

Strata Property Act

Strata Property Act Form B Information Certificate (Section 59)

The Owners, Strata Plan LMS 343 [the registration number of the strata plan] certify that the information contained in this certificate with respect to Strata Lot 71 [strata lot number as shown on strata plan] is correct as of the date of this certificate.

- a) Monthly strata fees payable by the owner of the strata lot described above **\$307.82**
- 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**
- 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** [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 **\$0.00**
The payment is to be made by _____ [month day, year].
- 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, as of July 31, 2020 **Unknown**
- f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund as of July 31, 2020 **\$146,439.69**
- g) Are there any amendments to the bylaws that are not yet filed in the land title office?
NO **YES** [attach copy of all amendments]
- 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]
- h.1) Are there any winding-up resolutions that have been passed?
NO **YES** [attach copy of all resolutions]
- i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% 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, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation?
NO **YES** [attach 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 copies of all notices or work orders]
- l) Number of strata lots in the strata plan that are rented **10**
- m) Are there any parking stall(s) allocated to the strata lot? **NO** **YES**
- i) If no, complete the following by checking the correct box.
 No parking is available
 No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

- (ii) If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.
- Parking stall(s) number(s) _____ is/are part of the strata lot
 - Parking stall(s) number(s) _____ is/are separate strata lot(s) or part(s) of a strata lot _____ [strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]

- Parking stall(s) number(s) _____ is/are limited common property
- Parking stall(s) number(s) 91 & 92 is/are common property

- (iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

- Parking stall(s) number(s) _____ is/are allocated with strata council approval
- Parking stall(s) number(s) 91 & 92 may have been allocated by owner developer assignment

n) Are there any storage locker(s) allocated to the strata lot? NO YES

- i) If no, complete the following by checking the correct box.

- No storage locker is available
- No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

- ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

- Storage locker(s) number(s) _____ is/are part of the strata lot
- Storage locker(s) number(s) _____ is/are separate strata lot(s) or part(s) of a separate strata lot _____ [strata lot number(s),

- Storage locker(s) number(s) 71 is/are limited common property
- Storage locker(s) number(s) _____ is/are common property

- iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- Storage locker(s) number(s) _____ is/are allocated with strata council approval*
- Storage locker(s) number(s) _____ is/are allocated with strata council approval and rented at \$ _____ per month*
- Storage locker(s) number(s) 71 may have been allocated by owner developer assignment

**Note: The allocation of parking stall and garage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.*


To the best of our knowledge, this is the information we have on file. Please confirm with vendor.

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,
- The most recent depreciation report, if any, obtained by the strata corporation under section 94.

Date: September 14, 2020



Brian Erickson
Strata Manager

PLACE FONTAINEBLEAU

CONDOMINIUM ACT
(Section 31)

RENTAL DISCLOSURE STATEMENT

1. The proposed strata plan in respect of which this statement is made is described as Phase 1 and 2 of Place Fontainebleau and is located on lands legally described as:

Municipality of Coquitlam
Parcel Identifier 015-984-184
Lot 2
District Lot 46
Group 1
New Westminster District
Plan 85264

and will contain 50 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 each strata lot until the date set out opposite its description.

NIL

3. The owner-developer reserves the right to itself and/or subsequent owners to lease any and all of the proposed strata lots for an indefinite period.

4. There is presently no bylaw of the strata corporation which limits the number of strata lots that may be leased by the owners.

DATED this 6th day of August, 1991.

HASEMAN CANADA CORPORATION

Per: B. S. S. S.

PHASE 1 AND 2
STRATA PLAN LMS

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	No OF VOTES	
1	4	1270	145	1	
2	4	1237	145	1	
3	4	1237	145	1	
4	4	1237	145	1	
5	4	1237	145	1	
6	4	1237	145	1	
7	4	1257	145	1	
8	5	633	100	1	
9	5	588	100	1	
10	5	588	100	1	
11	5	588	100	1	
12	5	588	100	1	
13	5	588	100	1	
14	5	604	100	1	
15	5	944	145	1	
16	5	968	145	1	
17	5	968	145	1	
18	5	523	100	1	
19	5	1251	145	1	
20	5	1193	145	1	
21	5	1243	145	1	
22	5	1193	145	1	
23	5	1243	145	1	
24	5	1193	145	1	
25	5	1288	145	1	
26	6	1270	145	1	
27	6	1237	145	1	
28	6	1237	145	1	
29	6	1237	145	1	
30	6	1237	145	1	
31	6	1237	145	1	
32	6	1257	145	1	
33	7	633	100	1	
34	7	588	100	1	
35	7	588	100	1	
36	7	588	100	1	
37	7	588	100	1	
38	7	588	100	1	
39	7	604	100	1	
40	7	944	145	1	
41	7	968	145	1	
42	7	968	145	1	
43	7	523	100	1	
44	7	1251	145	1	
45	7	1193	145	1	

