

Strata Property Act
Form B – Information Certificate
(Section 59)

The Owners, Strata Plan VIS 5931 certify that the information contained in this certificate with respect to Strata Lot 17 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above: \$217.00
- (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*): \$0.00
- (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? N/A
X No Yes [attach copy of all 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: \$ 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
- (f) Amount in the contingency reserve fund minus any expenditure which have already been approved but not yet taken from the fund: \$190,977.73 as at June 16, 2020.
- (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 ¾ 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 ¾ 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, arbitration or tribunal proceeding and/or are there any judgments or orders against the strata corporation?
 no yes [attach details]
- (k) Have any notices of 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 plans that are rented: 40 to the best of our knowledge.

***Note: Form B is amended B.C. Reg. 238/2011, Shed. 3 (to come into force on January 1, 2014) by repealing everything after paragraph (l) and substituting the following:**

- (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) 28 is/are limited common property

- Parking stall(s) number(s) _____ 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) _____ may have been allocated by owner developer assignment

Details:

.....

.....

[Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of 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, any 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 check(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 parts of a 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) _____ 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) _____ may have been allocated by owner developer assignment

Details:.....

.....

[Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.]

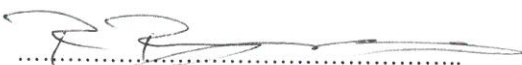
***Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, any may therefore be subject to change in the future.**

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 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.

Date:June 16, 2020.....



Strata Manager
Managing on behalf of Strata CorporationVIS 5931

VIS5931 Discovery Point

Balance Sheet

04/30/2020

Assets

| | |
|---------------------------------------|--------------------------|
| Accounts Receivable | 2,502.56 |
| CIBC - Operating Account | 3,933.14 |
| Petty Cash | 100.00 |
| Prepaid Insurance | 13,273.48 |
| Contingency Reserve Fund | |
| CIBC -CRF Account | 181,744.75 |
| TOTAL Contingency Reserve Fund | 181,744.75 |
| | |
| <u>Total Assets</u> | <u>201,553.93</u> |

Liabilities

| | |
|---------------------------------|-------------------------|
| Accounts Payable - Net Total | 552.19 |
| A/P - Accruals | 2,268.30 |
| CRF Loan | 7,198.00 |
| | |
| <u>Total Liabilities</u> | <u>10,018.49</u> |

Equity

| | |
|--|--------------------------|
| Contingency Reserve Fund | |
| Previous Year CRF Balance | 186,006.48 |
| Current Year Contributions | 43,333.30 |
| Current Year CRF Expenses | (44,614.23) |
| Current Year CRF Interest | 4,217.20 |
| CRF Loan | (7,198.00) |
| TOTAL Contingency Reserve Fund | 181,744.75 |
| Retained Earnings | 6,709.03 |
| Net Income | 3,081.66 |
| | |
| <u>Total Equity</u> | <u>191,535.44</u> |
| | |
| <u>Total Equity and Liabilities</u> | <u>201,553.93</u> |

VIS5931 Discovery Point
Revenues and Expenses Statement
From 04/01/2020 to 04/30/2020

Current Period

Revenues

| | |
|------------------|-----------|
| Maintenance Fees | 11,501.00 |
| Move In/Out Fees | 100.00 |
| Interest Income | 12.75 |
| Parking Income | 150.00 |

| | |
|----------------------|------------------|
| Total Revenue | 11,763.75 |
|----------------------|------------------|

Expenses

| | |
|-------------------------------|----------|
| Bank Charges | 26.25 |
| Management Fees | 1,484.00 |
| Legal & Accounting | 656.25 |
| Insurance | 1,474.84 |
| Cleaning/Janitorial Contract | 922.50 |
| Elevator | 391.17 |
| Grounds Maintenance/Landscape | 393.75 |
| Transfer to CRF | 3,333.33 |

| | |
|----------------------|-----------------|
| Total Expense | 8,682.09 |
|----------------------|-----------------|

| | |
|-------------------|-----------------|
| Net Income | 3,081.66 |
|-------------------|-----------------|

