



FirstService
RESIDENTIAL

FirstService British Columbia
200 Granville St, Ste 700
Vancouver, BC V6C 1S4
(855) 683-8900 • Fax: (855) 683-8900

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Form B (Information Certificate) ONLY

BCV-A25232

**Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)**

The Owners, Strata Plan EPS4098 certify that the information contained in this certificate with respect to Strata Lot 0129 is correct as of the date of the certificate.

- (a) Strata fees payable to the owner of the Strata Lot described above is:
Strata Fees applied Monthly in the amount of \$734.19
- (b) Any amount owed 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**
Refer to the attached Indemnity Agreement(s) for additional information. (Since records may be unavailable or incomplete, the purchaser should request the seller to disclose any applicable 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:
Any special levy that has been approved is due and payable now by the current owner.
N/A
- (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: **Final Expenses Are Undetermined**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund: **\$648,630.03** as of 8/31/23
(The amount of the Contingency Reserve Fund may not be supported by cash and may not include emergency expenditures approved by the Council.)
- (g) Are there any amendments to the bylaws that are not yet filed in the Land Title Office? **No**
- (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**
 - (h.1) Are there any winding-up resolutions that have been passed? **No**
- (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**
- (j) Is the Strata Corporation party to any court proceeding, arbitration, or tribunal proceeding, and/or are there any judgements or orders against the Strata Corporation? **Yes**

Please refer to the attached Legal Disclosure(s) for additional information.

(The above may not include notices that were served directly to the Council, or foreclosure proceedings against individual Strata lots.)

- (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**



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

Parking stall(s) number(s) 849 & 850 is/are Common Property with Lease.

Parking stall(s) number(s) 849 & 850 may have been allocated by owner developer assignment.

*** 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.**

Disclaimer:

The parking stall number(s) provided above is to the best of our knowledge as compiled from the records of the Strata Corporation and information collected from the owners. FirstService Residential makes no representations and gives no warranties of any kind, including without limitation, implied warranties or conditions as to the accuracy, completeness or currency of the information. In addition, FirstService Residential makes no representations or warranties regarding compliance with the Strata Property Act in relation to the allocation of parking stalls.

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

Storage locker(s) number(s) 161 is/are Common Property with Lease.

Storage locker(s) number(s) 161 may have been allocated by owner developer assignment.

*** 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.**

Disclaimer:

The storage locker number(s) provided above is to the best of our knowledge as compiled from the records of the Strata Corporation and information collected from the owners. FirstService Residential makes no representations and gives no warranties of any kind, including without limitation, implied warranties or conditions as to the accuracy, completeness or currency of the information. In addition, FirstService Residential makes no representations or warranties regarding compliance with the Strata Property Act in relation to the allocation of parking stalls.

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 most recent depreciation report, **if any**, obtained by the Strata Corporation under section 94

Date: 9/13/23

Iris Lee

Signature of Strata Manager, as authorized by the Strata Corporation