

Strata Property Act

Form B

[am. B.C. Regs. 238/2011, Schs. 2 and 3; 172/2016, s. (b); 206/2016, Sch. 1, s. 1; 6/2023, s. 6; 7/2023, Sch. 1; 261/2023, App., s. 3.]

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan EPS11179 certify that the information contained in this certificate with respect to Strata Lot 12 is correct as of the date of this certificate.

(As space on this form is insufficient, separate sheet(s) is attached to provide supplementary information.)

(a) Monthly strata fees payable by the owner of the strata lot described above **\$908.63**

(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*) **\$908.63**

(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 **[If yes, attach details and or copy of all agreements]**

Please refer to the attached sheet for supplementary information to this Form B.

(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 **\$0.00**

The payment is to be made by 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

Please refer to the attached sheet for supplementary information to this Form B. **\$0.00**

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund

Please refer to the attached sheet for supplementary information to this Form B. **\$157,800.45**

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

☒ no ☐ yes **[If yes, attach copy of all amendments]**

- (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 ***[If yes, attach copy of all resolutions]***
- (h.1) Are there any winding-up resolutions that have been passed?
☒ no ☐ yes ***[If 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 ***[If 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 ***[If yes, attach details]***
- (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 ***[If yes, attach copies of all notices or work orders]***
- (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 strata lot(s) or part(s) 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 \$ per month*

☐ Parking stall(s) number(s) may have been allocated by owner developer assignment

Details: Parking stall(s) is to be assigned by Solterra (Monaco 2) Limited Partnership upon completion of the first sale transaction of the property by entering into a Parking Stall / Bicycle Storage Locker / Storage Room Assignment Agreement. All parking stalls are common property in accordance with the registered strata plan of this complex. Parking stall(s) information was provided by developer without audit. See attached for location of the parking area.

Note: All readers and recipients of this information certificate must note the cautions and reservations set out by the Strata Corporation in the appendix below.

Appendix Cautions and Reservations of the Strata Corporation RE: item(m) and (n)

- The Strata Corporation is under no statutory obligation to keep records of parking stall or storage locker allocations which are implemented and assigned by way of unregistered pre-Strata Plan lease or license;
- The Strata Corporation does not warrant the enforceability of parking stall or storage locker assignments which have been allocated by way of unregistered lease or license which was granted before the deposit of the Strata Plan;
- The Strata Corporation provides notice herein that unregistered leases and licenses which were granted before the deposit of the Strata Plan are likely not assignable by the original lease/licensee; and
- The Strata Corporation does not warrant either the existence or the enforceability of parking stall or storage locker assignments which have been re-allocated by way of a private agreement as between separate Owners where that private agreement has not been furnished to 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 \$ per month*

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

Details: Storage locker(s) is to be assigned by Solterra (Monaco 2) Limited Partnership upon completion of the first sale transaction of the property by entering into a Parking Stall / Bicycle Storage Locker / Storage Room Assignment Agreement if any storage locker(s) is being allocated to this strata lot. All storage lockers are common property in accordance with the registered strata plan of this complex. Storage locker(s) information was provided by developer without audit. See attached for location of the storage area.

Bicycle locker(s) is to be assigned by the Solterra (Monaco 2) Limited Partnership upon completion of the first sale transaction of the property by entering into a Parking Stall / Bicycle Storage Locker / Storage Room Assignment Agreement if any bicycle locker(s) is being allocated to this strata lot. All bicycle lockers are common property in accordance with the registered strata plan of this complex.

Note: All readers and recipients of this information certificate must note the cautions and reservations set out by the Strata Corporation in the appendix below.

Appendix Cautions and Reservations of the Strata Corporation RE: item(m) and (n)

- The Strata Corporation is under no statutory obligation to keep records of parking stall or storage locker allocations which are implemented and assigned by way of unregistered pre-Strata Plan lease or license;
- The Strata Corporation does not warrant the enforceability of parking stall or storage locker assignments which have been allocated by way of unregistered lease or license which was granted before the deposit of the Strata Plan;
- The Strata Corporation provides notice herein that unregistered leases and licenses which were granted before the deposit of the Strata Plan are likely not assignable by the original lease/licensee; and
- The Strata Corporation does not warrant either the existence or the enforceability of parking stall or storage locker assignments which have been re-allocated by way of a private agreement as between separate Owners where that private agreement has not been furnished to 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.**

(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 ***[If 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: September 15, 2026

.....
Signature of Council Member

.....
Signature of Second Council Member (not required if council consists of only one member)

OR


.....
Ricky Tam
Strata Manager for the Owners, Strata Plan EPS11179
Citybase Management Ltd

Strata Property Act

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INFORMATION CERTIFICATE

(Section 59)

SUPPLEMENTARY INFORMATION SHEET

September 15, 2026

To Whom It May Concern

Form B for Strata Lot 12 of Strata Plan EPS11179 dated September 15, 2026

The supplementary information to Form B provided below may be considered relevant and material information to the reader concerning the strata lot and the strata corporation.

In respect of (c):

Information is provided to the best of our knowledge (prepared without audit). It is recommended owner(s) of this strata lot to verify. Should there be any alteration(s) to the strata lot without approval from the Strata Corporation or non-compliance with any government regulations, Council may require the alteration(s) to be restored at cost of the registered owner(s). The Strata Corporation may also restore the alteration(s) under provisions in s.133 of the SPA at cost to the registered owner(s) of this strata lot at the time of assessment. In the meantime, the Strata Corporation and its insurance provider DO NOT have any responsibility towards any alteration and or betterment to the strata lot if there is any.

In respect of (e):

The amount is recorded as of July 31, 2026 (prepared without audit). Final expenses may not be determined until the conclusion of the fiscal year. Should a deficit occur at the end of the current fiscal period the Strata Corporation will need to eliminate the deficit the following year as defined in the Strata Property Act. The fiscal year-end of Strata Plan EPS11179 is August 31.

If there is any strata fee increase approved at the upcoming Annual General Meeting, catch up amount of the approved strata fee increase will be calculated from the beginning of the fiscal year.

Should a strata fee adjustment, deficit, and/or special levies occur in the future, the Strata Corporation may choose to levy the registered owners. According to Chapter 43 Part 6 of the Strata Property Act, registered owners at the time of assessment are responsible for any approved assessments.

In respect of (f):

The amount is recorded as of July 31, 2026 (prepared without audit).



Ricky Tam

Strata Manager for the Owners, Strata Plan EPS11179
Citybase Management Ltd