

Strata Property Act
FORM B INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan NW 2765, certify that the information contained in this certificate with respect to **Strata Lot 29** is correct as of the date of this certificate.

- a) Monthly strata fees payable by the owner of the strata lot described above **\$605.90**
- 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 (to the best of our knowledge) ☒ yes, see attached

Note: Any approved or unapproved prior alterations are the responsibility of the owner.

(Since records may be unavailable or incomplete, purchaser should check Bylaws and Rules and documents that are registered at Land Title Office and 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 **NIL**

- 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**

- f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund **\$370,541**
(as at November 30, 2025)

- g) Are there any amendments to the bylaws that are not yet filed in the land title office?

☒ no ☐ yes

- h) Are there any resolutions passed by a $\frac{3}{4}$ 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

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

☒ no ☐ yes

- i) Has notice been given for any resolutions, requiring a $\frac{3}{4}$ vote, 80% vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

☒ no ☐ yes

- 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

- l) *Repealed. (B.C. Reg. 6/2023, s. 6 (a).)*

- 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 lot(s) or parts of a strata lot _____ (strata lot number(s), if known, for each parking stall that is a separate lot or part of a separate lot)
☐ Parking stall(s) number(s) _____ is/are limited common property
☒ Parking stall(s) number(s) 17 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) 17 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 development assignment.

Details:

***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(s) 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 lot(s) or parts of a strata lot _____ (strata lot numbers, if known, for each storage locker that is a separate lot or part of a separate lot)
☐ Storage locker(s) number(s) _____ is/are limited common property
☒ Storage locker(s) number(s) 14 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) 14 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 development 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.**

o) a summary of the strata corporation's insurance coverage
(Provide a summary of the insurance coverage on a separate sheet or sheets.)

p) For the purposes of section 59 (3) (m) of the *Strata Property Act*, the following information is required:
Has the strata corporation obtained any electrical planning reports under section 94.1 of the *Strata Property Act*?

☒ no ☐ yes [attach copy of all electrical planning reports]

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

Date: December 16, 2023

Per: Nicole Verhoeven, Strata Manager
Strata Plan NW 2765



HUGH & McKINNON

left hand side

JUL 24 2001

July 19, 2001

Jessie Woolley
Englesea Manor II
#407, 1225 Merklin Street
White Rock, BC V4B 4B8

Dear Ms. Woolley;

RE: REPLACE PANELS IN BALCONY ENCLOSURE AREA

We are writing on behalf of the Strata Council for Strata Plan NW 2765, Englesea Manor II.

We are pleased to advise that Council approved your request to replace the panels in the balcony enclosure area.

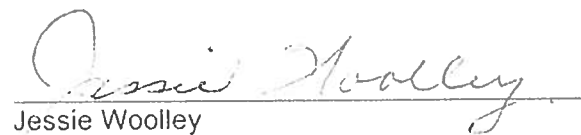
Permission is granted with the understanding that you will take full responsibility for the alteration, safe storage and any repair costs, as well as its future maintenance. You will also undertake to advise future owners of your strata lot that they will be responsible for the replaced paneling. Please submit a signed copy of this letter indicating your acceptance of the above terms.

Should you have any questions, please do not hesitate to call the writer.

Yours truly,

HUGH & McKINNON REALTY LTD.

Carl Sloback, Strata Manager
for Strata Plan: NW 2765
Direct Line: 541-5214


Jessie Woolley

c: Council

CS/gr



HUGH & McKINNON REALTY LTD. Since 1909

14007 - 16th Avenue, White Rock, British Columbia V4A 1P9 • Telephone: (604) 531-1909 • Fax: (604) 531-4624
Internet Web Site: www.hughmckinnon.com • E-Mail: info@hughmckinnon.com

#407
July 11/01

To Council:

I am requesting permission to remove the strata panels from my deck.

