

Strata Property Act

FORM B

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan **VR 437** certify that the information contained in this certificate with respect to Strata Lot **63** is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above **\$ 304.41**
- (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*)
Pending Payment: **\$00.00**
- (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 ☐ yes (*attach copy of all agreements*)
To the best of our knowledge. The Owner should also be consulted re owner 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 **Nil**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund (May 31, 2015) **\$1,164,061.31**
(\$1,164,061.31+ \$359,000.00 Book value of Four Strata Owned Suites)
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
- ☒ no ☐ yes (*attach copy of all amendments*)
- (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 ☐ yes (*attach copy of all resolutions*)
- (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 ☐ yes (*attach copy of all notices*)
- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgements or orders against the strata corporation?
- ☒ no ☐ yes (*attach details*)
- (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 ☐ yes (*attach copies of all notices or work orders*)
- (l) Number of strata lots in the strata plan that are rented **254**
(includes family & hardship rentals, if any)

(m) Are there any parking stall(s) allocated to the strata lot?

☐ no ☒ yes

Parking stall(s) number(s) 67 is/are common property

Parking stall numbers are allocated with strata council approval*

***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.**

Parking stall numbers may have been allocated by owner developer assignment

Details: *[Provide background on the allocation of parking stalls and attach any applicable documents in the possession of the strata corporation.]*

(n) Are there any storage locker(s) allocated to the strata lot?

☐ No ☒ Yes

☐ No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

Storage locker(s) number(s) H476 is/are common property

Storage lockers are allocated with strata council approval*

***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.**

Storage lockers may have been allocated by owner developer assignment

Details: *[Provide background on the allocation of storage lockers and attach any applicable documents in the possession of the strata corporation.]*

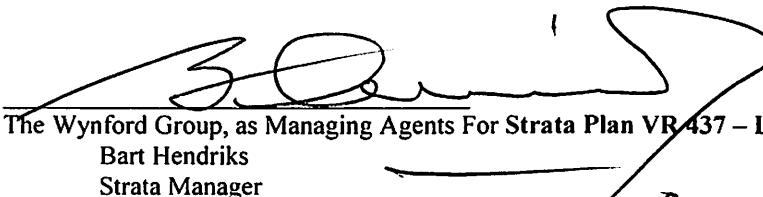
Required Attachments

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

- The rules of the strata corporation;
- The current budget of the strata corporation;
- The owner developer's Rental Disclosure Statement under section 139, if any;
- The most recent depreciation report, if any, obtained by the strata corporation under section 94.

(See covering letter for description of all attachments to this Form B.)

Date: June 30, 2015


The Wynford Group, as Managing Agents For Strata Plan VR 437 – Lillooet Building
Bart Hendriks
Strata Manager

NB: THIS FORM IS SUBJECT TO PROVISIONS CONTAINED IN THE COVER LETTER ATTACHED HEREWITH.