

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan LMS 4382 certify that the information contained in this certificate with respect to Strata Lot 6 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above is: \$ **321.50**
- (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*): \$ **Nil**
- (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

☐ Yes

(Since records may be unavailable or incomplete, purchaser should request the seller to disclose any applicable 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:

Any special levy that has been approved is due and payable now by the current owner.

- (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: **Final Expenses Are Undetermined**

- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund:

\$ 116,253.91 as of February 14, 2012. (The amount of the Contingency Reserve Fund may not be supported by cash and may not include emergency expenditures approved by Council.)

- (g) Are there any amendments to the bylaws that are not yet filed in the Land Title Office?

☒ No

☐ Yes

- (h) Are there any resolutions passed by a 3/4 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 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?

☒ No

☐ Yes

- (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

(The above may not include notices that were served directly to the Council or foreclosure proceedings against individual strata lots)

- (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?

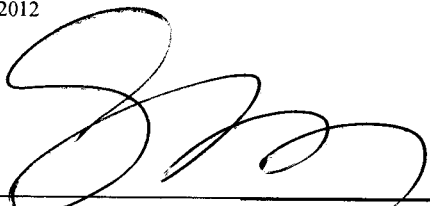
☒ No

☐ Yes

- (l) Number of strata lots in the strata plan that are rented:

To the best of our knowledge and as reported to us is 22 as of February 4, 2012.

Date: February 14, 2012



Signature of Strata Manager, if authorized by strata corporation

LMS 4382 - THE COMPTON
Approved Budget
Oct 01, 2011 to Sep 30, 2012

INCOME

FEES

| | |
|-----------------------------|----------------|
| Operating Fund Contribution | 239,719 |
| TOTAL FEES | 239,719 |
| TOTAL INCOME | 239,719 |

EXPENSES

OPERATING EXPENSES

| | |
|---|----------------|
| Audit | 224 |
| Bank Charges / Interest | 156 |
| Electricity | 18,700 |
| Elevator Maintenance | 18,500 |
| Fire Equipment Maintenance / Monitoring | 10,000 |
| Garbage Removal | 8,500 |
| Gas | 33,000 |
| Grounds-Improvements | 4,000 |
| Grounds-Maintenance | 12,000 |
| Insurance | 24,130 |
| Janitorial Services and Supplies | 9,000 |
| Legal Fees | 204 |
| Management Fees | 14,746 |
| Mechanical Maintenance | 3,000 |
| Miscellaneous | 1,800 |
| Mechanical Repairs | 16,500 |
| Repair and Maintenance | 20,000 |
| Security Door | 10,000 |
| Snow Removal | 600 |
| Water / Sewer | 11,600 |
| Window Cleaning | 1,750 |
| TOTAL OPERATING EXPENSES | 218,410 |

| | |
|---|----------------|
| Reserve-Painting | 4,000 |
| Reserve-Roof | 4,000 |
| Reserve - Building Maintenance / Inspection | 11,000 |
| Transfer to Contingency | 10,000 |
| TOTAL EXPENSES | 247,410 |

| | |
|---|----------------|
| CURRENT YEAR SURPLUS / (DEFICIT) | (7,691) |
|---|----------------|

| | |
|---|--------------|
| Operating Surplus (Deficit) Balance Forward | 13,047 |
| ENDING OPERATING SURPLUS / (DEFICIT) | 5,356 |

STRATA PLAN LMS 4382 – THE COMPTON

RULES

1. **Owners will be charged \$100.00 for any additional Fobs and/or Remotes. Owners will be required to pay the Strata Corporation in advance prior to releasing and activating any new Fobs and/or Remotes.**

EXHIBIT "D"

COMPTON

Strata Property Act
FORM J
RENTAL DISCLOSURE STATEMENT
(Section 139)

Re: Strata Plan _____ *[the registration number of the strata plan]*, being a Strata Plan of Strata Lots 1 to 58 inclusive of the property legal described as PID 024-060-721, Parcel D, Block 392, District Lot 526, Plan LMP36970 (the "Lands").