The cost of having these panels removed, cleaned & replaced is prohibitive (in my books), but I do like to keep my unit in good order. If they were removed it would be easier & much less expensive for the upkeep.

Thank you for your attention to this matter.

Jessie Tholley
→

OK'd on 12 JUL 01 AS LONG
AS GLASS PANELS REPLACED
IF/WHEN JESSIE MOVES OR
IF ENCLASURE IS REMOVED

Isabel McAdams

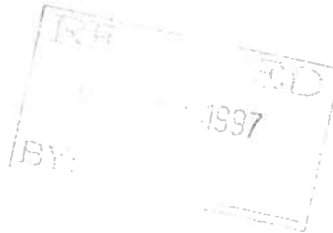
OK



HUGH & McKINNON

September 26, 1997

Jessie Woolley
#407, 1225 Merklin Street
White Rock, BC V4B 4B8



Dear Jessie Woolley:

RE: WINDOW INSULATATION

We are writing on behalf of the Strata Council, Strata Plan NW2765, Englesea Manor II.

We wish to acknowledge receipt of your request to install a window insulator for your sundeck.

The Strata Council reviewed your letter at the recent Strata Council meeting, held September 23rd, 1997. We are pleased to advise that the Council approved the "inflector" window insulation system, in accordance with your request. Approval is granted providing the Strata Bylaws and the following rules are adhered to:

1. The work must be undertaken in a good workmanlike manner.
2. You understand and agree to assume responsibility for:
 - a. any damage to your and the common property resulting from the installation;
 - b. the maintenance and repair of the window "inflector" insulation;
 - c. advising any subsequent owner of this suite of the responsibilities which will be passed onto him/her.
3. You will assume all costs incurred in the completion of the installation.
4. All work is to be completed in a manner which will ensure the quiet enjoyment of adjacent strata lots, ie, work must be undertaken between the hours of 9:00 AM - 5:00 PM, Monday through Friday.
5. Construction personnel must be requested to clean up the common area, and no debris is to be disposed of in the Corporation's garbage bins.

We trust that you will find the above satisfactory, and request that you return a signed copy of this letter to our office prior to commencement of this work confirming your acknowledgement and acceptance of the conditions as listed above.

Please do not hesitate to contact the writer should you have any questions or concern.

Yours truly,

HUGH & McKINNON REALTY LTD.

Carl Sloback
Property Manager
for NW2765
Direct Line: 541-5214

CS/cs

HUGH & McKINNON REALTY LTD. Since 1909



cc: Council Chairperson
White Rock, British Columbia V4A 1P9 • Telephone: (604) 531-1909 Fax (604) 531-4624
Internet Web Site: www.hughmckinnon.com • E-Mail: info@hughmckinnon.com

Sept 22 1977

To Council:

I would like to have a window insulator installed on the windows on my back deck.

With the west facing exposure, it becomes too hot to use in the summer from about 3 D & 4 pm. In the winter, I cannot use it as it is too cold. & if I leave the doors open to the rest of the apartment, my heating bill becomes horrendous.

The deflector window insulator seems to be the solution.
I'm enclosing some literature for your perusal.

I have seen it installed in a home & from the outside the windows that have deflector on them, look no different to the ones without.

Jessie Woodley

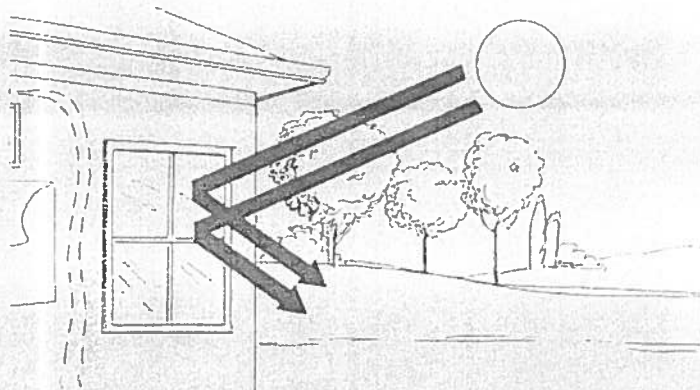
Unit # 467

IMAGINE ... NOT BEING COMFORTABLE IN YOUR
OWN HOME OR BUSINESS BECAUSE OF YOUR WINDOWS!

