

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

The Owners, Strata Plan **LMS 375** certify that the information contained in this certificate with respect to **Strata Lot 85 (Unit 319)** Section 21, Township 16, New Westminster District Strata Plan **LMS 375** is correct as of the date of this certificate.

(a)	Monthly strata fees payable by the owner of the strata lot described above.	\$ 357.16
(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 <i>Strata Property Act</i> ).	\$ 56.43
(c)	Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to the alterations of the strata lot, the common property or the common assets?  <input type="checkbox"/> no <input checked="" type="checkbox"/> yes <i>[attach copy of all agreements]</i>	
	<b>If yes, we have included all documentation regarding alterations to the strata lot that have been forwarded to our office. There may be additional alterations that we are not aware of. It is the purchaser's responsibility to obtain from the vendor a list of all alterations to the strata lot.</b>	
(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.	\$ NIL
	The payment is to be made by _____ <i>[month, day, year]</i> .	
(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.	\$ 1608.98
(f)	Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund.	\$ 547,825.57
(g)	Are there any amendments to the bylaws that are not yet filed in the land title office?  <input checked="" type="checkbox"/> no <input type="checkbox"/> yes <i>[attach copy of all amendments]</i>	

<p>(h) Are there any resolutions passed by a <math>\frac{3}{4}</math> 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?</p> <p><input checked="" type="checkbox"/> no    <input type="checkbox"/> yes <i>[attach copy of all resolutions]</i></p> <p>(h.1) Are there any winding up resolutions that have been passed?</p> <p><input checked="" type="checkbox"/> no    <input type="checkbox"/> yes <i>[attach copy of all resolutions]</i></p>	
<p>(i) Has notice been given for any resolutions, requiring a <math>\frac{3}{4}</math> vote, 80% vote, majority vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?</p> <p><input checked="" type="checkbox"/> no    <input type="checkbox"/> yes <i>[attach copy of all notices]</i></p>	
<p>(j) Is the strata corporation party to any court proceedings, arbitration, or tribunal proceedings, and/or are there any judgements or orders against the strata corporation?</p> <p><input type="checkbox"/> no    <input checked="" type="checkbox"/> yes <i>[attach details]</i></p>	
<p>(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?</p> <p><input checked="" type="checkbox"/> no    <input type="checkbox"/> yes <i>[attach copy of all notices or work orders]</i></p>	
<p>(l) Repealed</p>	
<p>(m) Are there any parking stall(s) allocated to the strata lot?</p> <p><input type="checkbox"/> no    <input checked="" type="checkbox"/> yes</p>	
<p>(i) <i>If no, complete the following by checking the correct box</i></p> <p><input type="checkbox"/> No parking stall is available</p> <p><input type="checkbox"/> No parking stall is allocated to the strata lot but parking stall(s) within common property might be available</p>	
<p>(ii) <i>If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.</i></p> <p><input type="checkbox"/> Parking stalls are part of the strata lot</p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are separate strata lot(s) or parts of a strata lot <i>[strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]</i></p> <p><input type="checkbox"/> Parking stall(s) number(s) _____ is/are limited common property</p> <p><input checked="" type="checkbox"/> Parking stall(s) number(s) <u>319</u> is/are common property</p>	

<p>(iii) <i>For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.</i></p> <p><input checked="" type="checkbox"/> Parking stall(s) number(s) <u>319</u> is/are allocated with strata council approval*</p> <p><input type="checkbox"/> Parking stall(s) number(s) ____ is/are allocated with strata council approval and rented at \$ ____ per month*</p> <p><input type="checkbox"/> Parking stall(s) number(s) ____ may have been allocated by owner developer assignment.</p>	
<p>Details:</p> <p><u>*Please note that Visitor parking may exist, but because it is not allocated to a certain strata lot, information is not included on the Form B*</u></p> <p><b>*Note:</b> The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the <i>Strata Property Act</i>, or otherwise, and may therefore be subject to change in the future.</p>	
<p>(n) Are there any storage locker(s) allocated to the strata lot?</p> <p><input checked="" type="checkbox"/> no      <input type="checkbox"/> yes</p>	
<p>(i) <i>If no, complete the following by checking the correct box</i></p> <p><input type="checkbox"/> No storage locker is available</p> <p><input checked="" type="checkbox"/> No storage locker is allocated to the strata lot but storage locker(s) within common property might be available</p>	
<p>(ii) <i>If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.</i></p> <p><input type="checkbox"/> Storage locker(s) number(s) ____ is/are part of the strata lot</p> <p><input type="checkbox"/> Storage locker(s) number(s) ____ is/are separate strata lot(s) or part(s) of a separate strata lot ____ [<i>strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot</i>]</p> <p><input type="checkbox"/> Storage locker(s) number(s) ____ is/are limited common property</p> <p><input type="checkbox"/> Storage locker(s) number(s) ____ is/are common property</p>	

<p>(iii) <i>For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.</i></p> <p><input type="checkbox"/> Storage locker(s) number(s) _____ is/are allocated with strata council approval*</p> <p><input type="checkbox"/> Storage locker(s) number(s) _____ is/are allocated with strata council approval and rented at \$_____ per month*</p> <p><input type="checkbox"/> Storage locker(s) number(s) _____ may have been allocated by owner developer assignment.</p>	
<p>Details:</p> <p>.....</p> <p>.....</p> <p><b>*Note:</b> The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the <i>Strata Property Act</i>, or otherwise, and may therefore be subject to change in the future.</p>	
<p>(o) <i>A summary of the strata corporation's insurance coverage (A summary of the strata corporation's insurance is attached on a separate sheet)</i></p>	

Date: October 26, 2023

\_\_\_\_\_  
Signature of Council Member

\_\_\_\_\_  
Signature of Second Council Member (not required if council consists of only one member)  
**OR**

*Michael Weatherly*

\_\_\_\_\_  
Signature of Strata Manager, if authorized by Strata Corporation

**Per: Michael Weatherly**  
**HomeLife Advantage Realty Ltd.**

Attached to this Form B are the following items:

- ☒ Financial Statement and Budget
- ☒ Rules ☐ This strata has **no** rules
- ☒ Depreciation Report ☒ Depreciation Report has been **waived** for the current fiscal year