

***STRATA PROPERTY ACT***

**FORM "B"**

**INFORMATION CERTIFICATE**

The Owners, **Strata Plan BCS 747** certify that the information contained in this certificate with respect to **Strata Lot 28** is correct as of the date of this certificate.

- a) Monthly Strata Fees payable by the owner of the Strata Lot described above **\$307.51**.
- 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) is **\$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?

no    ☒    yes    ☐

- d) Any amounts 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**.
- 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 **\$0.00**.
- f) Amount in the Contingency Reserve Fund minus any expenditures that have already been approved but not yet taken from the fund **\$88,921.81**.
- 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    ☐

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

no ( x )    yes    ( )

j) Is the Strata Corporation party to any court proceeding or arbitration, and/or are there any judgements or orders against the Strata Corporation?

no ( x )    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 ( x )    yes    ( )

l) According to our records the number of reported Strata Lots that are rented - nine (9).

m) The Strata Corporation's insurance coverage is purchased through AON Insurance; their phone number is 604-688-4442.

n) There are no move-in or move-out fees for this Strata.

**DATED this 23<sup>rd</sup> day of June, 2009**

**National Pacific Real Estate Services Inc.  
Strata Property Managers for,  
Strata Plan BCS 747 - Grace Residences**

**Per:** 

Signature of Strata Manager, if authorized by  
the strata corporation

**Tiit Pikksalu, P. Eng.**

**President**