

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan LMS-4155 certify that the information contained in this certificate with respect to Strata Lot 24 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above: \$259.89
- (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*) \$ 889.90
- (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?
(X)no () yes *[attach copy of all 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
The payment is to be made by N/A *[month, day, year]* \$ NIL.
- (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 which have already been approved but not yet taken from the fund \$ 289,318.25
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
(X)no () yes *[attach copy of all resolutions]*

- (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 *[attach copy of all resolutions]*

- (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 *[attach copy of all resolutions]*

- (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 yes *[See attached details]*

- (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 *[attach copy of all resolutions]*

- (l) Number of strata lots in the strata plan that are rented: 72

Required Attachments

In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to this Information Certificate:

- The rules of the strata corporation;
- The current budget of the strata corporation;
- The owner developer's Rental Disclosure Statement under section 139, if any;
and
- The most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: March 26, 2012 *[month day year]*

N/A

Signature of Second Council Member
(not required if council consists of only one member)

OR



Signature of Strata Manager, Douglas Mak

Rules for Strata Plan LMS-4155

#	Rule Description	Date Approved?	Date Ratified?
---	------------------	----------------	----------------

LMS-4155 - THE SAVOY

LOUNGE/GAME ROOM
CODES OF CONDUCT

April 29, 2009

These rules apply to all Savoy Residents, their Children and Guests.

1. Hours: 10:00 am – 11:00 pm

2. All minors under 16 must be accompanied by an adult.

3. Any damage to Savoy property will be charged back to the suite of the Resident*.

4. Please use our equipment in a safe and respectful manner, report any deficiencies to The Savoy staff.

5. Share the use of the equipment with others that may be waiting.

6. If using any of the food and beverage facilities, residents are responsible to clean up before leaving.*

* disclaimer: The lounge/game room is under 24/7 surveillance and is a fob key controlled area to individual suites. As the party using a common areas belonging to everyone in The Savoy, you are responsible to conduct your guests and yourself in a safe and responsible manner. Any and all damage and/or issues resulting from your usage of the common areas will be subject to charges back to your suite, forfeiture of damage deposit; also it can result in further fines and will be subject to loss of use of The Savoy's common areas.

1 – The Savoy will not be responsible for any loss, or damage to, any articles left in The Savoy Common Areas.

2 – You are responsible for any damage or damages to the premises by your and your invited guest(s).

LMS-4155

The Savoy

LOUNGE/GAME ROOM
CODES OF CONDUCT

April 29, 2009

These rules apply to all Savoy Residents, their Children and Guests.

1.Hours: 10:00 am – 11:00 pm

2.All minors under 16 must be accompanied by an adult.

3.Any damage to Savoy property will be charged back to the suite of the Resident*.

4.Please use our equipment in a safe and respectful manner, report any deficiencies to The Savoy staff.

5.Share the use of the equipment with others that may be waiting.

6.If using any of the food and beverage facilities, residents are responsible to clean up before leaving.*

* disclaimer: The lounge/game room is under 24/7 surveillance and is a fob key controlled area to individual suites. As the party using a common areas belonging to everyone in The Savoy, you are responsible to conduct your guests and yourself in a safe and responsible manner. Any and all damage and/or issues resulting from your usage of the common areas will be subject to charges back to your suite, forfeiture of damage deposit; also it can result in further fines and will be subject to loss of use of The Savoy's common areas.

1 – The Savoy will not be responsible for any loss, or damage to, any articles left in The Savoy Common Areas.

2 – You are responsible for any damage or damages to the premises by your and your invited guest(s).

LMS-4155

The Savoy

POOL, SPA & GYM RULES

April 29, 2009

Pool

1.No life guard on duty.

2.Shower before entering the pool.

3.No animals in the pool or on the pool deck.

4.No food or drink.

5.No diving.

6.Children under the age of 12 must be accompanied by an adult.

7.Bathing load 138.

8.In case of emergency call 911.

9.Pool hours of operation 6:00 am until 11:00 pm.

10.Pool closed from 10:30 am until 11:30 am for cleaning.

SPA IS THE SAME EXCEPT HOT TUB TEMPERATURE
NOT TO EXCEED 104.

