

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

The Owners, Strata Plan **LMS 2744** certify that the information contained in this certificate with respect to Strata Lot **17** is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above: \$222.66
- (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*): \$65.30
- (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
- (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 the \_\_\_\_\_ of \_\_\_\_\_, **2008.**
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budget for the fiscal year: \$0.00
- (f) Amount in the contingency reserve fund minus any expenditures which have Already been approved but not yet taken from the fund: \$76,971.98
- (g) Are there any amendments to the by-laws that are not yet filed in the land title office?  
 no       yes
- (h) Are there any resolutions passed by a ¾ 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
- (i) Has notice been given for any resolutions, requiring a ¾ vote or unanimous vote or dealing with an amendment to the by-laws, that have not been voted on?  
 no       yes
- (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
- (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
- (l) Number of strata lots in the strata plan that are rented: 6



Dianne Woodman, Strata Manager  
S.D. Woodman Management Ltd.

Date: May 23, 2008

~~Property Act~~  
**Form H**  
**Acknowledgement of Payment**  
**(Section 116 (6))**

The Owners, Strata Plan LMS 2744 certify that:

1. The amount owing under the Certificate of Lien registered as No. BX392288 against the title to the strata lot described as:

**PID: 023-718-455**

**STRATA LOT 17, DL 540, GP 1**

**NWD, STRATA PLAN LMS 2744**

has been received.

2. The lien against the strata lot is hereby released.



**Date: May 22, 2008**

Dianne Woodman, Strata Manager  
*S. D. Woodman Management Ltd.*

**Strata Plan LMS 2744**

Balance Sheet As at 04/30/2008

**ASSET****Current Assets**

Petty Cash	50.00	
Bank Account: Chequing	43,874.32	
Total Cash: Chequing		43,924.32
Contingency Fund Bank Account	76,971.98	
Special Levy: Contingency Fund	0.00	
Total Cash: Contingency Funds		76,971.98
Accounts Receivable		714.38
Prepaid Expenses		1,105.37
<b>Total Current Assets</b>		<b>122,716.05</b>

<b>TOTAL ASSET</b>		<b>122,716.05</b>
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**LIABILITY****Liabilities**

Accounts Payable		39,847.45
Accrued Liabilities		0.00
<b>Total Current Liabilities</b>		<b>39,847.45</b>

<b>TOTAL LIABILITY</b>		<b>39,847.45</b>
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**EQUITY****Share Capital**

Contingency Reserve Funds	72,160.22	
Accrued Interest	4,811.76	
Total Contngency Reserves		76,971.98
<b>Total Share Capital</b>		<b>76,971.98</b>

**Retained Earnings**

Retained Earnings - Previous Y...	27,329.24	
Current Earnings	-21,432.62	
<b>Total Retained Earnings</b>		<b>5,896.62</b>

<b>TOTAL EQUITY</b>		<b>82,868.60</b>
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<b>LIABILITIES AND EQUITY</b>		<b>122,716.05</b>
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# Strata Plan LMS 2744

## Comparative Income Statement

	Actual 04/01/2008 to 04/30/2008	Budget 04/01/2008 to 04/30/2008	Difference	Actual 05/01/2007 to 04/30/2008	Budget 05/01/2007 to 04/30/2008	Difference
<b>REVENUE</b>						
<b>General Revenue</b>						
Strata Fees	9,019.24	9,019.24	0.00	108,230.88	108,230.88	0.00
Interest Income	127.09	0.00	127.09	1,583.68	0.00	1,583.68
Miscellaneous Revenue	0.00	0.00	0.00	236.00	0.00	236.00
Penalties/Fines/N.S.F. Charges	0.00	0.00	0.00	50.00	0.00	50.00
Move In/Out Fees	100.00	0.00	100.00	700.00	0.00	700.00
<b>Total General Revenue</b>	<b>9,246.33</b>	<b>9,019.24</b>	<b>227.09</b>	<b>110,800.56</b>	<b>108,230.88</b>	<b>2,569.68</b>
<b>TOTAL REVENUE</b>	<b>9,246.33</b>	<b>9,019.24</b>	<b>227.09</b>	<b>110,800.56</b>	<b>108,230.88</b>	<b>2,569.68</b>
<b>EXPENSE</b>						
<b>General &amp; Administrative Exp...</b>						
Accounting & Legal	0.00	50.00	-50.00	0.00	600.00	-600.00
Management Fees	835.00	835.00	0.00	10,020.00	10,020.00	0.00
Administration	158.97	108.33	50.64	1,604.49	1,299.96	304.53
Insurance/Appraisal	708.33	708.33	0.00	8,384.70	8,499.96	-115.26
Interest & Bank Charges	169.23	37.50	131.73	343.98	450.00	-106.02
<b>Total General &amp; Administration...</b>	<b>1,871.53</b>	<b>1,739.16</b>	<b>132.37</b>	<b>20,353.17</b>	<b>20,869.92</b>	<b>-516.75</b>
<b>Total General &amp; Administrativ...</b>	<b>1,871.53</b>	<b>1,739.16</b>	<b>132.37</b>	<b>20,353.17</b>	<b>20,869.92</b>	<b>-516.75</b>
<b>Utilities - Expense</b>						
Electricity	408.11	575.00	-166.89	5,471.64	6,900.00	-1,428.36
Gas	2,000.00	2,000.00	0.00	16,823.38	24,000.00	-7,176.62
Water	429.37	645.83	-216.46	8,109.11	7,749.96	359.15
<b>Total Utility Expenses</b>	<b>2,837.48</b>	<b>3,220.83</b>	<b>-383.35</b>	<b>30,404.13</b>	<b>38,649.96</b>	<b>-8,245.83</b>
<b>Total Utility Expenses</b>	<b>2,837.48</b>	<b>3,220.83</b>	<b>-383.35</b>	<b>30,404.13</b>	<b>38,649.96</b>	<b>-8,245.83</b>
<b>Building Maintenance Expen...</b>						
Elevator	174.38	200.00	-25.62	2,313.37	2,400.00	-86.63
Fire Equipment Maintenance	-668.25	166.67	-834.92	1,086.64	2,000.04	-913.40
Janitorial	591.31	470.83	120.48	5,840.56	5,649.96	190.60
Gardening & Supplies	485.10	600.00	-114.90	6,872.34	7,200.00	-327.66
Garbage & Recycling	367.42	350.00	17.42	4,286.32	4,200.00	86.32
Repairs & Maintenance	33,498.69	1,576.65	31,922.04	50,276.65	18,919.80	31,356.85
Upper Deck Replacement	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Building Maintenance Ex...</b>	<b>34,448.65</b>	<b>3,364.15</b>	<b>31,084.50</b>	<b>70,675.88</b>	<b>40,369.80</b>	<b>30,306.08</b>
<b>Total Building Maintenance E...</b>	<b>34,448.65</b>	<b>3,364.15</b>	<b>31,084.50</b>	<b>70,675.88</b>	<b>40,369.80</b>	<b>30,306.08</b>
<b>Contingency Reserve Fund</b>						
Contingency Reserve Contribu...	900.00	900.00	0.00	10,800.00	10,800.00	0.00
<b>Total Contingency Reserve Fu...</b>	<b>900.00</b>	<b>900.00</b>	<b>0.00</b>	<b>10,800.00</b>	<b>10,800.00</b>	<b>0.00</b>
<b>Total Expenses</b>	<b>900.00</b>	<b>900.00</b>	<b>0.00</b>	<b>10,800.00</b>	<b>10,800.00</b>	<b>0.00</b>
<b>TOTAL EXPENSE</b>	<b>40,057.66</b>	<b>9,224.14</b>	<b>30,833.52</b>	<b>132,233.18</b>	<b>110,689.68</b>	<b>21,543.50</b>