DO YOU HAVE WINDOWS OR SKYLIGHTS THAT ARE EITHER TOO
HOT IN SUMMER, OR TOO COLD AND DRAFTY IN WINTER?

Introducing a remarkable product with proven, international performance
from IN'FLECTOR CONTROL SYSTEMS.

HOW THE IN'FLECTOR® WINDOW INSULATOR WORKS...



IN SUMMER

The reflective side faces out
and reflects the heat of the
incoming sun. It also blocks
up to 92% of harmful U.V. rays.

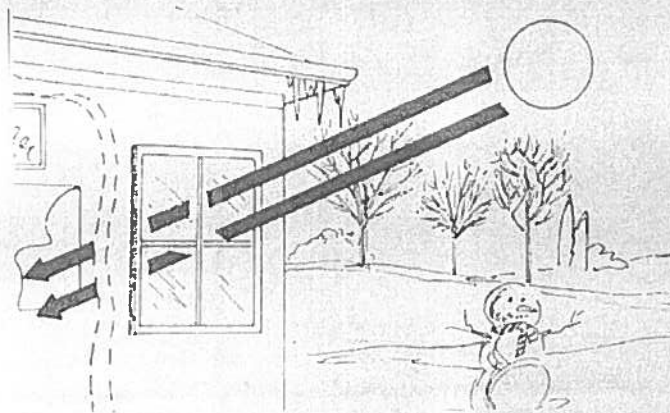
RESULT: Cooler, more comfortable
home

* VIRTUALLY TRANSPARENT *

- * WINDOWS
- * PATIO DOORS
- * SKYLIGHTS
- * SOLARIUMS
- * RESIDENTIAL
& COMMERCIAL

IN WINTER

Simply reverse the In'Flector
window insulator. Its special
one way heat transfer allows it
to absorb solar energy while
reflecting and retaining heat
in your home. RESULT:
Lower heating costs.



Learn why SHELL BUSEY has talked
about In'Flector Window Insulators on his
Home Ideas radio, and Home Check
TV. Programs.

* 5 year warranty*



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Please Call Us at
820 0454 (local)
1 888 820 0454 (toll free)



Recognized under the B.C
Hydro " Power Smart" program.



HUGH & MCKINNON

HUGH & MCKINNON REALTY LTD. *serving southern British Columbia since 1909*

October 9, 1992

Jessie Woolley
#407, 1225 Merklin Street
White Rock, B.C.
V4B 4B8

Dear Mrs. Woolley:

I am writing on behalf of the Council, Strata Plan NW 2765, Englesea Manor II.

I am pleased to inform you that Council has granted you permission to have the living room window installed as per drawing and letter dated September 28, 1992. This permission is granted providing you assume responsibility for all maintenance of the window and the cost of any subsequent repairs which may result from the installation.

Please sign and return a copy of this letter to our offices to indicate your acceptance of these terms as stated and that you will advise any subsequent Owners of your strata lot of these conditions.

Thank you.

Yours truly,

HUGH & MCKINNON PROPERTY MANAGEMENT

Kathy Birchall
Property Management Department

Mrs. Jessie Woolley

Strata Council N.W.2765
Englesea Manor II.
1225 Merklin Street
WHITE ROCK. B.C.
V4B 4B8

September 12, 1990.

Cussen's White Rock Industries Inc.
1156 Keil Crescent
White Rock B.C.
V4B 4W1

Dear Mr.Cussen:

Further to the balcony enclosure project which you are undertaking for the owners of Suite #407 at 1225 Merklin Street:

The owners' request has been approved and your proposal accepted by Strata Council N.W.2765 (Englesea Manor II). You therefore have the necessary permission to proceed, provided that the materials, colours and specifications used are exactly the same as those used in previous projects in this building (i.e as for Suite #405).

