

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan NW 2502 certify that the information contained in this certificate with respect to Strata Lot 43 is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above
.....\$482.33

(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...\$NIL
(The amount indicated is the sum total of individual line items on the budget that are over budget and does not necessarily 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.....\$446,481.30

(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*] SEE ATTACHED

(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*] SEE ATTACHED

(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 NIL (0).

(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 garage or 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: March 4, 2020


.....
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.

Ocean Park Grove - Strata Plan NW 2502

c/o 108 - 5455 - 152nd Street, Surrey, BC V3S 5A5

Alter
#1-12911

August 24, 2015

Winnifred Harris
#1 - 12911 - 17 Avenue
Surrey, BC V4A 8T6

Dear Owner(s):

Re: Ocean Park Grove, The Owners, Strata Plan NW 2502

We are writing to you at the direction of the Strata Council regarding your request for permission for various alterations at your strata lot as set out in your letter received August 13, 2015.

We are pleased to advise that following their consideration the Strata Council has agreed to grant permission for the alterations to your strata lot. The Strata Council has granted permission subject to the Bylaws of the Strata Corporation and the *Strata Property Act*. The conditions of permission being granted are as follows:


1. The entire cost of the alteration shall be your responsibility;
2. Ongoing repair and maintenance of the alteration shall be your responsibility;
3. 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 a purchaser understands that upon conveyance of title to them they will assume the foregoing responsibilities as they relate to the altered area.

The Strata Council also directs that the Assumption of Liability form, attached for ease of completion, be filled out and returned to our office for the record.

By proceeding with the alteration it is deemed that you agree with the foregoing conditions as well as those set out in the Assumption of Liability form.

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

Yours truly,


The Strata Council
Ocean Park Grove, NW 2502
JEL/tz
Encls.
Copy to Strata Council



Aug 26/15
✗

ASSUMPTION OF LIABILITY



Between: *(one "N")*
WILFRIED HARRIS

AND:
Ocean Park Grove, Strata Plan NW 2502 ✓
(Hereinafter called "The Corporation")

Address: #1-12911-17 AVENUE
SURREY, BC

RE: INSTALLATION OF SKYLIGHT IN FRONT HALLWAY

Unit #1-12911 - STRATA LOT #43

"The Owner(s)" of the above-noted strata lot has requested permission from Strata Plan NW 2502 to construct, install or place within or annexed to the above noted Strata Lot or the common property of Strata Plan NW 2502, Ocean Park Grove.

AND WHEREAS the Strata Council has agreed to grant permission to the Owner(s) to effect the installation subject to the Owner(s) agreeing to comply with the requirements and to provide the undertaking, the Owner (s) releases and indemnities as hereinafter provided.

IN CONSIDERATION of the premises and the granting of permission as noted above, as the Owner(s) of the above Strata Lot, I/we covenant and agree with the Strata Corporation as follows:

1. To comply with the requirements of any and all relevant Municipal Bylaws or building codes in effecting "the installation" (both present and future) and to provide a copy of any building permit to the managing agent;
2. To comply with any Bylaws or rules adopted by the Strata Corporation with respect to "the installation";
3. To hire competent tradesmen or to do all work of equal quality. Any work, which may devalue the property, must be re-done or restored to the original condition;
4. To require that those performing such services first make appropriate enquiries of the Strata Council or Managing Agent or other designated representative of the Strata Corporation and, if required, of the architect, engineer or construction manager of the firm that constructed the building within which "the installation" is to be made, as to considerations to be followed in protecting the building and its utility systems from damage through the performance of such work to effect "the installation". "The Owner(s) agrees that the architectural plans approved by the Strata Corporation may be the only ones used and that specifications contained therein will be strictly adhered to;

