

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan **LMS 4530** certify that the information contained in this certificate with respect to **Strata Lot 53, Unit 82**, is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above = **\$321.98**
- (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. **\$149,210.01**
- (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 **NO RENTALS 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; **NONE**
- 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 X YES _____
(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
___ Parking stall(s) number(s) 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: Townhouse

(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 X YES _____
(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
___ Storage locker(s) number(s) 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: Townhouse

(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 26, 2013



Signature of Strata Manager
Gerry Blanchard

Balance Sheet (Accrual)
CRESCENT TWO - 12 - (lms4530)
October 2013

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Prepared For:
Strata Plan LMS 4530
3500 - 144th Street
Surrey, BC V4P 3J6

Prepared By:
Crossroads Management Ltd.
#1011 - 7445 132nd. Street
Surrey, BC V3W 1J8

ASSETS

1020-0000 Bank - Westminster - Chequing	12,597.29
1025-0000 Bank - Westminster - Contingency	149,210.01
1028-1300 Bank - Golf Tournament Funds	676.83
1200-0000 Prepaid Insurance	7,193.80
1221-0000 Tree Restitution Security Deposit	1,575.00

TOTAL ASSETS

171,252.93

LIABILITIES

2010-0000 Accounts Payable	18,152.09
2013-0000 Accrued Water Levy	2,310.00
2019-0000 Golf Tournament Fund	676.83
2040-0003 Due to Contingency-Insurance	7,193.80

TOTAL LIABILITIES

28,332.72

OWNERS' EQUITY

RESERVES

3300-0000 Contingency Fund	133,311.19
3300-0030 Depreciation Report Fund	7,000.00
3300-0031 Depreciation Report Expense	-3,472.00
3307-0000 Painting Fund Income	107,093.48
3307-0001 Painting Fund Expense	-94,722.66