GYM IS THE SAME EXCEPT A SHOWER IS NOT
REQUIRED BEFORE USING THE GYM

Strata Plan LMS-4155 – The Savoy
Rules – Common Areas

August 19, 2001

1.Guest Suite

a)Maximum of 7 nights per year, per suite.

b)A \$200 deposit and a fee of \$50 per night, September 1st to May 31st, or \$75 per night from June 1st to August 31st is to be paid, prior to check-in.

c)Owner/Resident is responsible for their guests and any damage they may cause.

d)Owner/Resident is responsible for their guests and must inform them of the regulations regarding the building rules and guest suite rules.

e)Cancellation policy is 7 days prior to the entry date, or full charges will be levied.

f)The guest suite must be left clean, including shower and bathroom (Resident Manager will vacuum carpets). At Resident Manager's discretion, if suite is not left clean, you will forfeit the \$200 deposit so cleaning staff may be called in to prepare the room for the next guests.

g)No excessive noise or more than 2 adults and 2 children staying in the guest suite at any time.

h)Check-in time is 3:00 p.m. and check-out time is 11:00 a.m. Resident Manager needs to inspect and vacuum the guest suite for the next guests and late check-outs will be charged \$25 per hour for every hour after 11:00 a.m. (taken from the \$200 deposit and not pro-rated by minute).

i)No smoking and no pets allowed in guest suite.

j)No cooking in the guest suite.

k)Sheets/blankets, pillows and towels are supplied by resident/guest.

l)If guests do not comply with any of the regulations at the direction of the Strata Council, the deposit may not be returned and residents may be prohibited from using the guest suite in the future.

m)Any damage under \$200 will be taken from the deposit; any damage over the value of \$200 will be billed directly to the resident.

2.Moves

a)All move-ins and outs of the building shall be booked at least 72 hours in

advance with the resident manager.

b)A \$100 fee shall be assessed to the strata lot owner for all moves.

c)Moving can take place Monday to Sunday, 9:00 a.m. to 12:00 Noon and 1:00 p.m. to 4:30 p.m (approved March 13, 2008)

d)There will be a \$200 refundable move-in deposit and there will be a pre and post inspection. If it is noted that the cost of the repairs would be more, the cost would be billed back to the resident (Approved March 13, 2008 council meeting).

Rules Approved at March 13, 2008 Council Meeting:

3.Owners are not permitted to bring outside people into the building for commercial use of the fitness equipment and/or swimming pool. Owners may engage in utilizing a fitness trainer for their personal benefit.

Rules Approved at August 26, 2008 Council Meeting:

4.No bikes are permitted in the elevators. No bikes should be brought in through the main lobby area, and guests who bring bikes into the building are asked to please use the storage room off of the P1 level.

Rules Approved at April 29, 2009 Council Meeting:

5.The Strata Council would only use their fobs for official council business and no distribution of unofficial council business documents would occur. No unsolicited advertizing would be permitted by anyone.

LMS-4155

The Savoy

DOWNTOWN GUEST PARKING RULES
(EFFECTIVE: AUGUST 22, 2011)

1)VISITORS DAYTIME PARKING TAG: (green mirror dangler): This tag is to accommodate guest parking from 8:00 A.M. until midnight, for a single day. NOTE: Any resident placing a green tag only, on a guest vehicle between midnight and 8:00 A.M. runs the risk of that vehicle being towed. (i.e. late arrival 2:00 A.M..... see "OVERNIGHT PARKING")

2)OVERNIGHT PARKING PASS: this requires the orange OVERNIGHT DASHBOARD PARKING SHEET appropriately marked with the date. The Overnight Parking Sheet is valid from midnight until 11:00 A.M. NOTE: the Green Daytime Parking Pass Must accompany the orange Overnight parking Sheet which will provide clearance until midnight (see above).

3)EXTENDED PARKING PASS: this white dashboard pass is issued by the Building Manager and provides valid parking until 11:00 A.M. on the final day indicated on the Extended Parking Pass. NOTE: the green Daytime Parking Pass MUST accompany the Extended Parking Pass for each day.

Any vehicles in violation of the above run the risk of their guest's vehicle being towed at the owner's expense. If there are any questions regarding

these Rules, contact the building manager.

