

Strata Property Act
FORM B INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan LMS 1367 certify that the information contained in this certificate with respect to Strata Lot 13 is correct as of the date of this certificate.

- a) Monthly strata fees payable by the owner of the strata lot described above **\$922.09**
- 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 **\$153,951**
(as at February 28, 2026)
- 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 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 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 ¾ 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) 49 & 50 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 \$ _____ per month*.
 Parking stall(s) number(s) _____ may have been allocated by owner developer 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 number 14 is 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 \$ _____ per month*.
 Storage locker(s) number(s) _____ may have been allocated by owner developer 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: March 19, 2026



Per: Stephen Burchell-Davies, Strata Manager
Strata Plan LMS 1367

ASSUMPTION OF RESPONSIBILITY AGREEMENT

BETWEEN:

THE OWNERS, STRATA PLAN LMS 1367

(the "Strata Corporation")

AND:

Bob & Jean McKay

#301 - 1725 128th Street

Surrey, BC V4A 3V2

(the "Owner")

WHEREAS:

- A. The bylaws of the "Strata Corporation require an owner to obtain the written permission of the Strata Corporation before altering common or limited common property;
- B. Pursuant to the bylaws the Strata Corporation may require that owner to enter into a written agreement that they shall be responsible for any future repair and maintenance costs relating to the alteration;
- C. The Owner, being the owner(s) of strata lot ^(#13)~~301~~ (the "Strata Lot") has requested and received approval for those alterations specified in the Schedule "A" hereto (the "Alterations");
- D. The Strata Corporation requires the Owner, pursuant to the terms of the bylaws to enter into this agreement.

THE PARTIES HERETO, FOR ONE DOLLAR AND OTHER VALUABLE CONSIDERATION (THE RECEIPT AND SUFFICIENCY OF WHICH IS ACKNOWLEDGED), AGREE AS FOLLOWS:

- 1. The Owner, on his/her/their behalf and on behalf of all subsequent owners of the Strata Lot, agrees to do the following:
 - (a) at all times and at his/her/their own cost to keep the Alterations repaired and maintained at a standard and level which is consistent with the overall condition of the building and to ensure that the Alterations are not in a state of repair which would jeopardize the safety of the building, including but not limited to ensuring that water does not penetrate the building envelope;

- (b) to promptly notify the Strata Corporation of any damage caused to or risk posed to the building, including but not limited to the common property, which is a result of the Alterations;
 - (c) to indemnify and save harmless the Strata Corporation and the owners of strata lots within the Strata Corporation from any and all costs, damages, expenses, losses or liabilities which they may incur by reason of the installation, existence, repair, maintenance or upgrading of the Alterations, including without limitation any resulting damage caused by water ingress both during and after the Alteration, and any repair and maintenance costs and expenses incurred by the Strata Corporation which would not otherwise have been incurred but for the existence of the Alterations;
 - (d) to ensure the Alterations are insured against damage from common perils by his/her/their insurance policy as an improvement and further agree not to make any claim under the Strata Corporation's insurance policy in relation to the Alterations; and
 - (e) to obtain, prior to transferring or conveying title to the Strata lot, the written assumption of this agreement by the new owner(s) of the Strata Lot. Until such assumption has been provided to the Strata Corporation, in such form as is reasonably acceptable to the Strata Corporation, the Owner shall not be released from his/her/their responsibility or liability hereunder.
2. Any monies payable by the Owner to the Strata Corporation pursuant to this Agreement shall be paid forthwith upon written demand of the Strata Corporation.
 3. This Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, trustees, attorneys, owners, council members and successors in title (as the case may be).
 4. This Agreement shall be deemed to "run with the land".
 5. The terms of this Agreement shall be in addition to the requirements of the bylaws of the Strata Corporation. Where a conflict exists between the two, the terms of this Agreement shall govern.
 6. Should the Strata Corporation be required to take steps to enforce this Agreement (including the issuance of a letter that the Owner comply with the terms hereof) the Strata Corporation shall be entitled to recover from the Owner its costs of doing so on a solicitor-and-owner-client basis.

