

*Strata Property Act*  
**SECTION 59 (Form B) INFORMATION CERTIFICATE**

The Owners of Strata Plan VR856, certify that the information contained in this certificate with respect to Strata Lot 11 #210 - 1060 Barclay Street VANCOUVER, BC is correct as of the date of this certificate.

|     |   |                   |
|-----|---|-------------------|
| (a) | Monthly Strata Fees payable by the Owner of the strata lot described above  | <b>\$213.22</b>   |
| (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)  | <b>\$14.25</b>    |
| (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?<br><br><b>Not to the Best of Our Knowledge</b><br><br>Since records may be unavailable or incomplete, purchaser should check bylaws, rules, and other documents registered at Land Titles Office and request the seller to disclose any applicable 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   | <b>\$0.00</b>     |
| (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.<br><br><b>Final expenses may not be determined until the conclusion of the fiscal year</b>   | <b>\$0.00</b>     |
| (f) | Amount in the Contingency Reserve Fund minus any expenditures which have already been approved but not yet taken from the fund. This figure may not include emergency expenditures approved by the Strata Council.  | <b>\$33650.72</b> |
| (g) | Are there any amendments to the Bylaws that are not yet filed in the Land Title office?<br><br><b>NO - not to the best of our knowledge</b>   |                   |
| (h) | Are there any Resolutions passed by a $\frac{3}{4}$ 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?<br><br><b>NO - Not to the best of our knowledge</b>  |                   |
| (i) | Has notice been given for any Resolutions, requiring a $\frac{3}{4}$ vote or unanimous vote?<br><br><b>NO - Not to the best of our knowledge</b>  |                   |
| (j) | Is the Strata Corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the Strata Corporation?<br><br><b>NO - not to the best of our knowledge</b>  |                   |
| (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?<br><br><b>NO - not to the best of our knowledge</b>   |                   |
| (l) | Number of strata lots in the Strata Plan that are rented.<br><br>This figure is to the best of our knowledge as reported to us.   | <b>23</b>         |

Date: October 21, 2011



Signature of Strata Manager, if authorized by Strata Corporation

**Annual Budget**

Period = Oct 2011

Book = Accrual

08/2011 - 07/2012

**REVENUE**

|                       |                   |
|-----------------------|-------------------|
| Interest Income       | 200.00            |
| Laundry Income        | 10,000.00         |
| MoveIn/Out Fee        | 300.00            |
| Owners' Contributions | 164,569.17        |
| <b>TOTAL REVENUE</b>  | <b>175,069.17</b> |

**OPERATING EXPENSES****ADMIN EXPENSES**

|                                    |                  |
|------------------------------------|------------------|
| Statutory Review of Trust Accounts | 395.00           |
| Additional Services                | 448.00           |
| Appraisal                          | 700.00           |
| Bank Charges                       | 300.00           |
| Miscellaneous                      | 700.00           |
| Insurance Deductibles / Claims     | 5,000.00         |
| Insurance Premium                  | 15,812.00        |
| Legal Fees                         | 150.00           |
| Management Fees                    | 17,167.32        |
| Postage/Copies/Office Exp.         | 2,000.00         |
| <b>TOTAL ADMIN EXPENSES</b>        | <b>42,672.32</b> |

**EMPLOYEE EXPENSES**

|                                |               |
|--------------------------------|---------------|
| Workers' Compensation          | 318.00        |
| <b>TOTAL EMPLOYEE EXPENSES</b> | <b>318.00</b> |

**UTILITY EXPENSES**

|                               |                  |
|-------------------------------|------------------|
| Electricity                   | 9,500.00         |
| Gas                           | 15,000.00        |
| Water & Sewer                 | 11,100.00        |
| <b>TOTAL UTILITY EXPENSES</b> | <b>35,600.00</b> |

**CONTRACT & BUILDINGS EXPENSES**

|   |                  |
|---|------------------|
| Elevator & License                        | 6,016.00         |
| Enterphone                                | 1,000.00         |
| Fire Protection                           | 2,800.00         |
| Garbage Collection                        | 4,400.00         |
| Janitorial                                | 38,000.00        |
| Landscaping                               | 3,000.00         |
| Pest Control                              | 1,300.00         |
| Recycling                                 | 1,378.00         |
| <b>TOTAL CONTRACT &amp; BLDG EXPENSES</b> | <b>57,894.00</b> |

**REPAIRS & MTCE EXPENSES**

|  |                  |
|--|------------------|
| Carpet Cleaning                          | 2,000.00         |
| Repairs & Maintenance                    | 14,284.85        |
| Locks/Keys                               | 1,300.00         |
| Mechanical                               | 4,000.00         |
| Supplies                                 | 1,000.00         |
| <b>TOTAL REPAIRS &amp; MTCE EXPENSES</b> | <b>22,584.85</b> |

