

Strata Property Act

FORM B

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan **EPS4147** 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 \$ 1,005.18
- (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 \$ 7,663.00
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$ 449,068.21
- (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 *[attach copy of all notices]*

(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.....

Approx. 98

(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 stall 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) **99 & 100** 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) _____ is/are allocated with strata council approval and rented at \$ _____ per month*

Parking stall(s) number(s) **99 & 100** may have been allocated by owner developer assignment

Details:

To the best of our knowledge, this is the parking stall information that we currently have.

***Note: The allocation of a parking stall 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.**

(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 strata lot[strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]
- Storage locker(s) number(s) _____ is/are limited common Property
- Storage locker(s) number(s) **45** 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) **45** may have been allocated by owner developer assignment

Details:

To the best of our knowledge, this is the storage locker information that we currently have.

***Note: The allocation of a storage locker 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.**

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: February 19, 2021

Signature of Council Member

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

OR



Signature of Strata Manager, Francis Yeung
if authorized by Strata Corporation

Please Note: The parking and locker lease for Strata Corporation EPS4147 is allocated by way of Exclusive Use Agreement.

PARKING STALL/STORAGE AREA ASSIGNMENT

BETWEEN:

PACIFIC PLACE DEVELOPMENTS CORPORATION
900-1095 West Pender Street
Vancouver, B.C.
V6E 2M6

(the "Assignor")

AND:

(the "Assignee")

RE: Parking Stall No. 99 + 100 (the "Stall") and/or Storage Area No. N/A and/or
Dedicated Bike Locker No. 45 (the "Storage Area") shown on the
Parking/Storage Plan for Met 2

WHEREAS the Assignor is the lessee of the Stall and/or Storage Area and the Assignee is the registered owner or purchaser of Strata Lot 6 (the "Strata Lot") (suite no. 6548) in Strata Plan EPS4147, The Owners, Strata Plan EPS4147 (the "Strata Corporation"), or the Tenant (as defined below).

In consideration of the covenants and agreements set forth in this Assignment, the parties agree with each other as follows:

1. Assignment. Effective as of the date of the purchase of the Strata Lot by the Assignee, the Assignor hereby assigns to the Assignee its partial interest in the lease (the "Lease") made as of June 7th, 2017 between Concord Met II (Nominee) Ltd., as landlord, and Pacific Place Developments Corporation (the "Tenant"), as tenant, pertaining to the exclusive right to lease the Stall and/or Storage Area for the balance of the Term (as defined in the Lease).
2. Delivery of Assignment to Strata Corporation. Subject to Section 4.2 of the Lease, this Assignment will not be effective until the Assignee has given a copy of this Assignment to the Strata Corporation with a copy to the Tenant.
3. Assignment Contingent Upon Strata Lot Ownership. Unless the Assignee is the Strata Corporation or the Tenant, the Assignee, its successors, permitted assigns, heirs, executors or administrators will only be entitled to the rights with respect to the Stall for as long as the Assignee owns the Strata Lot.
4. Compliance. The Assignee agrees to use the Stall and/or Storage Area in accordance with the bylaws, rules and regulations of the Strata Corporation, and the parking section thereof, but only

to the extent such bylaws, rules and regulations do not materially interfere with the Assignee's rights under this Assignment.

- 5. Sale or Disposition. The Assignee may only assign its rights under this Assignment in accordance with the Lease.
- 6. Acknowledgement. The Assignee acknowledges having received a copy of the Lease and agrees to be fully bound by its terms. For greater certainty, the Assignee acknowledges and agrees that the Tenant may relocate the Parking Stall and/or Storage Area in accordance with section 5.5 of the Lease. In such case, the Assignee covenants and agrees to execute all documents reasonably required by the Tenant to effect the relocation within a reasonable time of receiving same from the Tenant.
- 7. Enurement. This Assignment will enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.
- 8. Counterparts. This Assignment may be executed in any number of counterparts and all such counterparts taken together shall be deemed one and the same instrument.

The parties have executed this Assignment effective as of the 12 day of July, 2017 (insert completion date).

BY THE ASSIGNOR:

PACIFIC PLACE DEVELOPMENTS CORPORATION

Per. 

 Authorized Signatory

BY THE ASSIGNEE:

FORM J – RENTAL DISCLOSURE STATEMENT

Strata Property Act
(Section 139)

Re: Proposed Strata Plan _____ to be located on a portion of the lands presently legally described as:
Parcel Identifier: 029-242-428
Lot A
District Lot 152
Group 1
New Westminster District
Plan EPP30560.

This Rental Disclosure Statement is the first Rental Disclosure Statement filed in relation to the above-noted development.

- 1. The development described above includes 312 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 to be rented out by the 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 [specify a date – "indefinitely" or timing related to an event is not acceptable*]
Nil	N/A

* Section 143(2) of the Strata Property Act provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

- 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 the strata lots described below until the date set out opposite each strata lot's description.

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

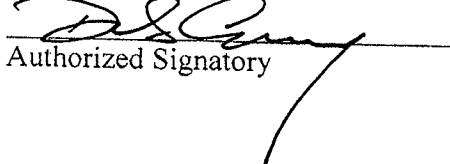
Description of Strata Lot [strata lot number as shown on strata plan]	Date Rental Period Expires [specify a date – "indefinitely" or timing related to an event is not acceptable*]
Strata Lots 1-312	December 31, 2113

* Section 143(2) of the Strata Property Act provides that, if this Rental Disclosure Statement is filed after December 31, 2009, a bylaw that prohibits or limits rentals will not apply to a strata lot described in this table until the date set out in the table opposite the description of the strata lot, whether or not the strata lot is conveyed before that date.

- 4. There is no bylaw of the strata corporation that restricts the rental of strata lots.

Date: January 28, 2014

CONCORD MET II (NOMINEE) LTD.

Per: 
Authorized Signatory