

**Strata Property Act**  
**FORM B**  
**INFORMATION CERTIFICATE**  
(Section 59)

The Owners, **Strata Plan LMS 2379** certify that the information contained in this certificate with respect to **Strata Lot 46** is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above.....**\$272.14**
- (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*).....**\$1,025.47**  
**(\$60.45 strata fees, \$8.57 interest and \$956.45 mechanical/plumbing repairs.)**
- (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 **[None to the best of my knowledge or that have been disclosed to me by the strata lot owner or by the Strata Council]**
  - yes [See attached]
- (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.....**\$NIL**  
The payment is to be made by
- (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 ..... **\$NIL**
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund ..... **\$59,586.48**  
**CRF AS AT JANUARY 31<sup>ST</sup>, 2010.**
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
  - no  yes *[Please see attached]*
- (h) 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?
  - no  yes
- (i) Has notice been given for any resolutions, requiring a ¾ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
  - no  yes *[Please attach any notices]*
- (j) Is the Strata Corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?
  - no  yes *[Please see attached]*
- (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 *[Please attach any notices]*
- (l) Number of strata lots in the strata plan that are rented..... **3**

Date: March 15, 2010

  
Tim Collins, Strata Manager



Prudential Estates (RMD) Ltd.  
 SALES & PROPERTY MANAGEMENT  
 7320 Westminster Highway  
 Richmond, B.C. V6X 1A1  
 Telephone: (604) 273-1745  
 Fax: (604) 273-9021

Account 21791  
 MARCH 19, 2010

REMAX CREST REALTY (WESTSIDE)

Attention: JEFF FITZPATRICK (612-6120)

**RE: STRATA PLAN: L.M.S. 2379, STRATA LOT 46**  
**Address: 661 WEST 7TH AVENUE**  
**VANCOUVER, BC**  
**V5Z 1B6**  
**Owner: TAMARA DAWN HOLTHAM**


We enclose FORM F (N/A), FORM B – INFO CERTIFICATE (X) certificate(s) for this property, along with our invoice in the amount of \$55.13.

We confirm that the monthly Strata fee for this property is \$272.14, due and payable on the first of each month. Cheques should be made payable to "THE OWNERS, STRATA PLAN L.M.S. 2379", and mailed to our office. Should there be any change in the filing date with Land Titles, please notify our office.

MOVE-IN FEE YES \$50.00

Please advise the purchaser of this unit that, as per the Bylaws of the Strata Corporation, a Move-In Fee of \$50.00 will be assessed to the Strata Lot Account upon completion and this amount should be forwarded to our office.

We also advise that the common property of the subject Strata Plan is insured by: BFL CANADA INSURANCE, Telephone Number: 669-9600.

Please note that we, as the Strata Managers for the Strata Corporation and complex within which the subject property is located, have ( ) have not (X) been presented with a Property Disclosure Statement by the Vendor's agent for the subject property. 

Should you require additional information, please do not hesitate to contact our office.

Yours very truly,  
 CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.  
 PROPERTY MANAGEMENT DIVISION



Jarvie Way, STRATA MANAGER  
 Enclosure(s)

**- RECORDS SEARCH STATEMENT -**

Date: March 10, 2008  
Request No. RDR0692  
Requestor: Century 21 Prudential Estates/  
Matthew Collins  
Address: 7320 Westminster Highway  
Richmond, BC V6X 1A1

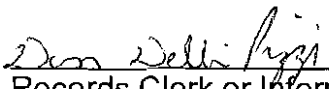
Facsimile:

Attached is a copy of the Rental Disclosure Statement, requested on March 7, 2008, for the following development:

Filing Name/Number: LMS 2379

Developer Name:

Fee amount: \$38.00  
Fee amount paid: \$38.00  
Fee amount owing: \$0.00

  
\_\_\_\_\_  
Records Clerk or Information Services Officer

CONDOMINIUM ACT

[Section 31(2)]

RENTAL DISCLOSURE STATEMENT

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

"THE IVYS"  
PARCEL IDENTIFIER: 023-119-675  
LOT C  
BLOCK 299  
DISTRICT LOT 526  
GROUP 1 NEW WESTMINSTER DISTRICT  
PLAN LMP23857

(the "Lands")

and contains fifty seven (57) residential strata lots (hereinafter referred to as "Strata Lots").

2. The Strata Lots described below are under lease as of the date of this statement and the Developer intends to lease each Strata Lot until the date set out opposite its description.

<u>DESCRIPTION OF STRATA LOT</u>	<u>DATE LEASE PERIOD ENDS</u>
NIL	N/A

3. In addition to the number of Strata Lots described in paragraph 2, the Developer intends to reserve the right to themselves and/or subsequent owners to lease any or all of the Strata Lots for an indefinite period.

4. There are no by-laws of the Strata Corporation which limits the number of Strata Lots that may be leased by the owners.

DATED this 22nd day of March, 1996.

