

**STRATA PROPERTY ACT
FORM B
INFORMATION CERTIFICATE
(Section 59)**

The Owners, Strata Plan BCS 340 certify that the information contained in this certificate with respect to Strata Lot 06 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above **\$516.04**
- (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*. **\$220.34**
- (c) Are there any agreements under which the owner of the strata lot described above take responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
☒ **Yes** One on file
- (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.
The payment is to be made by[February 1, 2025 or at time of sale]. **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 **UNKNOWN**
- (f) Amount in the contingency reserve fund minus any expenditures been approved but not yet taken from the fund as of **(SEPTEMBER 2026) \$606,926.71**
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
☒ **No** If Yes, **attach a copy of all amendments**
- (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** If Yes, **attach a copy of all resolutions**
- (h.1) Are there any winding-up resolutions that have been passed?
☒ **No** If Yes, **attach a copy of all resolutions**
- (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** If Yes, **attach a copy of Notice or Minutes**
- (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** If Yes, **attach details**
This does 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** 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).....**GARAGE**.....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) ...**Pad** 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:

[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.]

(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:

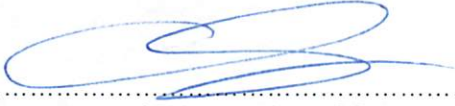
[Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

***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.**

- (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]*

As required by section 59(4) of the Strata Property Act attached are:

- ☒ Rules of the Strata Corporation
- ☒ Current Budget of the Strata Corporation
- ☒ The most recent Depreciation Report, if any, obtained by the Strata Corporation under section 94.


.....(Carol Edwads)
Strata Agent for Strata Plan BCS 340

Date: October 27, 2026*



HUGH & MCKINNON
REALTY
ESTABLISHED 1909

FOR OVER
100
Years

January 31, 2014

Douglas Point
14, 17516 - 4th Avenue
Surrey, BC V3S 0R9

Dear

RE: STEP TO GARAGE & DRAIN ROCK



**REGISTERED
DOMESTIC**
CUSTOMER RECEIPT

**RECOMMANDÉ
RÉGIME INTÉRIEUR**
REÇU DU CLIENT
2014-02-04



To Nom		Destinataire Nom	
Address 14, 17516 4th AVE		Adresse 14, 17516 4th AVE	
City / Prov. / Postal Code SURREY BC V3S 0R9		Ville / Prov. / Code postal SURREY BC V3S 0R9	
Declared Value Valeur déclarée	\$		

FOR DELIVERY CONFIRMATION	CONFIRMATION DE LA LIVRAISON
www.canadapost.ca	www.postescanada.ca
or/ou	
1 888 550-6333	
CPC Tracking Number	Numéro de suivi de la SCP
RW 951 125 596 CA	

33-086-584 (11-04) BCS 340

We are writing on behalf of the Strata Council for Strata Plan BCS 340, Douglas Point.

Council has approved your request to alter the step to the garage door and install small drain rock along the fence to a maximum of six inches, subject to the following conditions:

1. The installation is completed by a professional with Work Safe BC coverage.
2. The existing materials are to be removed in a way which does not result in the soiling of the common areas.
3. The existing materials are to be removed from the site and not disposed of in the Strata Corporation's refuse receptacles;
4. The work is to be done in such a way as to not interfere with the quiet enjoyment of adjacent residents, and under no circumstances is the work to begin before 8:00 AM nor go beyond 6:00 PM;
5. You will take full responsibility for the alteration(s) and future maintenance.
6. In the event of a sale, the purchasers will be made aware of the responsibilities and the owner agrees to deliver any prospective purchaser of the strata lot a copy of this Agreement and to require that, as a term of any contract of purchase and sale in respect of the strata lot, the purchaser agrees to execute and to deliver to the Strata Corporation on the completion date, an agreement substantially in the form of this Agreement and to be bound by the terms therein.

Please submit a signed copy of this letter indicating your acceptance of the above terms for approval. The signed copy must be received PRIOR to any work taking place. Your receipt of this registered letter and your proceeding with the alterations indicates your acceptance of the above terms.

Please advise Council or the Strata Agent when the alterations requested are completed, so an inspection can take place. Should you have any questions, please do not hesitate to call the writer.

Yours truly,

HUGH & MCKINNON REALTY LTD.
as agents for Strata Plan BCS 340

/gr

c: Council