0.00	1,218.00	1,750.00	70%
8098-0000	Flooring	0.00	0.00	1,000.00	0%
8100-0000	Garage Door	0.00	651.54	1,500.00	43%
8110-0000	General Repair & Maintenance	14,233.95	24,722.81	5,000.00	494%
8125-0000	Gutter Repairs/Replacement	0.00	0.00	500.00	0%
8170-0000	Locks/Keys	0.00	2,797.07	1,200.00	233%
8180-0000	Mechanical	0.00	5,719.53	6,000.00	95%
8220-0000	Plumbing	0.00	10,423.83	6,500.00	160%
8230-0000	Roof Repairs	0.00	336.72	1,000.00	34%
8231-0000	Repairs - Exterior	840.00	14,046.80	14,000.00	100%

GA  
01/28/09

**STATEMENT OF OPERATIONS**  
 Westpointe (vr2781)  
 For the 12th Month Ending Dec 31, 2008

Account	Account Name	Current Actual	Year To Date Actual	Annual Budget	YTD - BUDGET %
8290-0000	Window Cleaning	0.00	0.00	2,100.00	0%
<b>TOTAL REPAIRS &amp; MAINTENANCE EXPENSES</b>		<b>15,073.95</b>	<b>59,916.30</b>	<b>40,550.00</b>	<b>148%</b>
<b>RESERVE FUNDS</b>					
9010-0000	Contingency Reserve Fund	1,755.58	21,067.00	21,067.00	100%
<b>TOTAL RESERVE FUNDS</b>		<b>1,755.58</b>	<b>21,067.00</b>	<b>21,067.00</b>	<b>100%</b>
<b>TOTAL EXPENSES / RESERVES</b>		<b>55,884.32</b>	<b>260,460.33</b>	<b>228,542.00</b>	<b>114%</b>
<b>SURPLUS / (DEFICIT)</b>		<b>(36,781.23)</b>	<b>(19,288.35)</b>	<b>-</b>	<b>0%</b>

GA  
05/28/2009

**Balance Sheet**  
Westpointe (vr2781)  
August 31, 2009

Friday, September 4, 2009

	August 2009	July 2009	Change
<b>ASSETS</b>			
<b>CURRENT ASSETS</b>			
Bank - Operating	24,957.21	23,008.22	1,948.99
Accounts Receivable	4,325.26	3,431.32	893.94
<b>TOTAL CURRENT ASSETS</b>	<b>\$ 29,282.47</b>	<b>26,439.54</b>	<b>2,842.93</b>
<b>OTHER ASSETS</b>			
Prepaid Expenses	78.75	157.50	(78.75)
Accrued Interest	0.00	48.87	(48.87)
Prepaid - Insurance	2,410.92	4,821.84	(2,410.92)
<b>TOTAL OTHER ASSETS</b>	<b>\$ 2,489.67</b>	<b>5,028.21</b>	<b>(2,538.54)</b>
<b>RESERVES</b>			
Reserve Bank - Lighting	20,000.00	20,000.00	0.00
<b>TOTAL RESERVES</b>	<b>\$ 20,000.00</b>	<b>20,000.00</b>	<b>0.00</b>
<b>CRF</b>			
CRF Bank - General	97,684.52	92,928.10	4,756.42
<b>TOTAL CRF</b>	<b>\$ 97,684.52</b>	<b>92,928.10</b>	<b>4,756.42</b>
<b>TOTAL ASSETS</b>	<b>\$ 149,456.66</b>	<b>144,395.85</b>	<b>5,060.81</b>
<b>LIABILITIES AND EQUITY</b>			
<b>CURRENT LIABILITIES</b>			
Accrued Liabilities	23.00	1,053.76	(1,030.76)
<b>TOTAL CURRENT LIABILITIES</b>	<b>\$ 23.00</b>	<b>1,053.76</b>	<b>(1,030.76)</b>
<b>LONG TERM AND OTHER LIABILITY</b>			
Key Deposit	60.00	60.00	0.00
<b>TOTAL LONG TERM AND OTHER LIABILITY</b>	<b>\$ 60.00</b>	<b>60.00</b>	<b>0.00</b>
<b>RESERVES</b>			
Reserve - Lighting	20,000.00	20,000.00	0.00
<b>TOTAL RESERVES</b>	<b>\$ 20,000.00</b>	<b>20,000.00</b>	<b>0.00</b>
<b>CONTINGENCY RESERVE FUND</b>			
CRF - General	97,684.52	92,966.90	4,717.62
Loan From CRF	10,400.00	13,000.00	(2,600.00)
<b>TOTAL CONTINGENCY RESERVE FUND</b>	<b>\$ 108,084.52</b>	<b>105,966.90</b>	<b>2,117.62</b>
<b>EQUITY</b>			
Operating Surplus/(Deficit) Current Year	25,396.52	24,536.66	859.86
Operating Surplus/(Deficit) Prior Years	(4,107.38)	(7,221.47)	3,114.09
<b>TOTAL EQUITY</b>	<b>\$ 21,289.14</b>	<b>17,315.19</b>	<b>3,973.95</b>
<b>TOTAL LIABILITIES AND EQUITIES</b>	<b>\$ 149,456.66</b>	<b>144,395.85</b>	<b>5,060.81</b>



Sam Kong, Strata Manager

Sep 9, 2009

Date

# Statement Of Operations

Friday, September 4, 2009

Westpointe (vr2781)

For the 8th Month Ending August 31 2009

		Current Actual	Year to Date Actual	Annual Budget	YTD - Budget %
<b>REVENUE</b>					
5035-0000	Bylaw Penalties	0.00	(5,782.41)	0.00	-
5155-0000	Deficit Recovery	(2,083.33)	(16,666.64)	(25,000.00)	67%
5190-0000	Express Vu	200.00	2,000.00	2,400.00	83%
5285-0000	Interest Income	10.10	87.96	600.00	15%
5290-0000	Fobs/Keys/Remotes	0.00	150.00	0.00	-
5300-0000	Late Payment Interest	17.37	51.00	0.00	-
5310-0000	Late Payment Penalty	100.00	300.00	0.00	-
5385-0000	MoveIn/Out Fee	25.00	375.00	0.00	-
5410-0000	Other Income	0.00	0.09	0.00	-
5425-0000	Parking Income	140.00	1,505.00	2,500.00	60%
5500-0000	Owners' Contributions	24,308.37	194,466.84	291,700.00	67%
<b>TOTAL REVENUE</b>		<b>\$22,717.51</b>	<b>\$176,486.84</b>	<b>\$272,200.00</b>	<b>65%</b>
<b>OPERATING EXPENSES</b>					
<b>ADMIN EXPENSES</b>					
6004-0000	Statutory Review of Books	0.00	0.00	500.00	0%
6008-0000	Additional Services	0.00	157.50	0.00	-
6024-0000	Audit	0.00	0.00	2,000.00	0%
6028-0000	Bank Charges	23.00	161.50	100.00	162%
6068-0000	Miscellaneous	0.00	166.40	1,000.00	17%
6080-0000	Insurance Premium	2,410.92	19,351.36	30,000.00	65%
6088-0000	Legal Fees	0.00	1,333.56	2,000.00	67%
6098-0000	Management Fees	1,732.50	13,860.00	21,000.00	66%
6128-0000	Postage/Copies/Office Exp.	390.57	1,858.95	2,500.00	74%
<b>TOTAL ADMIN EXPENSES</b>		<b>\$4,556.99</b>	<b>\$36,889.27</b>	<b>\$59,100.00</b>	<b>62%</b>
<b>UTILITY EXPENSES</b>					
6308-0000	Electricity	2,520.29	13,003.18	21,000.00	62%
6316-0000	Gas	1,866.96	22,560.34	40,000.00	56%
6336-0000	Water & Sewer	0.00	4,102.98	20,000.00	21%
<b>TOTAL UTILITY EXPENSES</b>		<b>\$4,387.25</b>	<b>\$39,666.50</b>	<b>\$81,000.00</b>	<b>49%</b>
<b>CONTRACT &amp; BUILDINGS EXPENSES</b>					
7002-0000	Alarm Monitoring	78.75	630.00	600.00	105%
7048-0000	Elevator & License	432.12	3,373.86	5,300.00	64%
7058-0000	Enterphone	0.00	75.56	0.00	-
7069-0000	Fire Protection	4,339.05	4,866.05	3,000.00	162%
7080-0000	Garbage Collection	982.10	9,027.62	12,000.00	75%
7096-0000	Janitorial	1,793.19	12,480.29	22,000.00	57%
7100-0000	Landscaping	0.00	498.56	1,200.00	42%
7144-0000	Pest Control	0.00	3,427.21	2,000.00	171%

