
Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan VIS 6261 certify that the information contained in this certificate with respect to Strata Lot 98 is correct as of the date of this certificate.

- (a) Monthly strata fee payable by the owner of the Strata Lot described above is \$489.89.
- (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) \$156.11.
- (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]*

(It is expected for the buyer to confirm with the seller any existence of agreements in their name)

- (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 _____ [month, day, year].

- (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 \$0.00 (This figure is as of June 2017, the fiscal year end is April 30th).
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$884,286.92 (Amount as of June 2017 and may include contingency receivable).
- (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]*

- (h.1) Are there any winding-up resolutions that have been passed?

no yes *[attach copy of all resolutions]*

(i) Has notice been given for any resolutions, requiring a 3/4 vote, 80% 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

The Strata Corporation is party to two court proceedings which it initiated as a precautionary measure to preserve causes of action against the Owner-Developer and sub-trades as well as the Warranty Provider. Neither of these have proceeded beyond the filing and service stage for the reason that the Strata Corporation has succeeded in pursuing its claims and objectives by means of alternate dispute resolution (aka "ADR" and specifically, mediation proceedings) and by means of formal complaint to regulatory authorities -- all of which have presently yielded collaborative/joint ADR and remediation efforts with the warranty provider at no cost to the Strata Corporation, aside for legal fees. These ADR and remediation efforts are nearing their natural end date, with only a limited number of deficiencies left to address, and these have been progressing very much to the satisfaction of the Strata Corporation since November of 2012, albeit the Strata reserves all rights to claim against the responsible parties for delays and other issues identified before this date.

(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 (to the best of our knowledge and may be subject to change)42.

(m) Are there any parking stall(s) allocated to the strata lot?

no yes

(i) If no, complete the following by checking the correct box

- No parking stall is available
- No parking stall is allocated to the strata lot but parking stall(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.

- Parking stall(s) number(s) is/are part of the strata lot
- Parking stall(s) number(s) is/are separate strata lot(s) or parts of a strata lot
[strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot]
- Parking stall(s) number(s) is/are limited common property
- Parking stall(s) number(s) 114 is/are common property

(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.

- Parking stall(s) number(s) is/are allocated with strata council approval*
- Parking stall(s) number(s) is/are allocated with strata council approval and rented at \$..... per month*
- Parking stall(s) number(s) 114 may have been allocated by owner developer assignment

Details:

Note: All Readers and recipients of this information certificate must note the cautions and reservations set out by the Strata Corporation in the appendix below.

Appendix Cautions and Reservations of the Strata Corporation RE: Items (m) and (n)

- The Strata Corporation is under no statutory obligation to keep records of parking stall or storage locker allocations which are implemented and assigned by way of unregistered pre-Strata Plan lease or license;
- The Strata Corporation does not warrant the enforceability of parking stall or storage locker assignments which have been allocated by way of an unregistered lease or license which was granted before the deposit of the Strata Plan;
- The Strata Corporation provides notice herein that unregistered leases and licenses which were granted before the deposit of the Strata Plan are likely not assignable by the original lease/licensee; and
- The Strata Corporation does not warrant either the existence or the enforceability of parking stall or storage locker assignments which have been re-allocated by way of a private agreement as between separate Owners where that private agreement has not been furnished to the Strata Corporation.

***Note:** The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.

(n) Are there any storage locker(s) allocated to the strata lot?

no yes

(i) If no, complete the following by checking the correct box

- No storage locker is available
- No storage locker is allocated to the strata lot but storage locker(s) within common property might be available

(ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply.

- Storage locker(s) number(s) is/are part of the strata lot
- Storage locker(s) number(s) is/are separate strata lot(s) or part(s) of a separate strata lot [strata lot number(s), if known, for each locker that is a separate strata lot or part of a separate strata lot]
- Storage locker(s) number(s) is/are limited common property
- Storage locker(s) number(s) **93** is/are common property

(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.

- Storage locker(s) number(s) is/are allocated with strata council approval*
- Storage locker(s) number(s) is/are allocated with strata council approval and rented at \$ per month*
- Storage locker(s) number(s) **93** may have been allocated by owner developer assignment

Details:

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***Note:** The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.

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 & bylaws 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 31st day of July, 2017.

Signature of Council Member

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

OR



Signature of Strata Agent, if authorized by Strata Corporation
Michael Miello