1. The development described above includes 58 residential strata lots.
2. The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

[Describe all strata lots rented out by owner developer as of the date of this statement.]

| Description of Strata Lot [strata lot number as shown on strata plan] | Date Rental Period expires [month, day, year] |
|---|---|
| NIL | NIL |
| | |

3. In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out a further 58 residential strata lots, as described below, until the date set out opposite each strata lot's description.

[Describe all strata lots intended to be rented out by owner developer.]

| Description of Strata Lot [strata lot number as shown on strata plan] | Date Rental Period expires [month, day, year] |
|---|---|
| Strata Lot 1 | Unlimited – No expiry |
| Strata Lot 2 | Unlimited – No expiry |
| Strata Lot 3 | Unlimited – No expiry |
| Strata Lot 4 | Unlimited – No expiry |
| Strata Lot 5 | Unlimited – No expiry |
| Strata Lot 6 | Unlimited – No expiry |
| Strata Lot 7 | Unlimited – No expiry |
| Strata Lot 8 | Unlimited – No expiry |
| Strata Lot 9 | Unlimited – No expiry |
| Strata Lot 10 | Unlimited – No expiry |
| Strata Lot 11 | Unlimited – No expiry |
| Strata Lot 12 | Unlimited – No expiry |
| Strata Lot 13 | Unlimited – No expiry |


EXHIBIT "D" (CONT'D)

| Description of Strata Lot [strata lot number as shown on strata plan] | Date Rental Period expires [month, day, year] |
|---|---|
| Strata Lot 14 | Unlimited – No expiry |
| Strata Lot 15 | Unlimited – No expiry |
| Strata Lot 16 | Unlimited – No expiry |
| Strata Lot 17 | Unlimited – No expiry |
| Strata Lot 18 | Unlimited – No expiry |
| Strata Lot 19 | Unlimited – No expiry |
| Strata Lot 20 | Unlimited – No expiry |
| Strata Lot 21 | Unlimited – No expiry |
| Strata Lot 22 | Unlimited – No expiry |
| Strata Lot 23 | Unlimited – No expiry |
| Strata Lot 24 | Unlimited – No expiry |
| Strata Lot 25 | Unlimited – No expiry |
| Strata Lot 26 | Unlimited – No expiry |
| Strata Lot 27 | Unlimited – No expiry |
| Strata Lot 28 | Unlimited – No expiry |
| Strata Lot 29 | Unlimited – No expiry |
| Strata Lot 30 | Unlimited – No expiry |
| Strata Lot 31 | Unlimited – No expiry |
| Strata Lot 32 | Unlimited – No expiry |
| Strata Lot 33 | Unlimited – No expiry |
| Strata Lot 34 | Unlimited – No expiry |
| Strata Lot 35 | Unlimited – No expiry |
| Strata Lot 36 | Unlimited – No expiry |
| Strata Lot 37 | Unlimited – No expiry |
| Strata Lot 38 | Unlimited – No expiry |
| Strata Lot 39 | Unlimited – No expiry |
| Strata Lot 40 | Unlimited – No expiry |
| Strata Lot 41 | Unlimited – No expiry |
| Strata Lot 42 | Unlimited – No expiry |
| Strata Lot 43 | Unlimited – No expiry |
| Strata Lot 44 | Unlimited – No expiry |
| Strata Lot 45 | Unlimited – No expiry |
| Strata Lot 46 | Unlimited – No expiry |
| Strata Lot 47 | Unlimited – No expiry |
| Strata Lot 48 | Unlimited – No expiry |
| Strata Lot 49 | Unlimited – No expiry |
| Strata Lot 50 | Unlimited – No expiry |
| Strata Lot 51 | Unlimited – No expiry |
| Strata Lot 52 | Unlimited – No expiry |
| Strata Lot 53 | Unlimited – No expiry |
| Strata Lot 54 | Unlimited – No expiry |
| Strata Lot 55 | Unlimited – No expiry |
| Strata Lot 56 | Unlimited – No expiry |
| Strata Lot 57 | Unlimited – No expiry |
| Strata Lot 58 | Unlimited – No expiry |

EXHIBIT "D" (CONT'D)

4. There is no bylaw of the Strata Corporation that restricts the rental of strata lots.

Dated this 19TH day of JANUARY, 2001.

Per: 

Signature of Owner Developer
Polygon Compton Homes Ltd.