# Strata Plan LMS 2744

## Comparative Income Statement

	Actual 04/01/2008 to 04/30/2008	Budget 04/01/2008 to 04/30/2008	Difference	Actual 05/01/2007 to 04/30/2008	Budget 05/01/2007 to 04/30/2008	Difference
NET INCOME	<u>-30,811.33</u>	<u>-204.90</u>	<u>-30,606.43</u>	<u>-21,432.62</u>	<u>-2,458.80</u>	<u>-18,973.82</u>



**LAND TITLE  
SEARCH RESULT**

**REAL ESTATE BOARD**  
OF GREATER VANCOUVER

**FROM:** Real Estate Board of Greater Vancouver  
2433 Spruce St.  
Vancouver, British Columbia  
V3T 4W4

**Telephone:** (604) 730-3010

**Facsimile:** (604) 730-3100

**Requested by:** MLS Department

**Page Count:** 3 (including this page)

**Date:** May 20, 2008

**Transaction:** 19220-0002

**Your Reference:** Donald F. Kennedy  
Sutton Grp-West Coast Realty  
(O): 604-714-1700, (F):

**MLS:** V710232

**Route:** DF0120

**Listing Address:** # 208 3235 W 4TH AV

(as entered by REBGV)

For Your Information:

The Registered Owner address shown on the title may not reflect the legal address of the property. It is the mailing address of the owner for tax billing purposes.

VANCOUVER LAND TITLE OFFICE TITLE NO: BR233285  
DECLARED VALUE 189600 FROM TITLE NO: BL213312

APPLICATION FOR REGISTRATION RECEIVED ON: 06 SEPTEMBER, 2001  
ENTERED: 12 SEPTEMBER, 2001

REGISTERED OWNER IN FEE SIMPLE:

TZU LING KUO, STUDENT  
208 - 3235 WEST 4TH AVENUE,  
VANCOUVER, BC  
V6K 1R8

TAXATION AUTHORITY:

CITY OF VANCOUVER

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 023-718-455  
STRATA LOT 17 DISTRICT LOT 540 GROUP 1 NEW WESTMINSTER DISTRICT  
STRATA PLAN LMS2744  
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
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MORTGAGE

BW289688	2004-06-25	17:56
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REGISTERED OWNER OF CHARGE:

CANADIAN IMPERIAL BANK OF COMMERCE  
BW289688

STRATA PROPERTY ACT LIEN

BX392288	2005-11-18	11:00
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REGISTERED OWNER OF CHARGE:

THE OWNERS, STRATA PLAN NO. LMS2744  
BX392288

REMARKS: SECTION 116

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

\*\*\* CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN \*\*\*

Strata plan: LMS2744

VANCOUVER LAND TITLE OFFICE  
COMMON PROPERTY STRATA PLAN: LMS2744

LEGAL NOTATIONS: NONE

CHARGES, LIENS AND INTERESTS: NONE

\*\*\* CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN \*\*\*

PARCEL IDENTIFIER(PID): 023-718-455  
SHORT LEGAL DESCRIPTION: S/LMS2744/////17

MARG:

MISCELLANEOUS NOTES: