

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

The Owners of Strata Plan BCS1172, certify that the information contained in this certificate with respect to Strata Lot 185 #2701 - 1199 Seymour Street 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>\$248.89</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>\$7.87</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>\$628602.94</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)	<p>Number of strata lots in the Strata Plan that are rented.</p> <p>This figure is to the best of our knowledge as reported to us.</p>	<b>180</b>

Date: August 25, 2010



Signature of Strata Manager, if authorized by Strata Corporation

**Annual Budget**

Period = Sep 2010

Book = Accrual

04/2010 - 03/2011

**REVENUE**

Guest Suite	16,000.00
Interest Income	515.00
Fobs/Keys/Remotes	3,000.00
MoveIn/Out Fee	21,400.00
Owners' Contributions	1,407,447.00
Strata Unit Rental	9,600.00
<b>TOTAL REVENUE</b>	<b>1,457,962.00</b>

**OPERATING EXPENSES****ADMIN EXPENSES**

Statutory Review of Books	555.00
Additional Services	265.00
Bank Charges	275.00
Miscellaneous	2,000.00
Insurance Deductibles / Claims	25,000.00
Insurance Premium	176,185.00
Legal Fees	2,000.00
Management Fees	77,805.00
Postage/Copies/Office Exp.	10,465.00
Telephone	2,700.00
<b>TOTAL ADMIN EXPENSES</b>	<b>297,250.00</b>

**EMPLOYEE EXPENSES**

Benefits Employee / Caretaker	1,730.00
EI/ CPP Employer Share	3,115.00
Wages Caretaker	48,955.00
Workers' Compensation	495.00
<b>TOTAL EMPLOYEE EXPENSES</b>	<b>54,295.00</b>

**UTILITY EXPENSES**

Electricity	75,000.00
Gas	110,000.00
Water & Sewer	57,000.00
<b>TOTAL UTILITY EXPENSES</b>	<b>242,000.00</b>

**CONTRACT & BUILDINGS EXPENSES**

Alarm Monitoring	1,240.00
Elevator & License	74,400.00
Emergency Generator	4,500.00
Enterphone	25,740.00
Fire Protection	11,000.00
Garage Door	850.00
Garbage Collection	40,000.00
Janitorial	105,300.00
Landscaping	13,500.00
Mechanical	8,000.00
Pest Control	2,500.00
Security	247,715.00
<b>TOTAL CONTRACT &amp; BLDG EXPENSES</b>	<b>534,745.00</b>

**REPAIRS & MTCE EXPENSES**

Access Card Purchase	6,500.00
Carpet Cleaning	5,000.00
Elevator	2,000.00
Fire Protection	9,000.00
Garage Door	3,000.00
Repairs & Maintenance	30,000.00
Lamp Replacement	15,000.00
Landscaping Improvements	8,000.00
Lobby	10,000.00
Locks/Keys	1,500.00
Mechanical	25,000.00
Painting	15,000.00
Parking Lot Cleaning	4,400.00

**Annual Budget**

Period = Sep 2010

Book = Accrual

**04/2010 - 03/2011**

Roof Repairs	1,000.00
Supplies	7,000.00
Window Cleaning	23,910.00
<b>TOTAL REPAIRS &amp; MTCE EXPENSES</b>	<b>166,310.00</b>
<b>STRATA OWNED UNIT EXPENSES</b>	
1st Mortgage	13,000.00
Maintenance Fees	4,980.00
Property Taxes	2,000.00
<b>TOTAL STRATA OWNED UNIT EXPENSES</b>	<b>19,980.00</b>
<b>RECREATION FACILITIES</b>	
Fitness Centre	29,000.00
Pool / Spa Chemicals	2,500.00
Pool / Spa Maintenance	8,600.00
Recreational/Pro Facility	1,000.00
<b>TOTAL RECREATION FACILITIES</b>	<b>41,100.00</b>
<b>CRF &amp; OTHER BUDGETED RESERVES</b>	
Contingency Reserve Fund	102,282.00
<b>TOTAL CRF &amp; BUDGETED RESERVES</b>	<b>102,282.00</b>
<b>TOTAL EXPENSES / RESERVES</b>	<b>1,457,962.00</b>