# Statement Of Operations

Friday, September 4, 2009

Westpointe (vr2781)

For the 8th Month Ending August 31 2009

	Current Actual	Year to Date Actual	Annual Budget	YTD - Budget %
7198-0000 Supplies	0.00	0.00	1,000.00	0%
<b>TOTAL CONTRACT &amp; BLDG EXPENSES</b>	<b>\$7,625.21</b>	<b>\$34,379.15</b>	<b>\$47,100.00</b>	<b>73%</b>
<b>REPAIRS &amp; MTCE EXPENSES</b>				
7660-0000 Repairs & Maintenance	1,951.69	20,340.33	30,000.00	68%
7782-0000 Power Washing	1,253.18	1,253.18	0.00	-
7798-0000 Repairs - Exterior	0.00	1,895.25	30,000.00	6%
<b>TOTAL REPAIRS &amp; MTCE EXPENSES</b>	<b>\$3,204.87</b>	<b>\$23,488.76</b>	<b>\$60,000.00</b>	<b>39%</b>
<b>CRF &amp; OTHER BUDGETED RESERVES</b>				
8920-0000 Contingency Reserve Fund	2,083.33	16,666.64	25,000.00	67%
<b>TOTAL CRF &amp; BUDGETED RESERVES</b>	<b>\$2,083.33</b>	<b>\$16,666.64</b>	<b>\$25,000.00</b>	<b>67%</b>
<b>TOTAL EXPENSES / RESERVES</b>	<b>\$21,857.65</b>	<b>\$151,090.32</b>	<b>\$272,200.00</b>	<b>56%</b>
<b>SURPLUS / (DEFICIT)</b>	<b>\$859.86</b>	<b>\$25,396.52</b>	<b>\$0.00</b>	



Sam Kong, Strata Manager

Sep 9, 2009

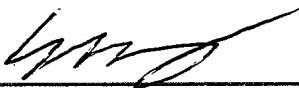
Date

*Strata Property Act*  
**SECTION 59 (Form B) INFORMATION CERTIFICATE**

The Owners of Strata Plan VR2781, certify that the information contained in this certificate with respect to Strata Lot 67 #307 - 3280 West Broadway VANCOUVER, BC is correct as of the date of this certificate.

(a)	Monthly Strata Fees payable by the Owner of the strata lot described above	\$285.52
(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?  <p style="text-align: center;"><b>Not to the Best of Our Knowledge</b></p> 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.  <p style="text-align: center;"><b>Final expenses may not be determined until the conclusion of the fiscal year</b></p>	\$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.	\$102,367.85
(g)	Are there any amendments to the Bylaws that are not yet filed in the Land Title office?  <p style="text-align: center;"><b>NO - not to the best of our knowledge</b></p>	
(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?  <p style="text-align: center;"><b>NO - not to the best of our knowledge</b></p>	
(i)	Has notice been given for any Resolutions, requiring a $\frac{3}{4}$ vote or unanimous vote?  <p style="text-align: center;"><b>NO - not to the best of our knowledge</b></p>	
(j)	Is the Strata Corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the Strata Corporation?  <p style="text-align: center;"><b>NO - not to the best of our knowledge</b></p>	
(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?  <p style="text-align: center;"><b>NO - not to the best of our knowledge</b></p>	
(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.	
		7

Date: September 28, 2009



\_\_\_\_\_  
Signature of Strata Manager, if authorized by Strata Corporation



**Annual Budget**

Period = Oct 2009

Book = Accrual

**01/2009 - 12/2009****REVENUE**

Deficit Recovery	-25,000.00
Express Vu	2,400.00
Interest Income	600.00
Parking Income	2,500.00
Owners' Contributions	291,700.00
<b>TOTAL REVENUE</b>	<b>272,200.00</b>