The Corporate Seal of )  
 MONTEREY LANE DEVELOPMENT LTD. )  
 was hereunto affixed in the presence of: )  
 )  
 )  
 )  
 )  
 )  
 )



Authorized Signatory



*Prudential Estates (RMD) Ltd.*  
**SALES & PROPERTY MANAGEMENT**  
 7320 Westminster Highway  
 Richmond, B.C. V6X 1A1  
 Telephone: (604) 273-1745  
 Fax: (604) 273-9021

### **FAX TRANSMISSION DATA SHEET**

**TO:** REMAX **DATE:** Mar. 18/10  
**FROM:** Angie Koh **FAX NO.:** 288-5030  
**ATTENTION:** Jeff Fitzpatrick **NO. OF PAGES:** 3  
**REGARDING:** LMS 2379 #661 w. 7th.

**MESSAGE:** Further to my telephone call,  
please find enclosed copy of  
letter to Tamera Hotham regarding  
access to her suite.  
we are unable to provide you with  
a form B unless Ashton has been  
contacted to inspect her unit to ensure  
there is no further plumbing concerns.  
Thanks. angie/k

**DATE:** \_\_\_\_\_  
**RECEIVED BY:** \_\_\_\_\_  
**TIME SENT:** \_\_\_\_\_

#### **CONFIDENTIALITY CAUTION**

This message is intended only for the use of the person to which it is addressed and may contain information that is privileged and confidential. If the reader of this message is not the intended recipient, employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the above address at our cost.

*Each Office is Independently Owned and Operated*



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

March 11, 2010

Tamara Holtham  
661 West 7<sup>th</sup> Avenue  
Vancouver, BC  
V5Z 1B6

Dear Owners:

**RE: STRATA PLAN L.M.S. 2379 – THE IVY’S**

We are writing to you on behalf of the Strata Council in regard of a leak that had occurred into the unit below.

Upon further investigation and in an attempt to repair the leak that had occurred into the unit below, the plumber had advised that they require access to your suite to ensure there is no further plumbing concerns.

As a result, we draw your attention to the following Bylaws:

**Permit entry to strata lot**

- 7 (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot
- (a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
  - (b) at a reasonable time, on 48 hours' written notice,
    - (i) to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws or insure under the Act; and
    - (ii) to ensure compliance with the Act and these bylaws.

Please contact Ashton at 604 -275- 0455 to arrange a time that is convenience for you to inspect your unit to ensure there is no further plumbing concerns, so that the unit below can be repaired.

March 11, 2010

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Please note that should you fail to contact Ashton by Thursday, March 25<sup>th</sup>, you will be served with a notice of access within 48 hours and a locksmith will be brought in to open your unit and all costs incurred will be charged back against your strata lot.

Thank you for your anticipated cooperation.

Yours truly,

CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.  
PROPERTY MANAGEMENT DIVISION

Jarvie Way, Property Manager  
on behalf of the COUNCIL OF OWNERS  
STRATA PLAN L.M.S. 2379 – THE IVY'S

cc: President  
File LMS2379 Corr  
J.W. File

C100311#661Leak



# ASHTON SERVICE GROUP

## Fax Cover Sheet

Date: *23 March 2010*

Pages: Total including cover sheet  2

To: *Jeff Fitzpatrick*  
Company: *ReMax Crest Westside*  
Fax: *604-288-5030*  
Phone: *604-612-6120*

From: *Audley*  
Company: *Ashton Mechanical Ltd.*  
Fax: *604-273-1460*  
Phone: *604-275-0455*

Subject: *Report 661 West 7th Ave Vancouver*  
 URGENT  PLEASE CALL  FOR YOUR INFORMATION  OTHER

Comments: *Here's Tracy's report.*

Plumbing,  
Heating,  
Air Conditioning  
Gas ...and  
so much more!

*Audley.*





**ASHTON**  
SERVICE GROUP  
140 - 4631 Shell Road  
Richmond, BC V6X 3M4  
www.ashtonservicegroup.com

Name: The IVY'S

Address: 661 West 7 Ave  
Vancouver

Telephone:

**WORK ORDER** *BP*

Date: March 19/10

Job No: 5847

P.O. No:

complete  incomplete

AVP Member # Go to site Meet (Jeff reather Remax)

I checked for signs of a leak in unit 661.  
I pulled trim off shower Diverter and rough in caps  
dry no leak. Owner of 661 uses this shower daily.

At this point NO access to unit Below to check further  
we talked with owner and she said NO new leaks  
at this time.

CUSTOMER ACCEPTANCE PRIOR TO JOB COMMENCEMENT

TERMS  COD

Name/Title:  
(please print)

Signature:

Telephone:  
(if different from above)

QUANTITY	PARTS DESCRIPTION	AMOUNT

CUSTOMER SIGNATURE UPON COMPLETION

Name/Title:

Signature:

G.S.T. #R121098990

Payment Terms: Payment on receipt of Invoice

**ASHTON MECHANICAL LTD.**  
Telephone: 604-275-0455



SUBTOTAL		
LABOUR		
TRUCK NO.	<u>Paccy 31</u>	
G.S.T.		
<b>TOTAL</b>		