Signed this 30th day of November, 2012

THE OWNERS, STRATA PLAN LMS 1367

Per:

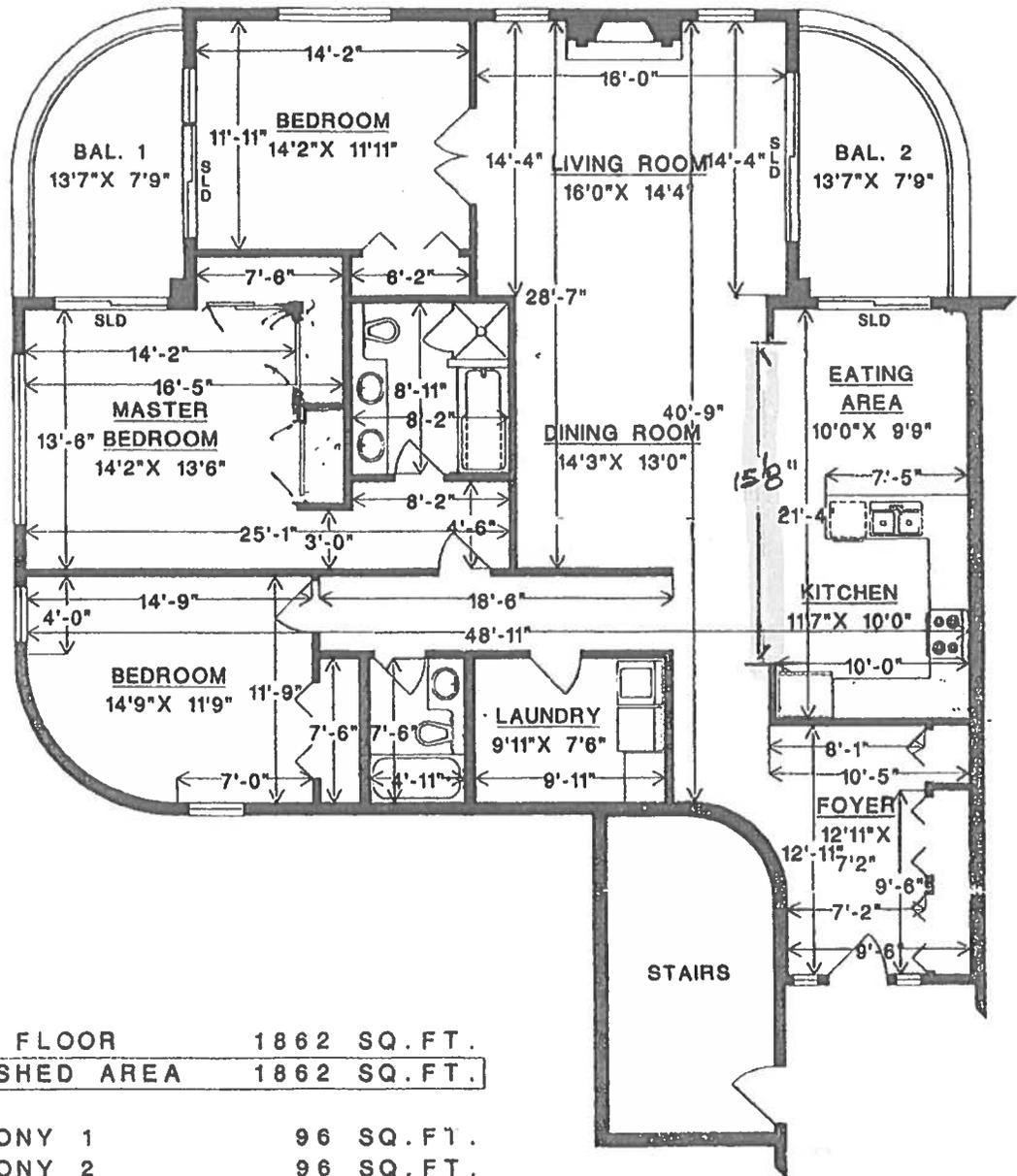
Jean B. McKay
Name:

Name:

JEAN B. MCKAY
Name:

Name:

#301 - 1725 128TH STREET
SURREY, B.C.

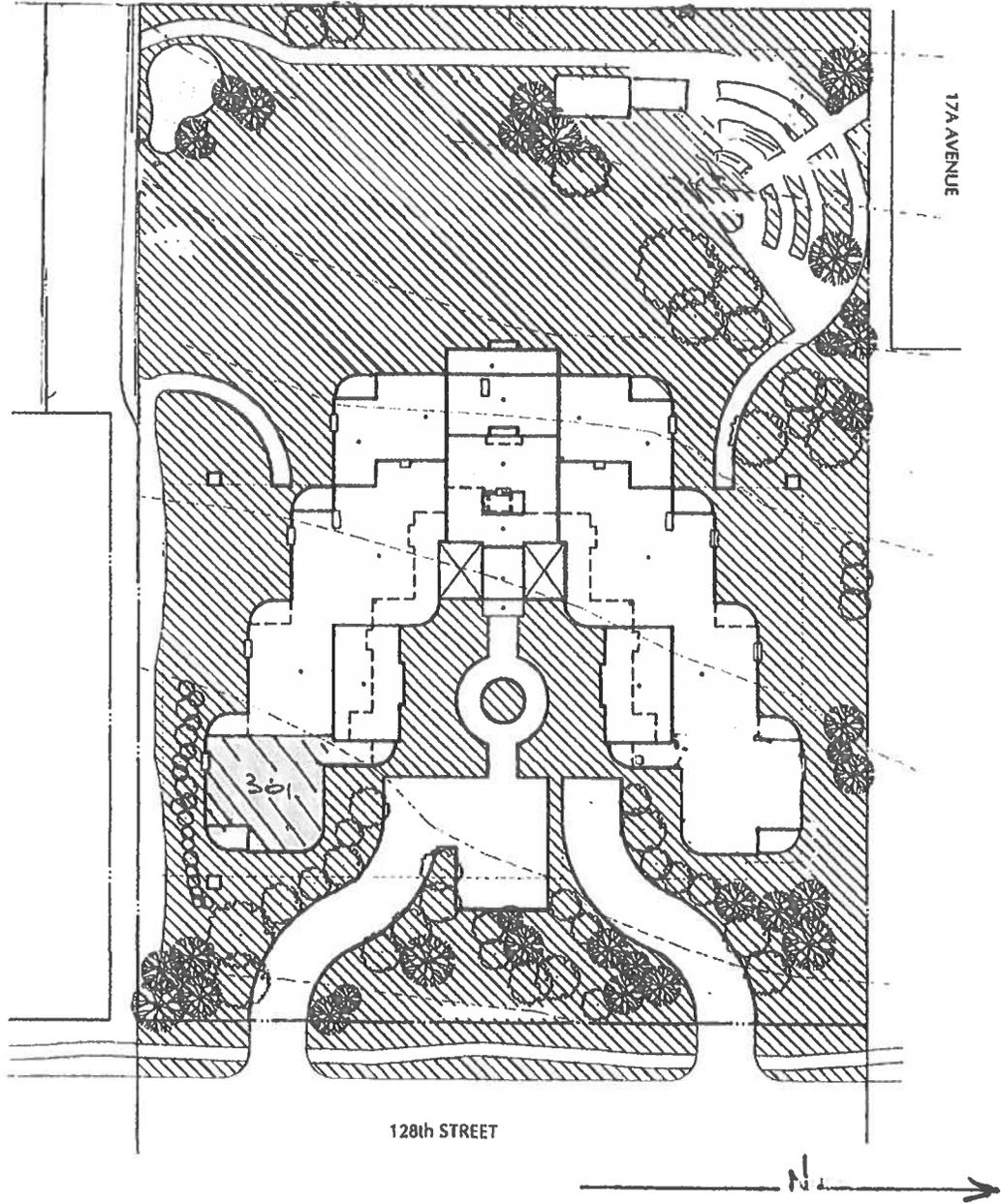


MAIN FLOOR 1862 SQ.FT.
FINISHED AREA 1862 SQ.FT.

BALCONY 1 96 SQ.FT.
BALCONY 2 96 SQ.FT.

Area measurements taken
to the center of all walls.

SITE



#301 - 1725 - 128th ST.
 Surrey BC

1. All dimensions are in meters unless otherwise stated.
 2. The site plan is based on the information provided by the client.
 3. The site plan is not to be used for any other purpose without the written consent of the architect.

SITE PLAN
 1/2000
 1725-128th ST.
 SURREY, B.C.
 JOB NO. 9205
 SHEET NO. A1
 CONSULTANT

OCEAN PARK GARDENS
 17th AVENUE & 128th STREET
 SURREY, B.C.

Ankenman Associates Architects Inc.
 Suite 308 - 1725-128th St.
 Surrey, B.C. V4A 4W6
 Tel: (604) 588-1000
 Fax: (604) 588-5771

CERTIFICATE OF INSURANCE

This certificate is issued as a matter of information only and confers no rights upon the certificate holder and imposes no liability on the insurer.
This certificate does not amend, extend or alter the coverage afforded by the policies below.