POOL, SPA & GYM RULES

April 29, 2009

Pool

- 1.No life guard on duty.
- 2.Shower before entering the pool.
- 3.No animals in the pool or on the pool deck.
- 4.No food or drink.
- 5.No diving.
- 6.Children under the age of 12 must be accompanied by an adult.
- 7.Bathing load 138.
- 8.In case of emergency call 911.
- 9.Pool hours of operation 6:00 am until 11:00 pm.
- 10.Pool closed from 10:30 am until 11:30 am for cleaning.

SPA IS THE SAME EXCEPT HOT TUB TEMPERATURE
NOT TO EXCEED 104.

GYM IS THE SAME EXCEPT A SHOWER IS NOT
REQUIRED BEFORE USING THE GYM

RULES/COMMON AREAS

August 19, 2001

1. Guest Suite

- a) Maximum of 7 nights per year, per suite.
- B) A \$200 deposit and a fee of \$50 per night, September 1st to May 31st, or \$75 per night from June 1st to August 31st is to be paid, prior to check-in.
- C) Owner/Resident is responsible for their guests and any damage they may cause.
- D) Owner/Resident is responsible for their guests and must inform them of the regulations regarding the building rules and guest suite rules.
- E) Cancellation policy is 7 days prior to the entry date, or full charges will be levied.
- F) The guest suite must be left clean, including shower and bathroom (Resident Manager will vacuum carpets). At Resident Manager's discretion, if suite is not left clean, you will forfeit the \$200 deposit so cleaning staff may be called in to prepare the room for the next guests.
- G) No excessive noise or more than 2 adults and 2 children staying in the guest suite at any time.
- H) Check-in time is 3:00 p.m. and check-out time is 11:00 a.m. Resident Manager needs to inspect and vacuum the guest suite for the next guests and late check-outs will be charged \$25 per hour for every hour after 11:00 a.m. (taken from the \$200 deposit and not pro-rated by minute).
- i) No smoking and no pets allowed in guest suite.
- J) No cooking in the guest suite.
- K) Sheets/blankets, pillows and towels are supplied by resident/guest.
- L) If guests do not comply with any of the regulations at the direction of the Strata Council, the deposit may not be returned and residents may be prohibited from using the guest suite in the future.
- M) Any damage under \$200 will be taken from the deposit; any damage over the value of \$200 will be billed directly to the resident.

2. MOVES

- a) All move-ins and outs of the building shall be booked at least 72 hours in advance with the resident manager.
- B) A \$100 fee shall be assessed to the strata lot owner for all moves.
- C) Moving can take place Monday to Sunday, 9:00 a.m. to 12:00 Noon and 1:00 p.m. to 4:30 p.m (approved March 13, 2008)
- d) There will be a \$200 refundable move-in deposit and there will be a pre and post inspection. If it is noted that the cost of the repairs would be more, the cost would be billed back to the resident (Approved March 13, 2008 council meeting).

Rules Approved at March 13, 2008 Council Meeting:

3. Owners are not permitted to bring outside people into the building for commercial use of the fitness equipment and/or swimming pool. Owners may engage in utilizing a fitness trainer for their personal benefit.

Rules Approved at August 26, 2008 Council Meeting:

4.No bikes are permitted in the elevators. No bikes should be brought in through the main lobby area, and guests who bring bikes into the building are asked to please use the storage room off of the P1 level.

Rules Approved at April 29, 2009 Council Meeting:

5.The Strata Council would only use their fobs for official council business and no distribution of unofficial council business documents would occur. No unsolicited advertizing would be permitted by anyone.