**OPERATING EXPENSES****ADMIN EXPENSES**

Statutory Review of Books	500.00
Audit	2,000.00
Bank Charges	100.00
Miscellaneous	1,000.00
Insurance Premium	30,000.00
Legal Fees	2,000.00
Management Fees	21,000.00
Postage/Copies/Office Exp.	2,500.00
<b>TOTAL ADMIN EXPENSES</b>	<b>59,100.00</b>

**UTILITY EXPENSES**

Electricity	21,000.00
Gas	40,000.00
Water & Sewer	20,000.00
<b>TOTAL UTILITY EXPENSES</b>	<b>81,000.00</b>

**CONTRACT & BUILDINGS EXPENSES**

Alarm Monitoring	600.00
Elevator & License	5,300.00
Fire Protection	3,000.00
Garbage Collection	12,000.00
Janitorial	22,000.00
Landscaping	1,200.00
Pest Control	2,000.00
Supplies	1,000.00
<b>TOTAL CONTRACT &amp; BLDG EXPENSES</b>	<b>47,100.00</b>

**REPAIRS & MTCE EXPENSES**

Repairs & Maintenance	30,000.00
Repairs - Exterior	30,000.00
<b>TOTAL REPAIRS &amp; MTCE EXPENSES</b>	<b>60,000.00</b>

**CRF & OTHER BUDGETED RESERVES**

Contingency Reserve Fund	25,000.00
<b>TOTAL CRF &amp; BUDGETED RESERVES</b>	<b>25,000.00</b>

**TOTAL EXPENSES / RESERVES****272,200.00**

# RULES

## Strata Plan VR 2781 – Westpointe

*1. Effective January 1, 2009, the user fee for parking stalls rental will be \$35 per month. Council reserves the right to terminate the parking rental agreement upon 30 days advance notice.*

(enacted at the CM Nov 19, 2008 – not ratified)

Disclosure  
Stat

CONDOMINIUM ACT

(Section 31)

RENTAL DISCLOSURE STATEMENT

1. The strata plan in respect of which this statement is made is described as:

Parcel Identifier #008-565-457

Lot F  
Block 59  
District Lot 540  
Plan 11805

and contains 58 residential and 20 commercial strata lots.

2. The 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.

<u>Description of Strata Lot</u>	<u>Date Lease Period Ends</u>
nil	N/A

3. In addition to the number of residential strata lots described in paragraph 2, the developer intends to lease all of the strata lots for an indefinite period of time.

4. There are no bylaws of the strata corporation which limit the number of strata lots which may be leased by the owners.

DATED as of the 31st day of May, 1990.

THE COMMON SEAL OF BUCCI  
DEVELOPMENT CORPORATION was  
hereto affixed in the  
presence of:

  
Director

c/s



W. J. P. 4

to the construction and finishing of the development. The details of the warranty are outlined and attached hereto as Exhibit "C".

(c) Purchase Financing

The Developer has made no arrangements on behalf of purchasers for financing their purchase of a Strata Lot.

(d) Rental Disclosure

The Developer reserves the right to offer the Strata Lots for rent or lease and to rent or lease the Strata Lots or any of them for an indefinite period of time on such terms and for such periods of time as the Developer, in its sole discretion, determines. The Developer will deliver a rental disclosure statement (in the form attached hereto as Exhibit "B") to the Superintendent of Real Estate pursuant to Section 31 of the Condominium Act prior to the Developer accepting an offer to purchase a Strata Lot."

3.06

Deposits

All deposits and other monies received from a purchaser of any Strata Lot shall be held in the trust account of the selling agent, the conveyancing solicitor, or the conveyancing notary public, until such time as:

- (a) the Strata Plan referred to in Section 4.09(a) hereof is deposited for registration in the Vancouver Land Title Office; and
- (b) the Strata Lot is capable of being occupied; and
- (c) an instrument evidencing the interest of the Purchaser in the Strata Lot has been registered in the said Land Title Office; or
- (d) such monies are otherwise paid out by operation of law.