

*Strata Property Act*  
**SECTION 59 (Form B) INFORMATION CERTIFICATE**

The Owners of Strata Plan VR2001, certify that the information contained in this certificate with respect to Strata Lot 25 #315 - 2125 West 2nd Avenue VANCOUVER, BC is correct as of the date of this certificate.

(a)	Monthly Strata Fees payable by the Owner of the strata lot described above	<b>\$169.77</b>
(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)	<b>\$209.55</b>
(c)	<p>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?</p> <p style="text-align: center;"><b>Not to the Best of Our Knowledge</b></p> <p>Since records may be unavailable or incomplete, purchaser should check bylaws, rules, and other documents registered at Land Titles Office and request the seller to disclose any applicable agreements</p>	
(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	<b>\$0.00</b>
(e)	<p>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.</p> <p style="text-align: center;"><b>Final expenses may not be determined until the conclusion of the fiscal year</b></p> <p style="text-align: right;"><b>\$0.00</b></p>	
(f)	Amount in the Contingency Reserve Fund minus any expenditures which have already been approved but not yet taken from the fund. This figure may not include emergency expenditures approved by the Strata Council.	<b>\$56431.32</b>
(g)	<p>Are there any amendments to the Bylaws that are not yet filed in the Land Title office?</p> <p style="text-align: center;"><b>NO - not to the best of our knowledge</b></p>	
(h)	<p>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?</p> <p style="text-align: center;"><b>NO - not to the best of our knowledge</b></p>	
(i)	<p>Has notice been given for any Resolutions, requiring a ¾ vote or unanimous vote?</p> <p style="text-align: center;"><b>NO - Not to the best of our knowledge</b></p>	
(j)	<p>Is the Strata Corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the Strata Corporation?</p> <p style="text-align: center;"><b>NO - not to the best of our knowledge</b></p>	
(k)	<p>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?</p> <p style="text-align: center;"><b>NO - not to the best of our knowledge</b></p>	
(l)	Number of strata lots in the Strata Plan that are rented.  This figure is to the best of our knowledge as reported to us.	<b>6</b>

Date: March 01, 2010



Signature of Strata Manager, if authorized by Strata Corporation

**Annual Budget**

Period = Mar 2010

Book = Accrual

01/2010 - 12/2010

**REVENUE**

Interest Income	150.00
Laundry Income	3,100.00
Parking Income	1,080.00
Owners' Contributions	128,225.50
Strata Unit Rental	15,840.00

**TOTAL REVENUE****148,395.50****OPERATING EXPENSES****ADMIN EXPENSES**

Statutory Review of Books	315.00
Bank Charges	276.00
Miscellaneous	1,000.00
Insurance Premium	10,400.00
Licenses & Fees	400.00
Management Fees	12,694.50
Postage/Copies/Office Exp.	1,400.00
Property Taxes	1,600.00

**TOTAL ADMIN EXPENSES****28,085.50****UTILITY EXPENSES**

Electricity	7,500.00
Gas	28,000.00
Water & Sewer	5,700.00

**TOTAL UTILITY EXPENSES****41,200.00****CONTRACT & BUILDINGS EXPENSES**

Elevator & License	2,360.00
Fire Protection	1,100.00
Garbage & Recycling	3,400.00
Janitorial	6,500.00
Landscaping	7,500.00
Pest Control	850.00

**TOTAL CONTRACT & BLDG EXPENSES****21,710.00****REPAIRS & MTCE EXPENSES**

Carpet Cleaning	1,000.00
Drain Cleaning	2,000.00
Repairs & Maintenance	10,000.00
Landscaping Improvements	500.00
Grounds Improvements	2,000.00
Laundry Equipment	2,900.00
Lighting	2,500.00
Mechanical	9,000.00
Security	800.00
Supplies	700.00

**TOTAL REPAIRS & MTCE EXPENSES****31,400.00****STRATA OWNED UNIT EXPENSES**

1st Mortgage	6,000.00
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**TOTAL STRATA OWNED UNIT EXPENSES****6,000.00****MAJOR PROJECT EXPENSES**

Roof Maintenance	1,500.00
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**TOTAL MAJOR PROJECT EXPENSES****1,500.00****CRF & OTHER BUDGETED RESERVES**

Contingency Reserve Fund	20,000.00
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**TOTAL CRF & BUDGETED RESERVES****20,000.00****TOTAL EXPENSES / RESERVES****149,895.50****SURPLUS / (DEFICIT)****-1,500.00**

EXHIBIT " D "

CONDOMINIUM ACT

(Section 31)

RENTAL DISCLOSURE STATEMENT

1. The strata plan in respect of which this statement is made is described as :

Lot "B", Block 214  
District Lot 526  
Plan 590:

, and contains 43 strata lots.

2. The residential strata lots described below are under lease as of the date of this statement and the owner-developer intends to lease each strata lot until the date set out opposite its description.

Description of Strata Lot	Date Lease Period Ends
Caretaker's suite, Strata Lot 16	Month to month.

3. The owner-developer reserves the right to lease the above suite.

4. There is a by-law of the strata corporation which limits the number of strata lots which may be leased by the owners, the text of which is annexed to and forms part of this agreement (see Exhibit "C").

DATED this            day of October, 1987.

Per:

V M Wells  
Owner-Developer