INSURED'S FULL NAME AND MAILING ADDRESS Neu Pro Developments Ltd. PO Box 45030 12851 16 Avenue Surrey, BC V4A 9L1	BROKER'S FULL NAME AND MAILING ADDRESS Mardon Insurance Brokers (White Rock) Ltd. 10 - 3268 King George Blvd. Alder Crossing Surrey, BC BROKER'S CLIENT ID: 005439
POSTAL CODE V4P 1A5	

COVERAGES

This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.

LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

TYPE OF INSURANCE	INSURANCE COMPANY AND POLICY NUMBER	EFFECTIVE DATE (YYYY/MM/DD)	EXPIRY DATE (YYYY/MM/DD)	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise)	
COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE OR <input checked="" type="checkbox"/> OCCURRENCE <input checked="" type="checkbox"/> PRODUCTS AND/OR COMPLETED OPERATIONS <input type="checkbox"/> EMPLOYER'S LIABILITY <input checked="" type="checkbox"/> CROGS LIABILITY <input checked="" type="checkbox"/> TENANTS LIABILITY <input checked="" type="checkbox"/> NON-OWNED AUTOMOBILES <input type="checkbox"/> HIRED AUTOMOBILES <input type="checkbox"/> POLLUTION LIABILITY EXTENSION	ECONOMICAL MUTUAL INSURANCE COMPANY 4902991	2011-04-26	2012-04-26	EACH OCCURRENCE	\$2,000,000
				PRODUCTS-COMP/OP AGG	\$2,000,000
				PERSONAL INJURY	\$2,00,000
				TENANTS LEGAL LIABILITY	\$100,000
				MED EXP (Any one person)	\$2,500
				NON-OWNED AUTO	\$2,000,000
				OPTIONAL POLLUTION LIABILITY EXTENSION	\$
				(Per Occurrence)	\$
				(Aggregate)	\$
				AUTOMOBILE LIABILITY <input type="checkbox"/> DESCRIBED AUTOMOBILES <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> LEASED AUTOMOBILES ** ALL LEASED IN EXCESS OF 30 DAYS WHERE THE INSURED IS REQUIRED TO PROVIDE INSURANCE	INSURANCE CORP OF BC
BODILY INJURY (Per Person)	\$				
BODILY INJURY (Per Accident)	\$				
PROPERTY DAMAGE	\$				
	\$				
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM (specify) _____				EACH OCCURRENCE	\$
				AGGREGATE	\$
OTHER LIABILITY (SPECIFY) <input type="checkbox"/>					

ADDITIONAL INSURED NAME AND MAILING ADDRESS _____	DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS GENERAL CONTRACTOR, RESIDENTIAL CONSTRUCTION NEW CONSTRUCTION AND RENOVATIONS
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CERTIFICATE HOLDER - NAME AND MAILING ADDRESS TO WHOM IT MAY CONCERN	CANCELLATION Should any of the above policies be cancelled before the expiration date thereof, the issuing company will endeavour to mail 10 days written notice to the certificate holder named on the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.
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SIGNATURE OF AUTHORIZED REPRESENTATIVE _____	PRINT NAME INCLUDING POSITION HELD PER: ANDREW J. JANZEN		
FAX NUMBER 604-542-0076	EMAIL ADDRESS ejanzen@mardoninsurance.ca	COMPANY Mardon Insurance Brokers (White Rock) Ltd.	DATE 10/11/2011

301-1725 128th Street,
Surrey, B. C.
V4A 3V2

October 17, 2016

Fraser Campbell Property Management Ltd.,
210 – 5500 – 152nd Street,
Surrey, B. C.
V3S 5J9

Attention: Jane Sutor

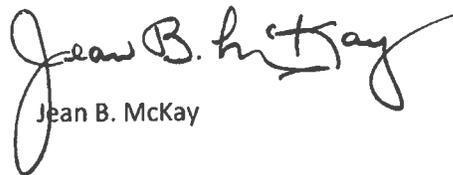
Dear Sirs:

Re: 301- LMS 1367 – Ocean Park Gardens

Enclosed please find a "Final Building Approval" from the City of Surrey dated October 14, 2016 relative to unit 301 LMS 1367.

The enclosure satisfies the building permit issues that have been a concern of the Strata Council.

