

**Strata Property Act**  
**FORM B**  
**INFORMATION CERTIFICATE**  
(Section 59)

The Owners, Strata Plan VR 1966 certify that the information contained in this certificate with respect to Strata Lot 33 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above. \$228.77
- (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
- (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 at June 30, 2012? \$0.00
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund as at June 30, 2012. \$69,824.70
- (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]*
- (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 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 4.

Dated: This 23<sup>rd</sup> day of July 2012.

ON BEHALF OF OWNERS' STRATA PLAN VR 1966

  
\_\_\_\_\_  
ANDREA KUNOVA  
STRATA MANAGER  
ASCENT REAL ESTATE MANAGEMENT CORPORATION

### REQUIRED ATTACHMENTS

In addition to attachments mentioned on the Information Certificate, 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.

Dated this 23<sup>rd</sup> day of July 2012

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ANDREA KUNOVA  
Strata Agent  
On behalf of Strata Plan VR 1966

EXHIBIT "E"

CONDOMINIUM ACT

(Section 31(2))

RENTAL DISCLOSURE STATEMENT

1. The strata plan in respect of which this statement is made is described as:

City of Vancouver

Lot "D"  
Block 368  
District Lot 526  
Plan 1949

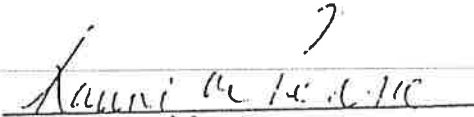
and contains Thirty six (36) residential lots.

2. That all residential strata lots are under lease as of the date of this statement and the owner-developer intends to lease each strata lot until not later than the date of filing of the strata plan at the Vancouver Land Title Office.

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

DATED this 14 day of December, 1986.

BEL-AYRE VILLA LTD.

  
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President  
Owner-developer

**Bel Ayre Villa (vr1966)**  
**Approved Budget**  
**Effective January 1, 2012 - December 31, 2012**

<b>Account</b>		<b>Annual Budget</b>
<b>Income</b>		
Operating Income	3000-0000	118,194.87
Contingency Reserve Income	3010-0000	10,000.00
<b>Total Income</b>		<b>128,194.87</b>
<b>Expense</b>		
Agent Fee	4000-0000	14,445.12
Professional Service	4010-0000	2,625.00
Photocopying/Postage	4012-0000	2,520.00
Bank Charges	4015-0000	260.00
Council Admin Fee	4019-0000	100.00
Insurance	4040-0000	10,080.00
Electricity	4050-0000	6,500.00
Water & Sewer	4052-0000	6,800.00
Garbage Collection	4056-0000	2,940.00
Gas	4058-0000	21,945.00
Enterphone	4116-0000	630.00
Elevator	4130-0000	4,725.00
Fire Protection	4142-0000	3,675.00
Repairs & Maintenance - General	4160-0000	27,000.00
Pest Control	4222-0000	630.00
Janitorial	4232-0000	8,200.00
Landscaping	4300-0000	5,119.75
<b>Total Expense</b>		<b>118,194.87</b>
<b>Surplus(deficit) from operations</b>		<b>10,000.00</b>
Contingency Reserve Transfer	4800-0000	10,000.00
<b>Total operating surplus(deficit)</b>		<b>0.00</b>