

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan BCS 207 certify that the information contained in this certificate with respect to Strata Lot 27, described as Unit 303, 1428 W. 6th Ave, Vancouver, B.C. is correct as of the date of this certificate.

- a. Monthly strata fees payable by the owner of the strata lot described above \$353.01
- 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*) \$0.00
- c. Are there any agreements under which the owner of the strata lot described above, takes responsibility for expenses relating to the alteration to the strata lot, the common property or the common assets? To the best of our knowledge:
☒ No ☐ Yes (attach copy of all 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? \$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 – to the best of our knowledge. \$0.00
- f. Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$224,950.23
- g. Are there any amendments to the by-laws that are not yet filed in the land title office?
☒ No ☐ Yes (attach copy of all amendments)
- h. Are there any resolutions passed by the ¾ vote or unanimous vote that are required to be filed in the land title office but that have not been filed in the land title office?
☒ No ☐ Yes (attach copy of all resolutions)
- i. Has notice been given for any resolutions, requiring a ¾ vote or unanimous vote or dealing with an amendment to the by-laws, that have not yet been voted on?
☒ No ☐ Yes (attach copy of all notices)
- j. Is the strata corporation party to any court proceedings or arbitration and/or are there any judgments or orders against the strata corporation? To the best of our knowledge:
☒ No ☐ 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? To the best of our knowledge:
☒ No ☐ Yes (attach copy of all notices or work orders)
- l. Number of strata lots in the strata plan that are rented (to the best of our knowledge) 16
- m. Please refer to the bylaws for any potential bylaw restrictions.
- n. The fiscal year end for BCS 207 is March 31, 2010 and a date for the AGM has not been determined. Should there be any increase in strata fees &/or special levy being passed during the AGM, the purchaser will be responsible for all these increases and special levy retroactive to April 1, 2010.

Date: March 16, 2010 (month, day, year)

Signature of Council Member
OR

Signature of Second Council Member

Signature of Strata Manager, if authorized by Strata Corporation
Mikhail Ratchkovski