Yours truly,



Jean B. McKay

1367
6



PLANNING AND DEVELOPMENT DEPT.
BUILDING DIVISION

COPY

FINAL BUILDING APPROVAL

Date: Oct 14, 2016 12:40

Address: 1725 128 St Unit 301
Unit 301
Legal Description: LT 13 SE SC 18 T1 PLLMS1367 Part SE1/4.
Permit Number: 12-040018-000-00
Permit Type: Residential C-C-Apartment-Renovation

Page 1 of 1

Kevin Aney 604-591-4102

OCEAN PARK GARDENS

"Request for Alteration Approval" to a Strata Lot

1. Project Location - Suite #: 301 Owner: BOB & JEAN MCKAY
Alterations Proposed: REMOVE EXISTING WALL BETWEEN KITCHEN & DINING,
NEW KITCHEN CABINETS, NEW CERAMIC TILE IN KITCHEN, ENLARGE
EXISTING SHOWER, NEW HARDWOOD CARPET THROUGHOUT.
(If more room is needed, please enter details on the back of this sheet)
Project Start Date: DEC 1/2012 Expected Completion: MARCH 1/2013.
2. Contractor Name: NEURO DEVELOPMENTS LTD.
Business Address: #209-1725-128th ST. SURREY B.C.
Main Contact: BOB NEUFELDT
Contact Tel. No.: Office 604-240-0046. Cell _____

The Strata Council advises that you should ensure your contractor has WorkSafe BC and liability insurance.

Before any alterations are initiated, approval must be obtained in writing from Strata Council. When approval is obtained and before the alterations begin, a cheque made payable to Strata LMS 1367 in the amount of \$500.00, which is a refundable damage deposit, must be delivered to the treasurer of the Strata Council. This cheque will be returned provided no damage to common property or need to do extra cleaning or clean up as a result of the alteration, has occurred.

- a) You will be responsible for any damage to the interior of the corridors and the common space for this project. You or your tradesmen will clean up all of your debris and contain it within the suite until such time as you can remove it from the building site.
- b) You or your tradesmen will not use the Strata's garbage containers for construction debris.
- c) You or your tradesmen will not store any materials outside of the suite or on any other common property.
- d) During the alterations, tradesmen will not block off the elevator for any length of time other than to load materials and tools in or out. The elevator should be allowed to run freely as some residents depend on it to access their suites in the building.
- e) You or your tradesmen will respect the working hours of 8:30 AM to 5:30 PM for all work that causes noise and 8:00 PM for non evasive work such as painting. No loud music will be tolerated.

Signed: [Signature] Date: Nov. 12/2012
ON BEHALF OF BOB MCKAY

Approved: [Signature] Date: Nov. 26/12
Strata Council
per the council LMS 1367

Approved: _____ Date: _____
Strata Council Rev. May 2011

November 27, 2012

Bob & Jean McKay
#301 - 1725 128th Street
Surrey, BC
V4A 3V2

Dear Mr. & Mrs. McKay,

Re: LMS 1367 – Ocean Park Gardens

We are writing on behalf of the Council, Strata Plan LMS 1367, Ocean Park Gardens to acknowledge receipt of your Request for Alteration Approval Form dated November 12th, 2012. Your request was reviewed by council and approved at the November 21st, 2012 meeting.

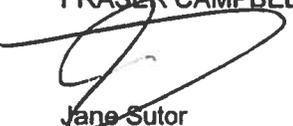
We respectfully request that you adhere to the Bylaws of the Strata Corporation and the Strata Property Act with regards to all aspects of altering your strata lot. In addition to the provisions set out in the Request for Alteration Approval, all work performed within your strata lot shall be done so by licensed and bonded trades people and you will be responsible for obtaining any necessary permits from the City of Surrey.

Please complete the attached Assumption of Responsibility Agreement and forward a cheque in the amount of \$500 for the refundable damage deposit prior to commencing any work. Please advise when the alterations have been completed in order to obtain approval for return of the damage deposit.

Should you require any additional information or assistance with this matter do not hesitate to contact the undersigned.

Yours truly,

FRASER CAMPBELL PROPERTY MANAGEMENT LTD.



Jane Sutor
Property Manager
Per the Owners
Strata Plan LMS 1367

Encl.

UNIT # 301 STEEL BEAM DETAIL
FOR REMOVAL OF BEARING WALL
BETWEEN KITCHEN & DINING ROOM