5. "The Owner(s) agrees that any and all construction debris will be removed from the site and any common areas traveled on will be left in a clean condition;
6. To indemnify and save harmless forthwith upon demand the Strata Corporation and other Owners of property within the Strata Development from any and all costs, damage, loss or liability which may occur to such parties by reason of the carrying out of work related to "the installation". Without restricting the generality of the foregoing in the case of an installation requiring a shutdown of all or a portion of the utilities distribution services within the buildings, it is recognized that damages may occur as a result of the shutdown and reactivation of such system and that "The Owner(s)" specifically agrees that this agreement shall apply to any such damages;
7. The Strata Corporation and the Owners agree that any maintenance or cost in connection with "the installation" is hereby binding on "The Owner(s)", their successors and assigns;
8. If "the installation" is not done in a professional manner, the Owner(s) must have professional repairs made or must restore the area to its original condition;
9. The Owner(s) acknowledges "the installation" does not affect the unit entitlement and interest upon destruction for the strata lot as registered in the Land Title Office under Strata Plan NW 2502, Ocean Park Grove.
10. To advise any neighbours that may be affected by the installation(s) process, in writing, of any possible disturbance that may occur while the project(s) is being carried out and to take all possible measures to ensure that any disruption is minimized.

The Owner(s):



SEP 15 2015

Signed on behalf of the Strata Corporation:


Strata Property Agent
John Lehman

Leonis Management & Consultants Ltd

Ocean Park Grove - Strata Plan NW 2502

c/o 108 - 5455 - 152nd Street, Surrey, BC V3S 5A5

Alt
#1-12911

July 15, 2015

Winnifred Harris
1 - 12911 - 17 Avenue
Surrey, BC V4A 8T6



Dear Owner(s):

Re: Ocean Park Grove, The Owners, Strata Plan NW 2502

We are writing to you at the direction of the Strata Council regarding your request for permission for alterations at your strata lot in the form of addition of a screen door as set out in your letter of June 16, 2015.

We are pleased to advise that following their consideration the Strata Council has agreed to grant permission for the alterations to your strata lot. The Strata Council has granted permission subject to the Bylaws of the Strata Corporation and the *Strata Property Act*. The conditions of permission being granted are as follows:

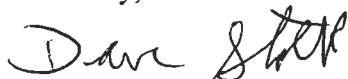
1. The entire cost of the alteration shall be your responsibility;
2. Ongoing repair and maintenance of the alteration shall be your responsibility;
3. Insuring of the alteration shall be your responsibility;
4. Should you convey title to your strata lot at some point in the future, the foregoing conditions shall become condition of the sale and purchase of the strata lot thereby ensuring that a purchaser understands that upon conveyance of title to them they will assume the foregoing responsibilities as they relate to the altered area.

The Strata Council also directs that the Assumption of Liability form, attached for ease of completion, be filled out and returned to our office for the record.

By proceeding with the alteration it is deemed that you agree with the foregoing conditions as well as those set out in the Assumption of Liability form.

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

Yours truly,



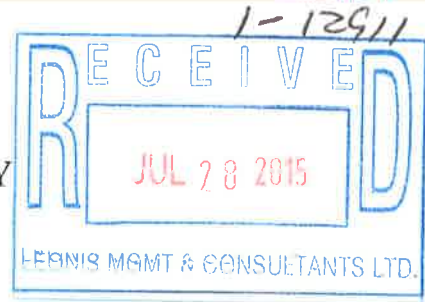
The Strata Council
Ocean Park Grove, NW 2502

JEL/tz

Encls.

Copy to Strata Council

ASSUMPTION OF LIABILITY



Between:

(One "U")
WYNIFRED HARRIS

AND:

Ocean Park Grove, Strata Plan NW 2502
(Hereinafter called "The Corporation")

Address: #1-12911-17 AVE
SURREY

RE: APPROVAL OF ADDITION OF A SCREEN DOOR

Unit # 1-12911-STRATA LOT #43

"The Owner(s)" of the above-noted strata lot has requested permission from Strata Plan NW 2502 to construct, install or place within or annexed to the above noted Strata Lot or the common property of Strata Plan NW 2502, Ocean Park Grove.

AND WHEREAS the Strata Council has agreed to grant permission to the Owner(s) to effect the installation subject to the Owner(s) agreeing to comply with the requirements and to provide the undertaking, the Owner (s) releases and indemnities as hereinafter provided.