TOTAL RESERVES

149,210.01

3510-0000 Net Income - Current Year

-6,289.80

TOTAL OWNERS' EQUITY

142,920.21

TOTAL LIABILITIES AND EQUITY

171,252.93

Budget Comparison Cash Flow (Accrual)
CRESCENT TWO - 12 - (Ims4530)
October 2013

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	14,738.15	14,738.25	-0.10	0.00	152,181.50	152,182.50	-1.00	0.00	184,059.00
TOTAL	14,738.15	14,738.25	-0.10	0.00	152,181.50	152,182.50	-1.00	0.00	184,059.00
4030-0500 Water Levy Income	2,310.00	2,310.00	0.00	0.00	18,300.00	18,300.00	0.00	0.00	20,520.00
TOTAL	2,310.00	2,310.00	0.00	0.00	18,300.00	18,300.00	0.00	0.00	20,520.00
OTHER									
4065-0000 Interest Income	20.27	25.00	-4.73	-18.92	228.79	250.00	-21.21	-8.48	300.00
4066-0000 Remote Control Sale	120.00	0.00	120.00	0	280.00	0.00	280.00	0	0.00
4089-0000 Painting Income	1,454.58	1,454.58	0.00	0.00	14,545.80	14,545.80	0.00	0.00	17,455.00
TOTAL OTHER	1,594.85	1,479.58	115.27	7.79	15,054.59	14,795.80	258.79	1.75	17,755.00
TOTAL INCOME	18,643.00	18,527.83	115.17	0.62	185,536.09	185,278.30	257.79	0.14	222,334.00
EXPENSES									
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	3,885.00	3,731.50	-153.50	-4.11	36,266.20	37,315.00	1,048.80	2.81	44,778.00
6425-0000 Drainage Repair & Maint	0.00	208.33	208.33	100.0	0.00	2,083.30	2,083.30	100.0	2,500.00
6435-0000 Plant Replacement & Im	4,404.75	791.67	-3,613.08	-456.3	9,600.25	7,916.70	-1,683.55	-21.27	9,500.00
6436-0000 Pest Control	0.00	125.00	125.00	100.0	1,354.30	1,250.00	-104.30	-8.34	1,500.00
6440-0000 Irrigation System	346.50	208.33	-138.17	-66.32	2,289.00	2,083.30	-205.70	-9.87	2,500.00
6455-0000 Snow Removal	0.00	125.00	125.00	100.0	204.96	1,250.00	1,045.04	83.60	1,500.00
TOTAL LANDS. & GROUNDS	8,636.25	5,189.83	-3,446.42	-66.41	49,714.71	51,898.30	2,183.59	4.21	62,278.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	2,697.51	2,166.67	-530.84	-24.50	31,841.67	21,666.70	-10,174.97	-46.96	26,000.00
6510-4030 Roof Moss Control	0.00	125.00	125.00	100.0	0.00	1,250.00	1,250.00	100.0	1,500.00
6527-0000 Gutter Cleaning	0.00	375.00	375.00	100.0	3,203.00	3,750.00	547.00	14.59	4,500.00
6561-0000 Shared Expenses	733.33	733.33	0.00	0.00	7,333.30	7,333.30	0.00	0.00	8,800.00
6563-0000 Window Cleaning	0.00	191.67	191.67	100.0	2,293.34	1,916.70	-376.64	-19.65	2,300.00
TOTAL REPAIR & MAINT.	3,430.84	3,591.67	160.83	4.48	44,671.31	35,916.70	-8,754.61	-24.37	43,100.00
UTILITIES									
6576-0000 Electricity - Common	241.78	62.50	-179.28	-286.8	711.73	625.00	-86.73	-13.88	750.00
6578-0000 Water & Sewer	2,310.00	2,310.00	0.00	0.00	18,474.56	18,300.00	-174.56	-0.95	20,520.00
TOTAL UTILITIES	2,551.78	2,372.50	-179.28	-7.56	19,186.29	18,925.00	-261.29	-1.38	21,270.00
ADMINISTRATION									
6966-0000 Audit & Legal	0.00	41.67	41.67	100.0	0.00	416.70	416.70	100.0	500.00
6984-0000 Postage and Printing	126.62	150.00	23.38	15.59	1,346.33	1,500.00	153.67	10.24	1,800.00
6985-0000 Insurance Appraisal Fee	0.00	0.00	0.00	0	896.00	0.00	-896.00	0	0.00
6990-0000 Insurance Premiums	3,596.92	3,596.92	0.00	0.00	36,212.20	35,969.20	-243.00	-0.68	43,163.00
7000-0000 Management Fees	997.50	1,064.00	66.50	6.25	10,174.50	10,640.00	465.50	4.38	12,768.00
7051-0000 Statutory Financial Revi	0.00	166.67	166.67	100.0	78.75	1,666.70	1,587.95	95.28	2,000.00
7051-0500 Contingency Transfer	1,500.00	1,500.00	0.00	0.00	15,000.00	15,000.00	0.00	0.00	18,000.00
7051-6000 Painting Reserve	1,454.58	1,454.58	0.00	0.00	14,545.80	14,545.80	0.00	0.00	17,455.00
TOTAL ADMINISTRATION EXPENS	7,675.62	7,973.84	298.22	3.74	78,253.58	79,738.40	1,484.82	1.86	95,686.00
TOTAL EXPENSES	22,294.49	19,127.84	-3,166.65	-16.56	191,825.89	186,478.40	-5,347.49	-2.87	222,334.00
NET INCOME (LOSS)	-3,651.49	-600.01	-3,051.48	-508.5	-6,289.80	-1,200.10	-5,089.70	-424.1	0.00
REVENUE UTILITIES									
UTILITY EXPENSES									
Beginning Cash	12,950.97								
Ending Balance	12,597.29								

PHASED STRATA PLAN OF PARCEL A, EXCEPT: PHASES 1, 2 AND 3, STRATA PLAN LMS4530 LMS4530, D.L. 165, GROUP 2, N.W.D., PLAN LMP49693