LMS4155/Rules.docx

**2012 BUDGET WORKING PAPER
STRATA PLAN LMS-4155**

24-Feb-12
YEAR END: DECEMBER 31

CATEGORY CODE	NAME	2011 BUDGET	2011 DRAFT AUDIT	2012 FINAL
REVENUE				
6710	STRATA FEES	\$ 718,429	\$ 718,429	\$ 718,429
6720	PARKING	-	-	-
6730	LATE PAYMENT FINE	3,000	6,225	3,000
6750	STRATA SUITE RENTAL	7,200	7,200	7,200
6755	COMMON ROOM / LOUNGE	500	100	300
6760	INTEREST	1,000	1,476	1,500
6770	MOVE IN / OUT FEES	3,000	2,700	3,000
6775	GUEST SUITE	8,000	5,650	7,000
6780	MISCELLANEOUS	1,500	1,525	1,500
6790	SURPLUS FORWARD	-	-	27,953
6795	NOVUS	1,400	1,207	1,400
	TOTAL REVENUE	\$ 744,029	\$ 744,512	\$ 771,282
EXPENSES				
7050	MANAGEMENT FEE	\$ 60,682	\$ 60,682	\$ 60,682
7100	INSURANCE*	40,000 *	55,692 *	60,000 *
7110	INS. APPRAISAL (Due 2014)	1,000	952	-
7150	WAGES	141,000	133,516	142,000
7155	STRATA'S C/T SUITE RENTAL	17,000	16,950	17,300
7250	AUDIT & CONSULTANTS	4,800	3,660	4,300
7300	PROFESSIONAL FEES - LEGAL	1,200	-	1,000
7370	BANK CHARGES	1,000	765	-
7380	POSTAGE / PHOTOCOPIES	5,500	3,264	4,000
7400	MISCELLANEOUS	1,000	700	1,000
8010	GAS	126,000	119,786	120,000
8020	ELECTRICITY - HOUSE	48,000	50,734	50,000
8030	WATER* / SEWER*	36,000 *	45,299 *	45,000 *
8040	GARBAGE	24,000	21,729	24,000
8060	ELEVATOR	15,000	14,598	16,000
8080	LANDSCAPING	10,000	5,518	6,000
8130	FIRE SAFETY SYSTEMS	11,000	9,835	12,000
8160	PEST CONTROL	1,300	1,561	1,500
8170	TELEPHONE / PAGER	6,300	4,825	5,000
8240	REPAIRS & MAINTENANCE	100,000	88,775	100,000
8255	MECHANICAL MAINTENANCE	20,000	12,614	20,000
8260	MISCELLANEOUS SUPPLIES	4,500	5,181	4,500
8270	LOCKS & KEYS	4,000	968	1,500
8330	HYTEC WATER MANAGEMENT	12,000	7,769	10,000
8450	WINDOW CLEANING	9,000	7,983	8,000
8480	GARAGE DOOR	2,200	3,970	2,500
8490	CARPET REPLACEMENT	-	-	15,000
9010	RECREATION FACILITIES	15,000	17,729	10,000
	TOTAL OPERATING EXPENSES	\$ 717,482	\$ 695,055	\$ 741,282
9999	CONTINGENCY	\$ 26,547	\$ 26,547	\$ 30,000
	TOTAL EXPENSES	\$ 744,029	\$ 721,602	\$ 771,282
	SURPLUS/(DEFICIT)	\$ -	\$ 22,910	\$ -

HST is included in all categories except as denoted * which is exempt.

Any owner who would like further information or specific details is invited to call the management company prior to the Annual General Meeting.

EXHIBIT F
(paragraph 6.03(g))

RENTAL DISCLOSURE STATEMENT

CONDOMINIUM ACT
(SECTION 31)

RENTAL DISCLOSURE STATEMENT

1. The Strata Plan in respect of which this Rental Disclosure Statement is made is known as "THE SAVOY DOWNTOWN", more particularly described as:

City of Vancouver
Parcel Identifier: 023-931-825,
Parcel E, Block 75, District Lot 541, Group 1, NWD, LMP Plan 35528
and contains 203 residential 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 such strata lot until the date set out opposite to its description:

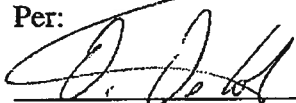
<u>DESCRIPTION OF STRATA LOT</u>	<u>DATE LEASE PERIOD ENDS</u>
NIL	NIL

3. In addition to the number of residential strata lots described in paragraph 2, the Owner-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 of time.
4. There are no By-laws of the strata corporation which limit the number of strata lots that may be leased by the owners.

DATED this 31 day of July, 1998.

DE COTIIS PROPERTIES LTD.
by its authorized signatory:

Per:



Donato De Cotiis, President