PHASE 2 ← PHASE 1

PHASE 1 AND 2
STRATA PLAN LMS

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS No OF VOTES	
46	7	1243	145	1	
47	7	1193	145	1	
48	7	1243	145	1	
49	7	1193	145	1	
50	7	1288	145	1	
AGGREGATE		4972	6530	50	

PHASE 2

OWNER:
HASEMAN CANADA CORPORATION

Benson Lee
AUTHORIZED SIGNATORY Benson Lee

AUTHORIZED SIGNATORY
Colin McQuor
WITNESS

Lawyer
OCCUPATION OF WITNESS
2080 Handley Ave, Richmond,
ADDRESS OF WITNESS B.C.

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 1 AND 2 OF A SIX PHASE
STRATA PLAN
DATED THIS 9th DAY OF April 1992

[Signature]
APPROVING OFFICER
MUNICIPALITY OF COQUITLAM

MORTGAGEE:
CITIBANK CANADA

[Signature]
AUTHORIZED SIGNATORY Gwendy Szec

AUTHORIZED SIGNATORY
[Signature]
WITNESS

CHARLES H. McKEE
BOX 45694 - FOUR DENALI CENTRE
SUITE 3354 - 1055 DUNSMUIR ST.
VANCOUVER, B.C.
ADDRESS OF WITNESS
SOLICITOR

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
1.) I, THE UNDERSIGNED AM THE DULY AUTHORIZED
AGENT OF THE OWNER - DEVELOPER
2.) THE STRATA PLAN IS FOR RESIDENTIAL AND COMMERCIAL USE
I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY
BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF
THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH

[Signature]

DECLARED BEFORE ME AT Vancouver B.C.
THIS 30th DAY OF March 1992

[Signature]
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA

ACCEPTED AS TO SCHEMS 1, 2, AND 3
THIS 16 DAY APRIL 1992

[Signature]
SUPERINTENDENT OF REAL ESTATE

I D. J. DYCK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING SHOWN IN THIS
STRATA PLAN HAS NOT AS OF
THE 16 DAY OF APR. 1992
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 16 DAY OF APR. 1992

[Signature]

B.C.L.S.

PLACE FONTAINEBLEAU

CONDOMINIUM ACT
(Section 31)

RENTAL DISCLOSURE STATEMENT

1. The proposed strata plans in respect of which this statement is made are described as Phases 3, 4, 5 and 6 of Place Fontainebleau and are located on lands legally described as:

Municipality of Coquitlam
Parcel Identifier 015-984-184
Lot 2 except: Firstly: Phase One Strata Plan LMS 343;
Secondly: Phase Two Strata Plan LMS 343
District Lot 46
Group 1
New Westminster District
Plan 85264

and will contain approximately 76 to 80 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 each strata lot until the date set out opposite its description.

NIL

3. The owner-developer reserves the right to itself and/or subsequent owners to lease any and all of the proposed strata lots for an indefinite period.

4. There is presently no bylaw of the strata corporation which limits the number of strata lots that may be leased by the owners.

DATED this 15 day of January, 1993.

HASEMAN CANADA CORPORATION

Per: Bauman

PHASE 3 AND 4
STRATA PLAN LMS 343

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS	
		UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	No OF VOTES	
51	6	1149	148	1	
52	6	1122	155	1	
53	6	1122	155	1	
54	6	1149	148	1	
55	6	1149	145	1	
56	6	1122	152	1	
57	6	1122	152	1	
58	6	1149	145	1	
59	7	1055	152	1	
60	7	1028	159	1	
61	7	1028	159	1	
62	7	1055	152	1	
63	8	1146	148	1	
64	8	1146	148	1	
65	8,9	1260	155	1	
66	8,9	1123	155	1	
67	8,9	1123	155	1	
68	8,9	1260	155	1	
69	8	1146	148	1	
70	8	1146	148	1	
71	9	1172	158	1	
72	9	1073	158	1	
73	9	1073	158	1	
74	9	1172	158	1	
75	10	1146	148	1	
76	10	1146	148	1	
77	10,11	1260	155	1	
78	10,11	1123	155	1	
79	10,11	1123	155	1	
80	10,11	1260	155	1	
81	10	1146	148	1	
82	10	1146	148	1	
83	11	1172	158	1	
84	11	1073	158	1	
85	11	1073	158	1	
86	11	1172	158	1	
87	12	1149	148	1	
88	12	1122	155	1	
89	12	1122	155	1	
90	12	1149	148	1	
91	12	1149	145	1	
92	12	1122	152	1	
93	12	1122	152	1	
94	12	1149	145	1	
95	13	1055	152	1	