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

REM. 1

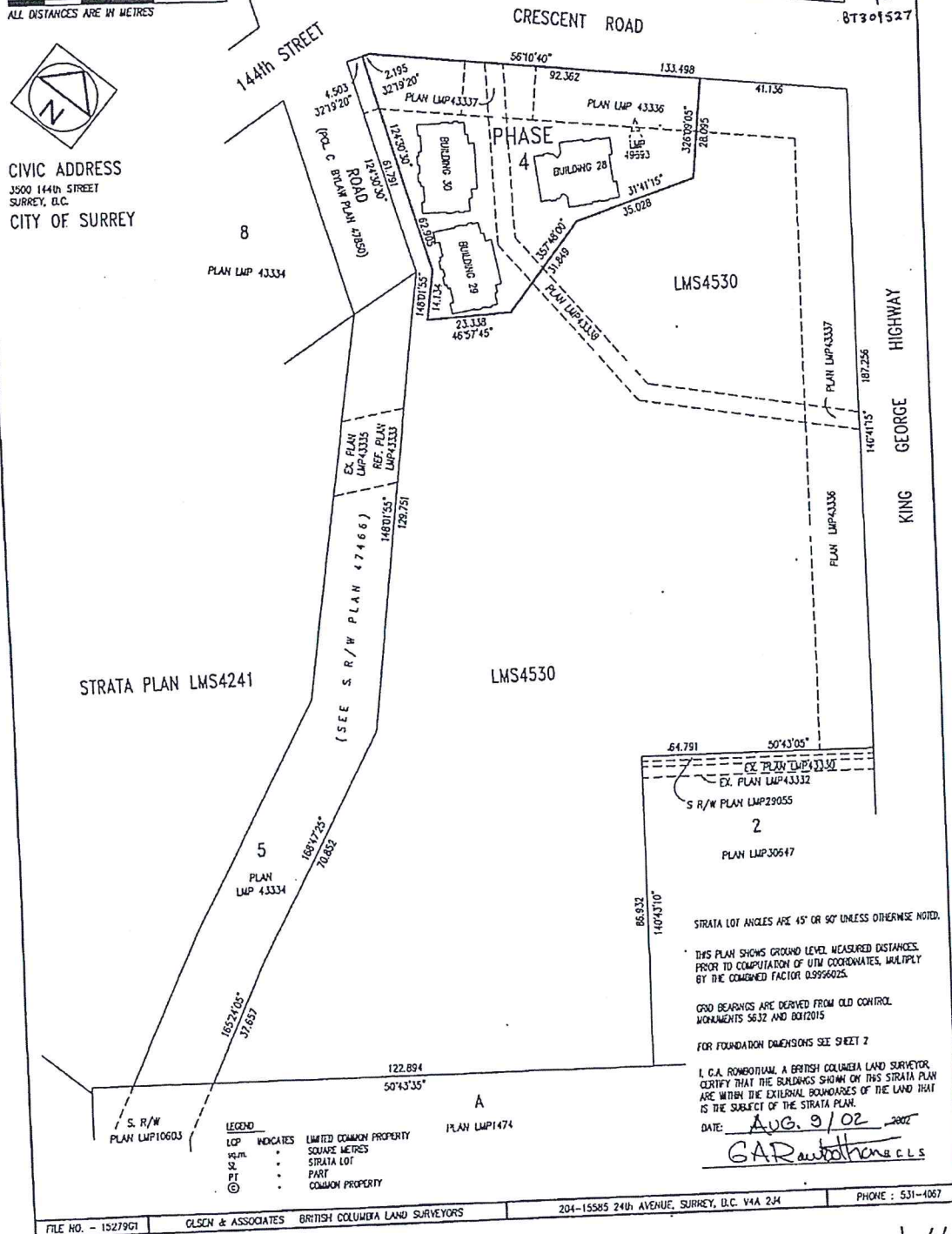
28

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER, B.C., August 26, 2002

SCALE-1:1000

0 10 20 40 60
ALL DISTANCES ARE IN METRES

CIVIC ADDRESS
3500 144th STREET
SURREY, B.C.
CITY OF SURREY



STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY
BY THE COMBINED FACTOR 0.9996025.GRID BEARINGS ARE DERIVED FROM OLD CONTROL
MONUMENTS 5632 AND 8012015

FOR FOUNDATION DIMENSIONS SEE SHEET 2

I, C.A. ROMBOUILLI, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN
ARE WITHIN THE EXISTING BOUNDARIES OF THE LAND THAT
IS THE SUBJECT OF THE STRATA PLAN.

DATE: AUG. 9/02, 2002

G.A. Romboilli C.L.S.

FILE NO. - 15279G1

OLSEN & ASSOCIATES BRITISH COLUMBIA LAND SURVEYORS

204-15585 24th AVENUE, SURREY, B.C. V4A 2J4

PHONE: 531-1067

COPY

SECTIONS

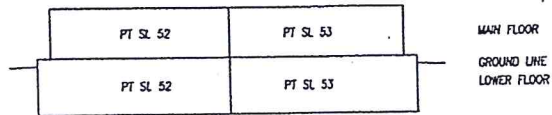
STRATA PLAN LMS4530
PHASE 4

SCALE 1:200

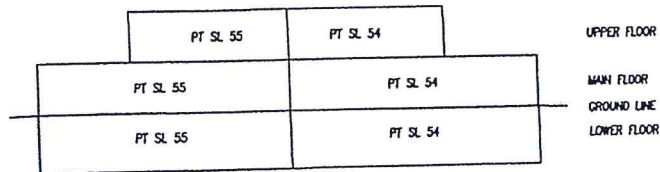
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ALL DISTANCES IN METRES

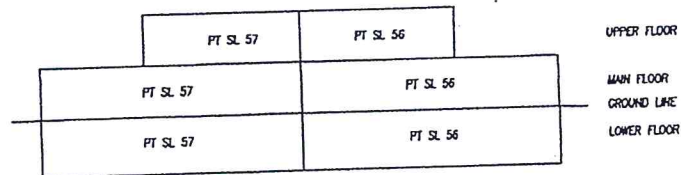
BUILDING 28 SECTION A-A



BUILDING 29 SECTION B-B



BUILDING 30 SECTION C-C



GAR.

B.C.L.S.

DATED THIS 9th DAY OF Aug. 2002

COPY