

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan **LMS 1107** certify that the information contained in this certificate with respect to **Strata Lot 7** is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above = **\$361.26**
- (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?
NO X YES _____
ALL OWNERS ARE RESPONSIBLE TO REPORT ANY UNIT UPGRADES/ INSTALLATIONS TO POTENTIAL PURCHASERS.
- (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.
NO X YES _____
- (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.
NO X YES _____
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. **See March 21/12 AGM. \$470,402.03**
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
NO X YES _____
- (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?
NO X YES _____
- (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?
NO X YES _____
- (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 X YES _____
- (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 X YES _____
- (l) Number of strata lots in the strata plan that are rented **0 RENTALS NOT ALLOWED.**

Required Attachments

In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to the Information Certificate:

- The rules of the strata corporation; **ADDED**
- The current budget of the strata corporation; **ADDED**
- The owner developer's Rental Disclosure Statement under section 139, if any; **ADDED**
- The most recent depreciation report, if any, obtained by the strata corporation under section 94. **NONE**

- (m) Are there any parking stall(s) allocated to the strata lot?
NO _____ YES X
(i) If no, complete the following by checking the correct box
___ No parking stall is available
___ No parking stall is allocated to the strata lot but parking stall(s) within common property might be available
(ii) If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.
___ Parking stall(s) number(s) is/are part of the strata lot
___ Parking stall(s) number(s) is/are separate strata lot(s) or parts of a strata lot (strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot)
___ Parking stall(s) number(s) is/are limited common property
X Parking stall(s) number(s) **15 & 16** is/are common property
(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.
___ Parking stall(s) number(s) is/are allocated with strata council approval*
___ Parking stall(s) number(s) is/are allocated with strata council approval and rented at \$..... per month*
___ Parking stall(s) number(s) may have been allocated by owner developer assignment

Details: _____

(Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.)

***Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**


- (n) Are there any storage locker(s) allocated to the strata lot?
NO _____ YES X
(i) If no, complete the following by checking the correct box
___ No storage locker is available
___ No storage locker is allocated to the strata lot but storage locker(s) within common property might be available
(ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply
___ Storage locker(s) number(s) is/are part of the strata lot
___ Storage locker(s) number(s) is/are separate strata lot(s) or part(s) of a separate strata lot (strata lot numbers(s), if known for each locker that is a separate strata lot or part of a separate strata lot)
___ Storage locker(s) number(s) is/are limited common property
X Storage locker(s) number(s) **58** is/are common property
(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.
___ Storage locker(s) number(s) is/are allocated with strata council approval*
___ Storage locker(s) number(s) is/are allocated with strata council approval and rented at \$..... per month*
___ Storage locker(s) number(s) may have been allocated by owner developer assignment

Details: _____

(Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation)

***Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.**

Date: November 30, 2012



Signature of Strata Manager
Ross Ruddick