PHASE 4

PHASE 3

Handwritten signature and date
18/04/2012

PHASE 3 AND 4
STRATA PLAN LMS 343

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS No OF VOTES	
96	13	1028	159	1	
97	13	1028	159	1	
98	13	1055	152	1	
AGGREGATE		54180	7332	48	

PHASE 3

OWNER:
HASEMAN CANADA CORPORATION

Benson Lee
AUTHORIZED SIGNATORY Benson Lee

AUTHORIZED SIGNATORY
WITNESS COLIN MCVOR

Lawyer
OCCUPATION OF WITNESS
1400-777 Dunsmeir St.
ADDRESS OF WITNESS Vancouver, B.C.

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 3 AND 4 OF A SIX PHASE
STRATA PLAN
DATED THIS 22 DAY OF June 1993

[Signature]
APPROVING OFFICER
CITY OF COQUITLAM

MORTGAGEE:
CITIBANK CANADA

[Signature]
AUTHORIZED SIGNATORY SERMON KWAN

AUTHORIZED SIGNATORY
WITNESS Priscilla Yeung PRISCILLA YEUNG

SECRETARY
OCCUPATION OF WITNESS
3260 PARK PLACE, 666 Burrard
ADDRESS OF WITNESS

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
1.) I, THE UNDERSIGNED AM THE DULY AUTHORIZED
AGENT OF THE OWNER - DEVELOPER
2.) THE STRATA PLAN IS FOR RESIDENTIAL AND COMMERCIAL USE
I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY
BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF
THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH

Benson Lee
BENSON LEE

DECLARED BEFORE ME AT Vancouver B.C.
THIS 11 DAY OF June 1993

[Signature]
A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA COLIN MCVOR

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS 11 DAY June 1993

[Signature]
SUPERINTENDENT OF REAL ESTATE

I D. LDYCK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDINGS SHOWN IN THIS
STRATA PLAN HAVE NOT AS OF
THE 24th DAY OF MAY, 1993
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 24th DAY OF MAY, 1993

[Signature]
B.C.L.S.

**PHASE 6
STRATA PLAN LMS 343**

CONDOMINIUM ACT

LOT No.	SHEET No.	FORM 1	FORM 2	FORM 3	CIVIC ADDRESS SUITE No.
		SCHEDULE OF UNIT ENTITLEMENT UNIT ENTITLEMENT	SCHEDULE OF INTEREST UPON DESTRUCTION INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS No OF VOTES	
127	3	1121	155	1	
128	3	1165	155	1	
129	3	1182	155	1	
130	3	1066	155	1	
AGGREGATE		4,534	620	4	

OWNER:
HASEMAN CANADA CORPORATION
(Inc. No. 125149)

OWNER:

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS

OCCUPATION OF WITNESS

ADDRESS OF WITNESS

APPROVED UNDER THE CONDOMINIUM ACT
AS TO PHASE 6 OF A SIX PHASE
STRATA PLAN LMS343
DATED THIS ___ DAY OF _____ 1996

APPROVING OFFICER
CITY OF COQUITLAM

I, THE UNDERSIGNED DO SOLEMNLY DECLARE THAT
1.) I, THE UNDERSIGNED AM THE DULY AUTHORIZED
AGENT OF THE OWNER - DEVELOPER
2.) THIS STRATA PLAN IS FOR RESIDENTIAL USE ONLY
I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY
BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF
THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH

DECLARED BEFORE ME AT _____ B.C.
THIS ___ DAY OF _____ 1996

A COMMISSIONER FOR TAKING AFFIDAVITS WITHIN
THE PROVINCE OF BRITISH COLUMBIA

ACCEPTED AS TO FORMS 1, 2, AND 3
THIS ___ DAY _____ 1996

SUPERINTENDENT OF REAL ESTATE

I D.J.DYCK OF LANGLEY, B.C. A BRITISH
COLUMBIA LAND SURVEYOR HEREBY CERTIFY
THAT THE BUILDING SHOWN IN THIS
STRATA PLAN HAS NOT AS OF
THE 13th DAY OF NOVEMBER, 1996
BEEN PREVIOUSLY OCCUPIED

DATED AT SURREY, B.C.
THIS 13th DAY OF NOVEMBER, 1996

B.C.L.S.