

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan VIS 4580 certify that the information contained in this certificate with respect to *Strata Lot 37, Section 2, Esquimalt District, Strata Plan 4580*, commonly known as: *37 - 118 Aldersmith Place* is correct as of the date of this certificate (errors & omissions excepted).

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|-------|--|------------------------------------|
| (a) | Monthly strata fees payable by the owner of the strata lot described above
See attached AGM notice for proposed assessment increase | \$ 405.94 |
| (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) | Nil |
| (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? | See attached Alterations Agreement |
| (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 |
| (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 | Nil |
| (f) | The approximate amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund as at November 22, 2017 approximately
There is a separate account containing \$62,099.50 for pre-approved projects | \$ 214,281.28 |
| (g) | Are there any amendments to the bylaws that are not yet filed in the land title office? | No |
| (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 |
| (h.1) | Are there any winding-up resolutions that have been passed? | No |
| (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? | Yes
See AGM package attached |
| (j) | Is the strata corporation party to any court proceeding, arbitration or tribunal proceeding, and/or are there any judgments or orders against the strata corporation? | Not to our knowledge |
| (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 |
| (l) | Number of strata lots in the strata plan that are rented | Three |
| (m) | Are there any parking stall(s) allocated to the strata lot? Townhouse | N/A |
| (n) | Are there any storage locker(s) allocated to the strata lot? Townhouse | N/A |

Copies of all the following must be attached to the certificate:

- n/a the rules of the corporation
- x the current budget of the corporation
- x the owner developer's Rental Disclosure Statement under section 139, if any
- x the most recent depreciation report, if any, obtained by the strata corporation under section 94

Date: March 11, 2019

AUTHORIZED AGENT FOR STRATA PLAN VIS 4580

Per:


BROWN BROS. AGENCIES LIMITED, STRATA MANAGER