

**FORM "B"**

**INFORMATION CERTIFICATE**

The Owners, Strata Plan LMS 2039 certify that the information contained in this certificate with respect to Strata Lot 73 is correct as of the date of this certificate.

a) Monthly strata fees payable by the owner of the strata lot described above **\$167.93. (there is a \$42.00 Credit on the unit).**

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.**

no (x) yes ( )

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 (x) yes ( )

**To the best of our knowledge. The Owner should also be consulted re Owner agreements**

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.

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 **unknown**

f) Amount in the contingency reserve fund minus any expenditures that have already been approved but not yet taken from the fund **\$95,658.89.**

g) Are there any amendments to the bylaws that are not yet filed in the land title office?

no (x) yes ( )

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 (x) 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    ( )

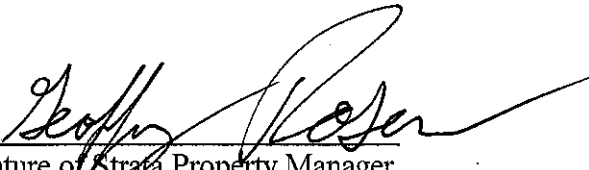
l) According to our records the number of strata lots that are rented: forty-five (45).

m) There is a \$100.00 move-in fee. There is no move-out fee.

n) The insurance carrier for this building is AON REED STENHOUSE at 604-688-4442.

DATED this 7<sup>th</sup> day of April, 2011.

**National Pacific Real Estate Services Inc.  
Strata Property Managers for  
Strata Plan No. LMS 2039**

Per:   
Signature of Strata Property Manager,  
(authorized by the Strata Corporation)

**Geoffrey Rosen, BA  
Strata Manager**

**Balance Sheet (Accrual)**  
**STR PLAN LMS 2039 - (PM57)**  
**Feb 2011**

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<b>CASH</b>	
Bank- Mainspace ( General)	48,588.66
Contingency - Mainspace	97,138.24
S.A. - Mainspace	<u>2,009.97</u>
<b>TOTAL CASH</b>	<u>147,736.87</u>
Accounts Receivable	14,295.26
Accruals	9.00
<b>TOTAL ASSETS</b>	<u><u>162,041.13</u></u>
<b>LIABILITIES &amp; CAPITAL</b>	
<b>LIABILITIES</b>	
Prepaid Strata Fees	876.03
Special Resolution	30,038.92
Key Deposits	<u>11,137.52</u>
<b>TOTAL LIABILITIES</b>	<u>42,052.47</u>
<b>CAPITAL</b>	
R/E :Contingency	142,739.98
Retained Earnings	<u>-22,751.32</u>
<b>TOTAL CAPITAL</b>	<u>119,988.66</u>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<u><u>162,041.13</u></u>

**Budget Comparison Cash Flow (Accrual)**  
**STR PLAN LMS 2039 - (PM57)**  
**Feb 2011**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>ME</b>									
Rent	0.00	0.00	0.00	0	700.00	0.00	700.00	0	0.00
Strata Fees	21,296.36	20,963.72	332.64	1.59	145,081.08	146,746.04	-1,664.96	-1.13	251,564.62
Other Income	0.00	0.00	0.00	0	9.00	0.00	9.00	0	0.00
Other Rental Income	670.00	670.00	0.00	0.00	3,990.00	4,690.00	-700.00	-14.93	8,040.00
Laundry	647.91	583.33	64.58	11.07	4,691.29	4,083.31	607.98	14.89	7,000.00
Gas levy	1,041.68	1,041.67	0.01	0.00	7,291.76	7,291.69	0.07	0.00	12,500.00
Prior year surplus	0.00	4,421.72	-4,421.72	-100.0	0.00	30,952.04	-30,952.04	-100.0	53,060.67
Move Charges	200.00	0.00	200.00	0	1,100.00	0.00	1,100.00	0	0.00
Door Opener	310.00	0.00	310.00	0	870.00	0.00	870.00	0	0.00
Admin Fee	0.00	0.00	0.00	0	400.00	0.00	400.00	0	0.00
<b>TOTAL INCOME</b>	<b>24,165.95</b>	<b>27,680.44</b>	<b>-3,514.49</b>	<b>-12.70</b>	<b>164,133.13</b>	<b>193,763.08</b>	<b>-29,629.95</b>	<b>-15.29</b>	<b>332,165.29</b>
<b>EXPENSES</b>									
<b>UTILITIES</b>									
Electricity	1,463.08	1,560.42	97.34	6.24	10,548.18	10,922.94	374.76	3.43	18,725.00
Gas	2,818.88	2,916.67	97.79	3.35	16,700.52	20,416.69	3,716.17	18.20	35,000.00
gas - suite appliances	1,483.51	1,041.67	-441.84	-42.42	6,639.32	7,291.69	652.37	8.95	12,500.00
Water & Sewer	4,455.68	1,375.00	-3,080.68	-224.0	12,975.42	9,625.00	-3,350.42	-34.81	16,500.00
Telephone	77.52	50.00	-27.52	-55.04	375.05	350.00	-25.05	-7.16	600.00
<b>TOTAL UTILITIES</b>	<b>10,298.67</b>	<b>6,943.76</b>	<b>-3,354.91</b>	<b>-48.32</b>	<b>47,238.49</b>	<b>48,606.32</b>	<b>1,367.83</b>	<b>2.81</b>	<b>83,325.00</b>
<b>CONTRACTS</b>									
Elevator	0.00	541.67	541.67	100.00	3,454.27	3,791.69	337.42	8.90	6,500.00
Fire Inspection	0.00	91.67	91.67	100.00	0.00	641.69	641.69	100.00	1,100.00
Garbage	1,201.31	666.67	-534.64	-80.20	5,277.43	4,666.69	-610.74	-13.09	8,000.00
Recycling	48.69	283.33	234.64	82.82	335.73	1,983.31	1,647.58	83.07	3,400.00
Pest Control	0.00	16.67	16.67	100.00	0.00	116.69	116.69	100.00	200.00
Fire Alarm Monitoring	490.72	183.33	-307.39	-167.6	1,466.56	1,283.31	-183.25	-14.28	2,200.00
Landscaping	0.00	541.67	541.67	100.00	2,361.00	3,791.69	1,430.69	37.73	6,500.00
Water Management System	966.00	1,000.00	34.00	3.40	6,762.00	7,000.00	238.00	3.40	12,000.00
Mechanical	376.32	133.33	-242.99	-182.2	545.44	933.31	387.87	41.56	1,600.00
<b>TOTAL CONTRACTS</b>	<b>3,083.04</b>	<b>3,458.34</b>	<b>375.30</b>	<b>10.85</b>	<b>20,202.43</b>	<b>24,208.38</b>	<b>4,005.95</b>	<b>16.55</b>	<b>41,500.00</b>
<b>REPAIR &amp; MAINTENANCE</b>									
Cleaning & Maintenance supply	0.00	66.67	66.67	100.00	0.00	466.69	466.69	100.00	800.00
Carpet / Cleaning	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
Plumbing	476.00	166.67	-309.33	-185.5	2,308.41	1,166.69	-1,141.72	-97.86	2,000.00
Fire Equipment & Inspection	0.00	83.33	83.33	100.00	728.00	583.31	-144.69	-24.80	1,000.00
Painting	0.00	166.67	166.67	100.00	856.00	1,166.69	310.69	26.63	2,000.00
Heating / Mechanical Repairs	0.00	500.00	500.00	100.00	1,928.25	3,500.00	1,571.75	44.91	6,000.00
Locks & Keys & Openers	100.80	291.67	190.87	65.44	992.88	2,041.69	1,048.81	51.37	3,500.00
Doors	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
Electrical Repair	192.08	20.83	-171.25	-822.1	192.08	145.81	-46.27	-31.73	250.00
Elevator - Repair	580.12	125.00	-455.12	-364.1	580.12	875.00	294.88	33.70	1,500.00
Lights	0.00	25.00	25.00	100.00	241.69	175.00	-66.69	-38.11	300.00
Parking Lot / Garage	419.05	250.00	-169.05	-67.62	5,023.23	1,750.00	-3,273.23	-187.0	3,000.00
Building Repairs	7,012.60	3,753.21	-3,259.39	-86.84	27,440.20	26,272.47	-1,167.73	-4.44	45,038.54
Window Cleaning	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	3,000.00
Glass	0.00	250.00	250.00	100.00	277.88	1,750.00	1,472.12	84.12	3,000.00
Sundry	355.79	83.33	-272.46	-326.9	355.79	583.31	227.52	39.00	1,000.00
<b>TOTAL REPAIR &amp; MAINTENANCE</b>	<b>9,136.44</b>	<b>6,107.38</b>	<b>-3,029.06</b>	<b>-49.60</b>	<b>40,924.53</b>	<b>42,751.66</b>	<b>1,827.13</b>	<b>4.27</b>	<b>73,288.54</b>
<b>PROFESSIONAL FEES</b>									
Management Fee	2,217.78	2,217.83	0.05	0.00	15,524.46	15,524.81	0.35	0.00	26,614.00
<b>TOTAL PROFESSIONAL FEE</b>	<b>2,217.78</b>	<b>2,217.83</b>	<b>0.05</b>	<b>0.00</b>	<b>15,524.46</b>	<b>15,524.81</b>	<b>0.35</b>	<b>0.00</b>	<b>26,614.00</b>
<b>GENERAL</b>									
Bank Charges	68.00	75.00	7.00	9.33	471.65	525.00	53.35	10.16	900.00
Photocopy & Postage	169.36	208.33	38.97	18.71	1,697.46	1,458.31	-239.15	-16.40	2,500.00
Administration	267.40	20.83	-246.57	-1,183	977.38	145.81	-831.57	-570.3	250.00
Insurance & deductible	1,092.00	2,000.00	908.00	45.40	1,092.00	14,000.00	12,908.00	92.20	24,000.00
<b>TOTAL GENERAL</b>	<b>1,596.76</b>	<b>2,304.16</b>	<b>707.40</b>	<b>30.70</b>	<b>4,238.49</b>	<b>16,129.12</b>	<b>11,890.63</b>	<b>73.72</b>	<b>27,650.00</b>
<b>CARETAKER</b>									
Caretaker	2,100.00	3,375.00	1,275.00	37.78	13,663.00	23,625.00	9,962.00	42.17	40,500.00
<b>TOTAL CARETAKER</b>	<b>2,100.00</b>	<b>3,375.00</b>	<b>1,275.00</b>	<b>37.78</b>	<b>13,663.00</b>	<b>23,625.00</b>	<b>9,962.00</b>	<b>42.17</b>	<b>40,500.00</b>



## **RULE**

### **Permitted Storage on Balconies**

At the Strata Council Meeting held on Wednesday, November 3<sup>rd</sup>, 2010 the Strata Corporation instituted the following RULE.

The only permitted storage on the Juliet balconies and the second floor mezzanine roof overhang is bikes, electrical or propane barbeques and patio furniture. No barbeque is to be attached to any portion of the building or any balcony railing.