

FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan LMS 1107 certify that the information contained in this certificate with respect to Strata Lot 26, Unit 402, is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above = **\$457.40**
- (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?
YES
All owners are responsible to report any unit upgrades/installations to potential purchasers. Purchasers must ask permission from Strata Council before starting any renovations. Any approved or unapproved prior renovations are the responsibility of the owner.
- (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. **\$291,631.45**
- (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, arbitration, tribunal proceeding 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 RENTALS NOT 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**
****PLEASE NOTE: Use of Property Bylaw 3.6(o) re: window coverings is strictly enforced.**
- The current budget of the strata corporation; **ADDED**
- The owner developer's Rental Disclosure Statement under section 139, if any; **ADDED**
- The most recent depreciation report, if any, obtained by the strata corporation under section 94. **ADDED**

- (m) Are there any parking stall(s) allocated to the strata lot?
 NO _____ YES X
 (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
X Parking stall(s) number(s) 153 / 160 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: Please be advised that in the rules and bylaws there are MOVE IN/OUT procedures that must be followed. Please review and contact the Strata Management team of Ross Ruddick, Jesse Train or Maureen Ruddick for further details when scheduling your move in.

(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.)

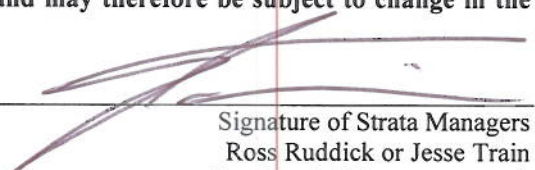
*Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.

- (n) Are there any storage locker(s) allocated to the strata lot?
 NO _____ YES X
 (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
X Storage locker(s) number(s) 36 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: _____
 (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: December 7, 2020


 Signature of Strata Managers
 Ross Ruddick or Jesse Train
 CrossRoads Management Ltd.



CrossRoads Management Ltd.

April 10, 2019

Helena Ahlqvist
402 – 1705 Martin Drive
Surrey, B.C. V4A 9T5

Re: SOUTHWYND – LMS 1107
ALTERATIONS – 402 – 1705 MARTIN DRIVE, SURREY

Dear Owner;

We are writing to you on behalf of the Council of Owners LMS 1107 – Southwynd.

You have made application to Council to have a walk in shower installed in your unit. Council grants you permission to proceed with these alterations to your unit, as requested on the following conditions:

1. You and future Owners are responsible for any repairs and/or maintenance requirements;
2. Any resultant damage from the construction activity will your responsibility to repair as required;
3. Contact your "Insuite" insurance agent to ensure that this improvement to your unit is insured and any resultant insurance claim from the alteration will keep the Corporation free and harmless of any action or costs; and
4. All construction debris is removed off-site

Please sign this letter below and return to the writer prior to starting work. We thank you for contacting Strata Council.

Yours truly,

On behalf of the Owners LMS 1107
Crossroads Management Ltd.

Ross Ruddick
Jesse Train
Strata Manager

Agreed and Terms Accepted
Helena Ahlqvist



CrossRoads Management Ltd.

September 27, 2017

Kaarlo & Helena Ahlqvist
402 – 1705 Martin Drive
Surrey, B.C. V4A 9T5

Re: SOUTHWYND – LMS 1107
ALTERATIONS – 402 – 1705 MARTIN DRIVE, SURREY

Dear Owners;

We are writing to you on behalf of the Council of Owners LMS 1107 – Southwynd.

You have made application to Council to have a hand shower installed in your unit. Council grants you permission to proceed with these alterations to your unit, as requested on the following conditions:

1. You and future Owners are responsible for any repairs and/or maintenance requirements;
2. Any resultant damage from the construction activity will your responsibility to repair as required;
3. Contact your "Insuite" insurance agent to ensure that this improvement to your unit is insured and any resultant insurance claim from the alteration will keep the Corporation free and harmless of any action or costs; and
4. All construction debris is removed off-site
5. Scott at Westech Plumbing contact # 604-538-7369

Please sign this letter below and return to the writer prior to starting work. We thank you for contacting Strata Council.

Yours truly,

On behalf of the Owners LMS 1107
Crossroads Management Ltd.

Ross Ruddick
Jesse Train
Strata Manager

Agreed and Terms Accepted
Kaarlo & Helena Ahlqvist