**CRF & OTHER BUDGETED RESERVES**

|  |                  |
|--|------------------|
| Contingency Reserve Fund                 | 15,000.00        |
| <b>TOTAL CRF &amp; BUDGETED RESERVES</b> | <b>15,000.00</b> |

**TOTAL EXPENSES / RESERVES**

|                                  |                   |
|----------------------------------|-------------------|
| <b>TOTAL EXPENSES / RESERVES</b> | <b>174,069.17</b> |
| <b>SURPLUS / (DEFICIT)</b>       | <b>1,000.00</b>   |

**CONDOMINIUM ACT**  
**(Section 31)**  
**RENTAL DISCLOSURE STATEMENT**

- 1 The strata development in respect of which this statement is made is described as Strata Lots 1 to 56 inclusive, Strata Plan VR856 and contains 56 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, following which paragraph 3 of this statement shall apply.

| DESCRIPTION OF<br>STRATA LOT |     | DATE LEASE<br>PERIOD ENDS |
|------------------------------|-----|---------------------------|
| 4                            | 101 | 30-Nov-92                 |
| 3                            | 102 | Vacant                    |
| 2                            | 103 | Month to Month ("M-T-M")  |
| 1                            | 104 | M-T-M                     |
| 12                           | 201 | M-T-M                     |
| 13                           | 202 | 30-Apr-93                 |
| 14                           | 203 | 31-Oct-92                 |
| 9                            | 204 | Vacant                    |
| 8                            | 205 | M-T-M                     |
| 7                            | 206 | 31-Oct-92                 |
| 6                            | 207 | 31-Jan-93                 |
| 5                            | 208 | 30-Jun-92                 |
| 10                           | 209 | 30-Jun-92                 |
| 11                           | 210 | 31-Jan-93                 |
| 22                           | 301 | M-T-M                     |
| 23                           | 302 | 30-Jun-92                 |
| 24                           | 303 | M-T-M                     |
| 19                           | 304 | M-T-M                     |
| 18                           | 305 | M-T-M                     |
| 17                           | 306 | M-T-M                     |
| 16                           | 307 | 30-Apr-92                 |
| 15                           | 308 | 31-Aug-92                 |
| 20                           | 309 | M-T-M                     |
| 21                           | 310 | 31-Jan-93                 |
| 32                           | 401 | 31-Oct-92                 |
| 33                           | 402 | M-T-M                     |
| 34                           | 403 | Display Suite             |
| 29                           | 404 | M-T-M                     |
| 28                           | 405 | 30-Apr-93                 |
| 27                           | 406 | M-T-M                     |
| 26                           | 407 | M-T-M                     |

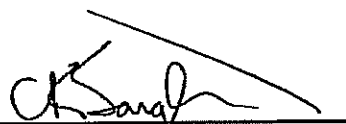
| DESCRIPTION OF<br>STRATA LOT |     | DATE LEASE<br>PERIOD ENDS |
|------------------------------|-----|---------------------------|
| 25                           | 408 | M-T-M                     |
| 30                           | 409 | 30-Sep-92                 |
| 31                           | 410 | 28-Feb-93                 |
| 43                           | 501 | 30-Sep-92                 |
| 44                           | 502 | M-T-M                     |
| 45                           | 503 | M-T-M                     |
| 40                           | 504 | M-T-M                     |
| 39                           | 505 | M-T-M                     |
| 38                           | 506 | 31-Oct-92                 |
| 37                           | 507 | M-T-M                     |
| 36                           | 508 | M-T-M                     |
| 35                           | 509 | 31-Aug-92                 |
| 41                           | 510 | M-T-M                     |
| 42                           | 511 | M-T-M                     |
| 54                           | 601 | M-T-M                     |
| 55                           | 602 | M-T-M                     |
| 50                           | 603 | M-T-M                     |
| 49                           | 604 | M-T-M                     |
| 48                           | 605 | 30-Nov-92                 |
| 47                           | 606 | 31-Jul-92                 |
| 46                           | 607 | M-T-M                     |
| 51                           | 608 | M-T-M                     |
| 52                           | 609 | 31-Mar-93                 |
| 53                           | 610 | 31-Aug-92                 |
| 56                           | 701 | M-T-M                     |

- 3 Upon expiration of each lease referred to above, the owner-developer intends to lease all of the above strata lots (Strata Lots 1 to 56 inclusive, Strata Plan VR856) indefinitely.
- 4 There is no by-law of the strata corporation which limits the number of strata lots that may be leased by the owners.

DATED this 27th day of April, 1992.

BARCLAY DEVELOPMENT LTD.

Per:

  
Authorized Signatory