IN CONSIDERATION of the premises and the granting of permission as noted above, as the Owner(s) of the above Strata Lot, I/we covenant and agree with the Strata Corporation as follows:

1. To comply with the requirements of any and all relevant Municipal Bylaws or building codes in effecting "the installation" (both present and future) and to provide a copy of any building permit to the managing agent;
2. To comply with any Bylaws or rules adopted by the Strata Corporation with respect to "the installation";
3. To hire competent tradesmen or to do all work of equal quality. Any work, which may devalue the property, must be re-done or restored to the original condition;
4. To require that those performing such services first make appropriate enquiries of the Strata Council or Managing Agent or other designated representative of the Strata Corporation and, if required, of the architect, engineer or construction manager of the firm that constructed the building within which "the installation" is to be made, as to considerations to be followed in protecting the building and its utility systems from damage through the performance of such work to effect "the installation". "The Owner(s) agrees that the architectural plans approved by the Strata Corporation may be the only ones used and that specifications contained therein will be strictly adhered to;

5. "The Owner(s) agrees that any and all construction debris will be removed from the site and any common areas traveled on will be left in a clean condition;
6. To indemnify and save harmless forthwith upon demand the Strata Corporation and other Owners of property within the Strata Development from any and all costs, damage, loss or liability which may occur to such parties by reason of the carrying out of work related to "the installation". Without restricting the generality of the foregoing in the case of an installation requiring a shutdown of all or a portion of the utilities distribution services within the buildings, it is recognized that damages may occur as a result of the shutdown and reactivation of such system and that "The Owner(s)" specifically agrees that this agreement shall apply to any such damages;
7. The Strata Corporation and the Owners agree that any maintenance or cost in connection with "the installation" is hereby binding on "The Owner(s)", their successors and assigns;
8. If "the installation" is not done in a professional manner, the Owner(s) must have professional repairs made or must restore the area to its original condition;
9. The Owner(s) acknowledges "the installation" does not affect the unit entitlement and interest upon destruction for the strata lot as registered in the Land Title Office under Strata Plan NW 2502, Ocean Park Grove.
10. To advise any neighbours that may be affected by the installation(s) process, in writing, of any possible disturbance that may occur while the project(s) is being carried out and to take all possible measures to ensure that any disruption is minimized.

The Owner(s):

W.E. Harris

Signed on behalf of the Strata Corporation:

Dave Stalk
Strata Property Agent

LEWIN'S MANAGEMENT + CONSULTANTS LTD.

John

#1-12911

OCEAN PARK GROVE NW2502

Request to Strata Council

DATE: JUN 16 2015 Attention: _____

Strata Lot Number 43

Request

Please see attached

Owner(s) signature W E Harris

Council Response

Copies to: Building Maintenance Gardens Ground Services Council
File

On Agenda Council Meeting on: _____

Approved by _____

Waiver required? YES NO

#1 - 12911 - 17th Avenue
(Unit # 43)
June 16th, 2015

Dear Council,

This is to request approval to replace the screen door on my front door.

The current one is not only attached on the wrong side of the entranceway, but is old, bent, and the paint is worn off in many places.

The new one would look substantially the same - white aluminium/vinyl, with a section which can be opened like a window with a screen - only opening on the other side of the entranceway.

The company which makes the doors is Alumico, of Surrey, and the installer is Lundline Glass and Exteriors of Surrey. I have dealt with this company in the past and have always found them to be reliable and responsible.

Thank you for your consideration.

Yours Sincerely,

W. E. Harris.

(Mrs.) W. E. Harris

- alteration in the form
of addition of screen door as
set out in letter of June 16/2015

Ocean Park Grove - Strata Plan NW 2502

c/o 108 - 5455 - 152nd Street, Surrey, BC V3S 5A5

1-12911
Alter

May 20, 2015

Winnifred Harris
#1 - 12911 - 17th Avenue
Surrey, BC V4A 8T6

Dear Owner(s):

Re: Ocean Park Grove, The Owners, Strata Plan NW 2502

We are writing to you at the direction of the Strata Council regarding your request for permission for alterations at your strata lot as per your letter dated April 30, 2015 regarding adding a skylight to the hallway.

We are pleased to advise that following their consideration the Strata Council has agreed to grant permission for the alterations to your strata lot as set out in your letter. The Strata Council has granted permission subject to the Bylaws of the Strata Corporation and the *Strata Property Act*. The conditions of permission being granted are as follows:


1. The entire cost of the alteration shall be your responsibility;
2. Ongoing repair and maintenance of the alteration shall be your responsibility;
3. 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 a purchaser understands that upon conveyance of title to them they will assume the foregoing responsibilities as they relate to the altered area.

The Strata Council also directs that the Assumption of Liability form, attached for ease of completion, be filled out and returned to our office for the record.

By proceeding with the alteration it is deemed that you agree with the foregoing conditions as well as those set out in the Assumption of Liability form.

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

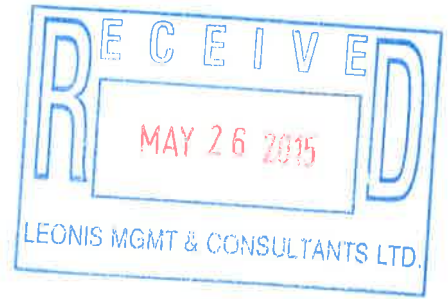
Yours truly,


The Strata Council
Ocean Park Grove, NW 2502
JEL/tz
Encls.
Copy to Strata Council



May 22/15
X

ASSUMPTION OF LIABILITY



Between: WINNIFRED HARRIS

AND:

**Ocean Park Grove, Strata Plan NW 2502
(Hereinafter called "The Corporation")**

Address: #1-12 911-17th AVE
SURREY

RE: ADDITION OF A SKYLIGHT IN HALLWAY

Unit STRATA LOT #43

"The Owner(s)" of the above-noted strata lot has requested permission from Strata Plan NW 2502 to construct, install or place within or annexed to the above noted Strata Lot or the common property of Strata Plan NW 2502, Ocean Park Grove.

AND WHEREAS the Strata Council has agreed to grant permission to the Owner(s) to effect the installation subject to the Owner(s) agreeing to comply with the requirements and to provide the undertaking, the Owner (s) releases and indemnities as hereinafter provided.

IN CONSIDERATION of the premises and the granting of permission as noted above, as the Owner(s) of the above Strata Lot, I/we covenant and agree with the Strata Corporation as follows:

1. To comply with the requirements of any and all relevant Municipal Bylaws or building codes in effecting "the installation" (both present and future) and to provide a copy of any building permit to the managing agent;
2. To comply with any Bylaws or rules adopted by the Strata Corporation with respect to "the installation";
3. To hire competent tradesmen or to do all work of equal quality. Any work, which may devalue the property, must be re-done or restored to the original condition;
4. To require that those performing such services first make appropriate enquiries of the Strata Council or Managing Agent or other designated representative of the Strata Corporation and, if required, of the architect, engineer or construction manager of the firm that constructed the building within which "the installation" is to be made, as to considerations to be followed in protecting the building and its utility systems from damage through the performance of such work to effect "the installation". "The Owner(s) agrees that the architectural plans approved by the Strata Corporation may be the only ones used and that specifications contained therein will be strictly adhered to;


5. "The Owner(s) agrees that any and all construction debris will be removed from the site and any common areas traveled on will be left in a clean condition;
6. To indemnify and save harmless forthwith upon demand the Strata Corporation and other Owners of property within the Strata Development from any and all costs, damage, loss or liability which may occur to such parties by reason of the carrying out of work related to "the installation". Without restricting the generality of the foregoing in the case of an installation requiring a shutdown of all or a portion of the utilities distribution services within the buildings, it is recognized that damages may occur as a result of the shutdown and reactivation of such system and that "The Owner(s)" specifically agrees that this agreement shall apply to any such damages;
7. The Strata Corporation and the Owners agree that any maintenance or cost in connection with "the installation" is hereby binding on "The Owner(s)", their successors and assigns;
8. If "the installation" is not done in a professional manner, the Owner(s) must have professional repairs made or must restore the area to its original condition;
9. The Owner(s) acknowledges "the installation" does not affect the unit entitlement and interest upon destruction for the strata lot as registered in the Land Title Office under Strata Plan NW 2502, Ocean Park Grove.
10. To advise any neighbours that may be affected by the installation(s) process, in writing, of any possible disturbance that may occur while the project(s) is being carried out and to take all possible measures to ensure that any disruption is minimized.

The Owner(s):

W.E. Harris

MAY 24 2015

Signed on behalf of the Strata Corporation:


Strata Property Agent
John Lehman
Leonis Management & Consultants Ltd

#1 – 12911 – 17th Avenue.
(Unit 43)
April 28th, 2015.

Dear Council,

This is to request approval to install a skylight in the inside hallway, leading from the garage to the front of my unit.

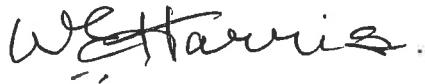
Attached is the estimate, provided by D. and R. Skylite Installation, which details the size, type of materials, etc. to be used.

I have dealt with this company for many years, having had two different skylights installed by them, in two different houses, and have never had any sort of problem whatsoever.

They tell me that they have already installed four or five skylights in Ocean Park Grove units in the past.

Thank you for your consideration of this request.

Yours Sincerely,

A handwritten signature in cursive script that reads "W.E. Harris". The signature is written in dark ink and includes a small flourish at the end.

(Mrs.) W.E. Harris.

D & R ENTERPRISES
D & R SKYLITE INSTALLATION
division of Rothwell Contracting

11958 93A AVENUE
NORTH DELTA, BC
V4C 7V4

FAX

Date: April 29th/2015
Number of pages including cover sheet: _____

To: Betty Harris
#1 - 12911 17th Ave
South Surrey
Phone: 604 538-1726
Fax phone: _____
CC: _____

From: _____
PAUL ROTHWELL
Phone: **604-591-3656**
Fax: **604-584-3658**
Cell: **604-813-9437**

REMARKS: Urgent For your review Reply ASAP Please comment

To: Supply + Install / Columbia Brand.
1- 2x4(2852) Double Glazed, LoE³ Argon
Glass Skylight "Cut-in". Fixed (non Opening)
Including Framing, Insulation, drywall,
Painted light shaft. Move 1 Pot light,
re-install.

Price = 1959.⁰⁰ + GST

5 Year Warranty on Install

4-5 Week lead time

Thanks Paul.

Ocean Park Grove - Strata Plan NW 2502

c/o #108 - 5455 - 152nd Street, Surrey, BC V3S 5A5

1-12911
Alter.

October 23, 2014

Champagne Holdings c/o
Len Heese
5722 - 181A Street
Surrey, BC V3S 3H9



Oct. 23/14

Dear Owner(s):

Re: Ocean Park Grove, The Owners, Strata Plan NW 2502- Unit #1-12911-17th Avenue

We are writing to you at the direction of the Strata Council regarding your request for permission for alterations at your strata lot as per your letter of October 1, 2014 re various improvements, copy attached.

We are pleased to advise that following their consideration the Strata Council has agreed to grant permission for the alterations to your strata lot as set out in your letter. The Strata Council has granted permission subject to the Bylaws of the Strata Corporation and the *Strata Property Act*. The conditions of permission being granted are as follows:

1. The entire cost of the alteration shall be your responsibility;
2. Ongoing repair and maintenance of the alteration shall be your responsibility;
3. Insuring of the alteration shall be your responsibility;
4. Council directs that any exterior work match in appearance for continuity;
5. 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 a purchaser understands that upon conveyance of title to them they will assume the foregoing responsibilities as they relate to the altered area.

The Strata Council also directs that the Assumption of Liability form, attached for ease of completion, be filled out and returned to our office for the record.

By proceeding with the alteration it is deemed that you agree with the foregoing conditions as well as those set out in the Assumption of Liability form.

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

Yours truly,

Strata Council of Owners
Ocean Park Grove, Strata Plan NW 2502
JEL/tz

Encl.

Copy to Council

ASSUMPTION OF LIABILITY



Between:

CHAMPAGNE HOLDINGS
(LEN HEESE)

AND:

Ocean Park Grove, Strata Plan NW 2502
(Hereinafter called "The Corporation")

Address: 5722-181A STREET
SURREY BC V3S 3H9

RE: INTERIOR ALTERATIONS - REPLACING CABINETRY, COUNTERTOPS, TOILETS,
FLOORING, LIGHT FIXTURES, ETC.

