

STRATA PROPERTY ACT
FORM B
INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan VR 2036 certify that the information contained in this certificate with respect to Strata Lot 20 is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above \$ 538.80

(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

(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]

NOTE: This information is provided to the best of our knowledge, however neither the Strata Corporation nor Bayside Property Services Ltd., will accept any liability for any errors or omissions in this regard.

(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 \$ —
The payment is to be made by _____, 20__.

(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 \$ 0

This estimate is based on the information Bayside has at this point in time. We believe it is a reasonable projection but neither we nor the Strata Corporation will accept any responsibility for the accuracy of these figures as they are subject to a variety of factors which we have no control over.

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund @ Aug 31-13
\$ 69,774.06

(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 notices]
- (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 work orders]
- (l) Number of strata lots in the strata plan that are rented: 3

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:

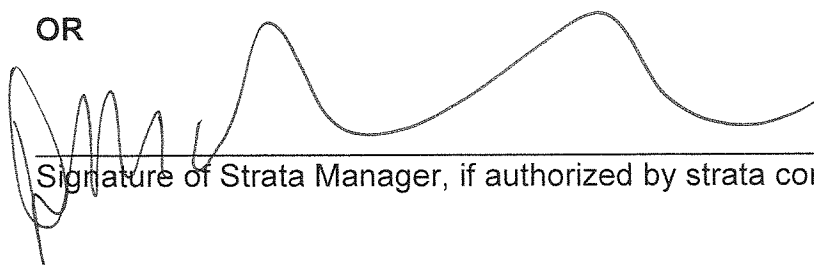
- ☐ The rules of the strata corporation;
- ☒ The current budget for the strata corporation;
- ☐ The owner developer's Rental Disclosure Statement under section 139, if any; and
- ☒ The most recent depreciation report, if any, obtained by the strata corporation under section 94. *this report has been omitted from this Form B because the agent has a copy already*

Date: September 13, 2013

Signature of Council Member

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

OR



Signature of Strata Manager, if authorized by strata corporation

STRATA CORPORATION VR 2036
2013-14 Operating Budget

Year End March 31st

RECEIPTS		APPROVED BUDGET 2013-14
101	Owners' Contributions	147,617.00
110	Operating Surplus Transfer	8,000.00
TOTAL RECEIPTS		155,617.00

DISBURSEMENTS		
300	Gas	18,000.00
310	Electricity	6,600.00
320	Management Fees	14,203.00
322	Statutory Review of Books	224.00
330	Insurance	18,350.00
340	Janitorial	6,250.00
360	Audit/Legal	1,000.00
380	Appraisal	
395	Sundry/Bank Fees	1,600.00
405	Water/Sewer	5,600.00
415	Scavenging/Recycling	6,000.00
425	Equipment/Supplies	1,000.00
435	Repairs/Maintenance	42,000.00
436	Window Replacement	4,340.00
438	Building Inspection	5,200.00
445	Landscaping-Contract	5,000.00
446	Landscaping-Extra	3,000.00
465	Enterphone	1,450.00
475	Elevator	2,800.00
710	Contingency Reserve	13,000.00
TOTAL DISBURSEMENTS		155,617.00



- RECORDS SEARCH STATEMENT -

Date: March 1, 2012

Request No. RDR1297

Requestor: Bayside Property Services Ltd.
Danielle McArthur

Address: 100-6400 Roberts Street
Burnaby, BC V5G 4C9

Facsimile: 604-430-2698

We confirm that a search of our records, requested on February 28, 2012, found that no Rental Disclosure Statement was filed with the Superintendent of Real Estate in respect of the following development:

Filing Name/Number: VR 2036

Developer Name:

Fee amount: \$38.00

Fee amount paid: \$38.00

Fee amount owing: \$0.00

**Financial
Institutions
Commission**

- Superintendent of Financial Institutions
- Superintendent of Pensions
- Superintendent of Real Estate
- Registrar of Mortgage Brokers
- Credit Union Deposit Insurance Corporation of British Columbia

Mailing Address:
Suite 2800, Box 12116
555 West Hastings Street
Vancouver, BC V6B 4N6
Telephone: 604 660-3555
Facsimile: 604 660-3365

Web Address:
www.fic.gov.bc.ca