We have a copy of the approved blueprints for this installation on hand. We do request at your earliest opportunity a letter listing specifications for the colours and materials as outlined above, in order that we may attach same to the blueprints, and make this package a matter of record for any future requests.

Yours truly,

E.J.Hammond
for Strata Council Corp.
N.W.2765.

c.c. Doris Osborn
Armand Lanctot
File

R.154
C.154

Sept 8/90

State Council
Englesea Manor II
1325 Parklin St
White Rock, B. C.

Att: Mr. Nick Melnick (Chairman)
Re: Balcony enclosure Unit 407
Englesea Manor II

Dear Sir:

We hereby submit for your approval a proposal we received from Noel Cussen of: White Rock Industries Inc. to construct a Balcony enclosure in Unit 407 all as per state Council approval.

Yours Truly

Doris Espin
Commander Sanitot

P. S. Blue Print Drawing already submitted
by Noel Cussen.

Cussen's White Rock Industries Inc.

1156 Keil Crescent
White Rock, B.C., V4B 4W1
536-2220

538-[REDACTED]

I/We, hereby request you to furnish all labor and material necessary to supply and install all the following on premises below described, and to pay for same in the manner herein provided:

SOLD TO J R Osborne

SHIP TO 1235 MERKlin ST W. Rock

- | | |
|--|---|
| <input type="checkbox"/> Aluminum Siding <u>Unit (407)</u>
<input type="checkbox"/> Aluminum Windows
<input type="checkbox"/> Aluminum Awnings
<input type="checkbox"/> Inside Aluminum Storms
<input type="checkbox"/> Aluminum Doors
<input type="checkbox"/> Balcony Enclosures
<input type="checkbox"/> Custom Solariums | <input type="checkbox"/> Total Cash Selling Price
<input type="checkbox"/> Down Payment
<input type="checkbox"/> Balance Due (if paying cash)
Balance Due (if financed)
2% Interest on all Overdue Accounts
<input type="checkbox"/> Bank
<input type="checkbox"/> Branch
<input type="checkbox"/> Account No. |
|--|---|

Install + measure any time.

Style	Chain Link Fabric <input type="checkbox"/> 2" Mesh <input type="checkbox"/> 1/2" Mesh	O.D. Gauge	Height
<input type="checkbox"/> Galvanized	Colour	Top Rail	O.D.
	<input type="checkbox"/> Vinyl		
Line Posts	Spaced at	<input type="checkbox"/> Driven <input type="checkbox"/> In Concrete	
O.D.	Centres		
Top of Fence	<input type="checkbox"/> Level	<input type="checkbox"/> Follow Contour	
SPECIAL INSTRUCTIONS			
<u>No Payment</u>			
<u>Until October</u>			
<u>1990</u>			

*To Supply and install Balcony Enclosure.
12" Temco-Pane.
complete with screens on opening windows*

No work to be done on this property other than specified in this contract without additional charges.

All verbal or written agreements not mentioned on the face of this contract are void, and no salesman has any authority to change, alter or add to this contract in any particular. This contains the entire contract between the parties. A copy of this contract is hereby acknowledged to be received.

I/We, understand that this order is not subject to cancellation. It is further understood and agreed that if I/We, cancel this contract for any reason whatsoever, I/We will pay to the contractor a sum or money equal to twenty-five percent of the contract price herein agreed to be paid, as fixed, liquidated, and ascertained damages without proof of loss or damage.

This contract shall only become binding on the White Rock Industries Inc. upon acceptance by its General Manager or his nominee.

IN WITNESS WHEREOF, the parties have hereunto signed their names this 27 day of Aug 1990

J R Cussen
Representative

[Signature]
Signature