Unit # 1-12911 - STRATA LOT #43

"The Owner(s)" of the above-noted strata lot has requested permission from Strata Plan NW 2502 to construct, install or place within or annexed to the above noted Strata Lot or the common property of Strata Plan NW 2502, Ocean Park Grove.

AND WHEREAS the Strata Council has agreed to grant permission to the Owner(s) to effect the installation subject to the Owner(s) agreeing to comply with the requirements and to provide the undertaking, the Owner (s) releases and indemnities as hereinafter provided.

IN CONSIDERATION of the premises and the granting of permission as noted above, as the Owner(s) of the above Strata Lot, I/we covenant and agree with the Strata Corporation as follows:

1. To comply with the requirements of any and all relevant Municipal Bylaws or building codes in effecting "the installation" (both present and future) and to provide a copy of any building permit to the managing agent;
2. To comply with any Bylaws or rules adopted by the Strata Corporation with respect to "the installation";
3. To hire competent tradesmen or to do all work of equal quality. Any work, which may devalue the property, must be re-done or restored to the original condition;
4. To require that those performing such services first make appropriate enquiries of the Strata Council or Managing Agent or other designated representative of the Strata Corporation and, if required, of the architect, engineer or construction manager of the firm that constructed the building within which "the installation" is to be made, as to considerations to be followed in protecting the building and its utility systems from damage through the performance of such work to effect "the installation". "The Owner(s) agrees that the architectural plans approved by the Strata Corporation may be the only ones used and that specifications contained therein will be strictly adhered to;

5. "The Owner(s) agrees that any and all construction debris will be removed from the site and any common areas traveled on will be left in a clean condition;
6. To indemnify and save harmless forthwith upon demand the Strata Corporation and other Owners of property within the Strata Development from any and all costs, damage, loss or liability which may occur to such parties by reason of the carrying out of work related to "the installation". Without restricting the generality of the foregoing in the case of an installation requiring a shutdown of all or a portion of the utilities distribution services within the buildings, it is recognized that damages may occur as a result of the shutdown and reactivation of such system and that "The Owner(s)" specifically agrees that this agreement shall apply to any such damages;
7. The Strata Corporation and the Owners agree that any maintenance or cost in connection with "the installation" is hereby binding on "The Owner(s)", their successors and assigns;
8. If "the installation" is not done in a professional manner, the Owner(s) must have professional repairs made or must restore the area to its original condition;
9. The Owner(s) acknowledges "the installation" does not affect the unit entitlement and interest upon destruction for the strata lot as registered in the Land Title Office under Strata Plan NW 2502, Ocean Park Grove.
10. To advise any neighbours that may be affected by the installation(s) process, in writing, of any possible disturbance that may occur while the project(s) is being carried out and to take all possible measures to ensure that any disruption is minimized.

The Owner(s):

Shirley M. Hesse

Signed on behalf of the Strata Corporation:

Strata Property Agent

JOHN E. LEHMAN



5722 181 A Street
Surrey BC V3S 3H9
Oct 1 2014

Leonis Management & Consultants Ltd.
#108 5455 152nd Street
Surrey BC V3S 5A5

Re: Ocean Park Grove, The Owners, Strata NW2502

Regarding Strata lot #43 1 12911 17th Ave. Purchased Oct 1 2014

We request your approval to renovate the interior of this unit.

Remove all existing cabinetry and replace with new
Remove all existing counter tops and replace with new
Remove all existing toilets and sinks and replace with new
Remove all existing flooring and replace with new hardwood, tile and carpet
Install new mouldings through out
Install new light fixtures through out
Paint complete interior.

Thank You

Champagne Holdings Ltd.
Les Heese
Sheila Heese
Chad Heese

COPY
efm

OCEAN PARK GROVE NW2502

Request to Strata Council



DATE: Oct 1 2014 Attention: _____

Strata Lot Number 43 1-12911 17th Ave

Request
INTERIOR ALTERATION AS PER LETTER ATTACHED

Owner(s) signature Shula M. Deese per Champagne Holdings Ltd

Council Response

Copies to: Building Maintenance Gardens Ground Services Council
File

On Agenda Council Meeting on: _____

Approved by _____

Waiver required? YES NO