

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan **BCS 2691** certify that the information contained in this certificate with respect to **Strata Lot 30** is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above: **\$349.51**
- (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) There are no 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.
- (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**
- (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: **\$122,312.44 as at December 31, 2012**
- (g) There are amendments to the bylaws that are not yet filed in the land title office.
- (h) There are 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.
- (i) There has been no notice 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.
- (j) The strata corporation is not party to any court proceeding or arbitration and/or are there any judgments or orders against the strata corporation.
- (k) There have not been 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, other than those certified.

- (l) Number of strata lots in the strata plan that are rented: 16 Residential and 4 Commercial, to the best of our knowledge.

Date: January 29, 2013

A handwritten signature in black ink, appearing to read 'Kathy Robotham', is written over a horizontal dotted line.

Strata Manager
Kathy Robotham, Administrator's Assistant

** Please Note: There is no Depreciation Report **

THE MAGUIRE BUILDING
 PROPOSED BUDGET OF OPERATING EXPENSES
 2665 WEST BROADWAY
 JANUARY 1/13 - DECEMBER 31/13

G.L.
 ACCOUNT
 NO.'s

	2012 BUDGET	2013 BUDGET	Monthly
REVENUE			
Strata Fees	196216.12	204415.00	17034.58
Gas Recovery	9500.00	8500.00	708.33
Interest Income	375.00	450.00	37.50
Chargeback Income			
NSF Fees			
Miscellaneous Income			
Transfer From Reserves			
Vancity Membership Shares			
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	206091.12	213365.00	17780.42
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EXPENSES			
Janitorial/Snow Removal	12000.00	12550.00	1045.83
Maintenance & Repairs	31181.12	30000.00	2500.00
Electricity	17500.00	18500.00	1541.67
Gas	23500.00	21500.00	1791.67
Elevator Maintenance	4000.00	6500.00	541.67
HVAC Maintenance	2250.00	2250.00	187.50
Enterphone	3500.00	3000.00	250.00
Fire & Life Safety	9000.00	9000.00	750.00
Landscaping & Sprinklers	2500.00	2500.00	208.33
Garage Gate & Parkade	4000.00	3850.00	320.83
Water & Sewer	12000.00	14000.00	1166.67
Waste Removal/Recycling	15000.00	17000.00	1416.67
Audit/Bank/Legal	2250.00	3500.00	291.67
Management Fees	20160.00	19215.00	1601.25
Office Administration	2750.00	3000.00	250.00
Insurance & Appraisal	19000.00	22000.00	1833.33
Miscellaneous	500.00	0.00	0.00
Contingency Allocation	25000.00	25000.00	2083.33
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Total Expenses	206091.12	213365.00	17780.42
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Net Income (Loss)	0.00	0.00	0.00
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THE MAGUIRE BUILDING
 PROPOSED SCHEDULE OF ASSESSMENTS
 2665 WEST BROADWAY
 JANUARY 1/13 - DECEMBER 31/13

4.18%

SUITE NO.	STRATA		----ANNUAL----		----MONTHLY----	
	LOT NO.	UNIT ENTITLEMEN	---ASSESSMENT---	2012	2013	2012
201	1	76	3156.01	3287.89	263.00	273.99
202	2	84	3488.23	3633.98	290.69	302.83
203	3	90	3737.38	3893.55	311.45	324.46
204	4	128	5315.39	5537.50	442.95	461.46
205	5	123	5107.76	5321.19	425.65	443.43
206	6	112	4650.97	4845.31	387.58	403.78
207	7	96	3986.54	4153.12	332.21	346.09
208	8	95	3945.02	4109.86	328.75	342.49
209	9	112	4650.97	4845.31	387.58	403.78
210	10	122	5066.23	5277.93	422.19	439.83
211	11	128	5315.39	5537.50	442.95	461.46
212	12	91	3778.91	3936.81	314.91	328.07
213	13	84	3488.23	3633.98	290.69	302.83
301	14	75	3114.49	3244.63	259.54	270.39
302	15	83	3446.70	3590.72	287.22	299.23
303	16	91	3778.91	3936.81	314.91	328.07
304	17	128	5315.39	5537.50	442.95	461.46
305	18	123	5107.76	5321.19	425.65	443.43
306	19	113	4692.49	4888.57	391.04	407.38
307	20	95	3945.02	4109.86	328.75	342.49
308	21	95	3945.02	4109.86	328.75	342.49
309	22	112	4650.97	4845.31	387.58	403.78
310	23	122	5066.23	5277.93	422.19	439.83
311	24	127	5273.86	5494.23	439.49	457.85
312	25	91	3778.91	3936.81	314.91	328.07
313	26	84	3488.23	3633.98	290.69	302.83
401	27	104	4318.75	4499.22	359.90	374.93
402	28	114	4734.02	4931.83	394.50	410.99
403	29	110	4567.91	4758.79	380.66	396.57
404	30	101	4194.18	4369.43	349.51	364.12
405	31	86	3571.28	3720.51	297.61	310.04
406	32	86	3571.28	3720.51	297.61	310.04
407	33	101	4194.18	4369.43	349.51	364.12
408	34	110	4567.91	4758.79	380.66	396.57
409	35	113	4692.49	4888.57	391.04	407.38
410	36	151	6270.50	6532.51	522.54	544.38
2681	37	154	5168.78	5384.76	430.73	448.73
2685	38	274	9196.41	9580.67	766.37	798.39
2679	39	162	5437.29	5664.49	453.11	472.04
2677	40	118	3960.50	4125.98	330.04	343.83
2649	41	130	4363.26	4545.58	363.60	378.80
2641	42	74	2483.70	2587.48	206.98	215.62
2635	43	102	3423.48	3566.53	285.29	297.21
2631	44	123	4128.31	4300.81	344.03	358.40
101	45	62	2080.94	2167.89	173.41	180.66
		4955	196216.17	204415.09	16351.35	17034.59