

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan LMS 133 certify that the information contained in this certificate with respect to Strata Lot 28 is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above
.....\$338.17

(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*)\$NIL

(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*] **SEE ATTACHED**

(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\$NIL

The payment is to be made by(*month, day, year*)

(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.... \$9,709.91
(The amount indicated is the sum total of individual line items on the budget that are over budget and does not necessary refer to the annual budget as a whole; see financial report for details.)

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund.....\$551,569.47

(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 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?

No Yes [*attach copy of all resolutions*]

(h.1) Are there any winding-up resolutions that have been passed?

No Yes [*attach copy of all resolutions*]

(i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% 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, arbitration or tribunal proceeding and/or are there any judgments or orders against the strata corporation?

No 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 Yes [*attach copies of all notices or work orders*]

(l) Number of strata lots in the strata plan that are rented
.....To the best of our knowledge, the number is 0 (NIL).

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

No 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 \$NIL per month.
- Parking stall(s) number(s).....may have been allocated by owner developer assignment

Details:

Parking is within the designated garage of each strata lot.....

[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

(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 number(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 \$NIL per month.
- Storage locker(s) number(s)..... may have been allocated by owner developer assignment

Details:

Storage is within the strata lot.

.....

.....

[Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any application 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.**

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; and
- The most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: December 11th, 2019



.....
Signature of Strata Manager, if authorized by Strata Corporation

This Information Certificate has been prepared relying on information received and recorded by and from various sources. Every effort has been made to ensure accuracy and completeness of the material, however, Leonis Management & Consultants Ltd. does not guarantee the legal accuracy of the information and does not accept responsibility for loss and inconvenience suffered by users as a result of inaccuracies.



LEONIS Management & Consultants Ltd.

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July 12, 2007

Mrs. Pauline Buckley
32 - 15273 - 24th Avenue
Surrey, BC V4A 2H9

Dear Mrs. Buckley:

Re: Peninsula Village, The Owners, Strata Plan LMS 133

We are writing to you at the direction of the Strata Council and as the result of a recent Strata Council Meeting whereat your letter of request for permission to change the present gas fireplace to a different gas fireplace was considered.

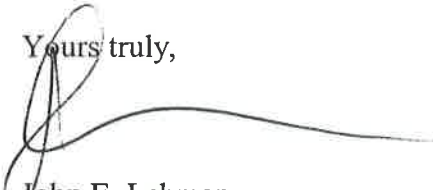
We are pleased to advise the Strata Council has approved of your alteration as requested, subject to the usual conditions for alterations of Owners as set out below:

1. All costs associated with the alteration shall be your responsibility;
2. Ongoing repair and maintenance of the alteration shall be your responsibility;
3. Any necessary insuring of the alteration shall be your responsibility;
4. Should you convey title to your strata lot at some point in the future the foregoing conditions shall become condition of the sale and purchase of the strata lot thereby ensuring that when a purchaser takes title to the strata lot they understand that these conditions will apply to the alteration into the future.

By proceeding with the alteration it is deemed that you agree with the foregoing conditions.

We thank you for taking the time to communicate with your Strata Corporation in these regards and remain,

Yours truly,



John E. Lehman
Strata Property Agent

JEL/lb
Copy to Strata Council

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