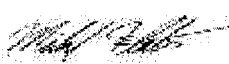


Strata Property Act
Form B
INFORMATION CERTIFICATE
 (Section 59)

The Owners, Strata Plan EPS2205 certify that the information contained in this certificate with respect to Strata Lot 38 (313- 14855 Thrift Ave, White Rock, BC) is correct as of the date of this certificate.


(a) Monthly strata fees payable by the owner of the strata lot described above	\$369.86	
(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? If Yes, copy of all agreements attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(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 The payment is to be made by _____	\$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.	N/A	
(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund.	\$140,601.90 03/31/2019	
(g) Are there any amendments to the bylaws that are not yet filed in the land title office? If Yes, copy of all amendments attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(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? If yes, copy of all resolutions attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(h.1) Are there any winding-up resolutions that have been passed? If yes, copy of resolutions attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(i) Has notice been given for any resolutions, requiring a ¾ vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on? If yes, copy of all notices attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(j) Is the strata corporation party to any court proceedings, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation? If yes, copy of details attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(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? If yes, copy of all notices or work orders attached.	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>
(l) Number of strata lots in the strata plan that are rented. *(There may be strata lots rented that the Strata Corporation is not aware of. There may be applications from owners for permission to rent which have not yet been considered by council)	*	

Date: May 2, 2019


 Signature of Strata Manager, Michael Flader
 On behalf of the Owners, Strata Plan EPS2205

(m)	Are there any parking stall(s) allocated to the Strata Lot?	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
<p>(i) if no, complete the following by checking the box</p> <p><input type="checkbox"/> No parking stall is available</p> <p><input type="checkbox"/> No parking stall is allocated to the strata lot but parking stall(s) within common property maybe available</p>			
<p>(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.</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are part of the Strata Lot</p> <p><input type="checkbox"/> 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)</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are limited common property</p> <p><input checked="" type="checkbox"/> Parking stall(s) number(s) 42 84 _____ is/are common property</p>			
<p>(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are allocated with the Strata Council approval*</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are allocated with the Strata Council approval and rented at \$ _____ per month*</p> <p><input checked="" type="checkbox"/> Parking stall(s) number(s) 42 84 _____ may have been allocated by owner developer assignment</p> <p>Details: _____</p> <p>*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.</p>			

Date: May 2, 2019



 Signature of Strata Manager, Michael Flader
 On behalf of the Owners, Strata Plan EPS2205

(n)	Are there any storage locker(s) allocated to the Strata Lot?	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>
(i) if no, complete the following by checking the box			
<input type="checkbox"/> No storage locker is available			
<input type="checkbox"/> No storage locker is allocated to the strata lot but storage lockers within common property maybe available			
(ii) if yes, complete the following by checking the correct box(es) and indicating the storage lockers(s) to which the checked box(es) apply.			
<input type="checkbox"/> Storage locker (s) number(s) _____ is/are part of the Strata Lot			
<input type="checkbox"/> Storage locker (s) number(s) _____ is/are separate strata lot(s) or parts of a Strata Lot _____ (strata lot number(s), if known, for each storage locker that is a separate strata lot or part of a separate strata lot)			
<input type="checkbox"/> Storage locker (s) number(s) _____ is/are limited common property			
<input checked="" type="checkbox"/> Storage locker (s) number(s) _____ 39 _____ 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.			
<input type="checkbox"/> Storage locker (s) number(s) _____ is/are allocated with the Strata Council approval*			
<input type="checkbox"/> Storage locker (s) number(s) _____ is/are allocated with the Strata Council approval and rented at \$ _____ per month*			
<input checked="" type="checkbox"/> Storage locker (s) number(s) _____ 39 _____ may have been allocated by owner developer assignment			
Details: _____			
*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.			

Required attachments: In addition to the 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; and
- ☒ The most recent depreciation report, if any, obtained be the strata corporation under section 94

Date: May 2, 2019


 Signature of Strata Manager, Michael Flader
 On behalf of the Owners, Strata Plan EPS2205A