VIS5931 Discovery Point

Income and Expense Comparative Statement

From 04/01/2020 to 04/30/2020

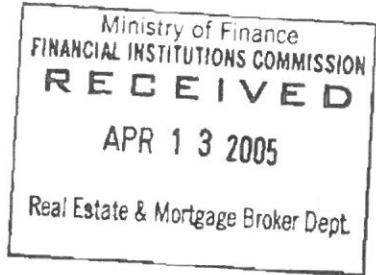
| | <u>April 2020</u> | | <u>April to April</u> | | | <u>Yearly Budgets</u> | |
|-------------------------------|-------------------|---------------|-----------------------|---------------|----------------|-----------------------|------------------|
| | <u>Actual</u> | <u>Budget</u> | <u>Actual</u> | <u>Budget</u> | <u>Var. \$</u> | <u>Current</u> | <u>Last Year</u> |
| <u>Revenues</u> | | | | | | | |
| Maintenance Fees | 11,501 | 11,083 | 11,501 | 11,083 | 418 | 133,000 | 138,012 |
| By-Law Fines | | 8 | | 8 | (8) | 100 | 100 |
| Garage/Key Revenue | | 4 | | 4 | (4) | 50 | 100 |
| Move In/Out Fees | 100 | 67 | 100 | 67 | 33 | 800 | 800 |
| Other Income | | 8 | | 8 | (8) | 100 | 200 |
| Interest Income | 13 | | 13 | | 13 | | |
| Parking Income | 150 | 115 | 150 | 115 | 35 | 1,375 | 1,450 |
| Prior Year Surplus CFW | | 792 | | 792 | (792) | 9,500 | 11,500 |
| Total Revenues | 11,764 | 12,077 | 11,764 | 12,077 | (313) | 144,925 | 152,162 |
| <u>Expenses</u> | | | | | | | |
| Bank Charges | 26 | 27 | 26 | 27 | 1 | 325 | 325 |
| Management Fees | 1,484 | 1,484 | 1,484 | 1,484 | | 17,808 | 17,808 |
| Legal & Accounting | 656 | 26 | 656 | 26 | (630) | 315 | 340 |
| Worksafe BC | | 2 | | 2 | 2 | 25 | 25 |
| Insurance | 1,475 | 1,417 | 1,475 | 1,417 | (58) | 17,000 | 16,500 |
| Electricity | | 458 | | 458 | 458 | 5,500 | 4,500 |
| Garbage Disposal | | 958 | | 958 | 958 | 11,500 | 15,000 |
| Water/Sewer | | 833 | | 833 | 833 | 10,000 | 10,000 |
| R & M General | | 1,000 | | 1,000 | 1,000 | 12,000 | 13,000 |
| Pest Control | | 31 | | 31 | 31 | 375 | 375 |
| Cleaning/Janitorial Contract | 922 | 1,667 | 922 | 1,667 | 745 | 20,000 | 20,000 |
| Elevator | 391 | 425 | 391 | 425 | 34 | 5,100 | 4,600 |
| Fire Safety Systems | | 167 | | 167 | 167 | 2,000 | 2,000 |
| Grounds Maintenance/Landscape | 394 | 417 | 394 | 417 | 23 | 5,000 | 5,000 |
| Snow Removal | | 208 | | 208 | 208 | 2,500 | 2,200 |
| Miscellaneous | | 40 | | 40 | 40 | 477 | 477 |
| Transfer to CRF | 3,333 | 2,917 | 3,333 | 2,917 | (416) | 35,000 | 40,000 |
| Total Expenses | 8,681 | 12,077 | 8,681 | 12,077 | 3,396 | 144,925 | 152,150 |
| Net Income | 3,083 | 0 | 3,083 | 0 | 3,083 | 0 | 12 |

Rules
Strata Plan VIS 5931
Discovery Point

Effective June 18, 2007

1. No illegal activity is permitted in the building or on the property.
2. Alteration or damage to common property and/or grounds is not permitted.
3. No objects are to be placed on the grounds or common property so as to cause damage or interfere with the enjoyment of other residents or which may interfere with the maintenance of the grounds.
4. No loud sounds or noises between 10pm and 7am.
5. No laundry or personal items are to be hung from balconies. Balconies are not to be used for personal storage.
6. All drapes and/or blinds must be white or cream from the outside of the building.
7. Do not throw or dispose of anything over balconies.
8. Residents should be familiar with and ensure that their visitors adhere to all rules and bylaws.
9. Residents may have only one cat or one dog less than 20 lbs or 20 inches in height living in their unit. Dogs must be leashed at all times while on common property. Owners must clean up after their pet in the building and/or on the grounds.
10. All vehicles in parking lot must be licensed and insured and kept in designated parking stalls assigned and registered to each unit. No trailers, boats and/or commercial equipment are to be kept in parking lot. Visitor parking is for visitors only and shall not be used by residents at any time.
11. No commercial advertising on signs, stickers or billboards is to be displayed within the building or on the grounds.
12. No aerials, wires, fasteners, satellites, or any other article shall be installed in, on or about the common property. The driving of nails, screws or any similar objects into the vinyl siding, flashing, soffits is forbidden.
13. Do not dispose of unwanted mailbox contents on common property.
14. The garbage bin is for household refuse only. Household items and renovation materials are strictly prohibited. Any resident found disposing of any other objects into the garbage bin shall pay for the cost of a garbage pick-up.
15. Recyclable items (including empties) must not be left on common property.
16. Residents shall give 48 hours notice of moving in, and must pay a moving fee of \$40.00.
17. All entrance doors are to be kept closed and locked at all times. Residents and their guests are strictly prohibited from putting anything in the doorways to stop doors from closing and locking.
18. Residents must notify a strata council member or strata management of any damage or dangerous situation in and around the building that may cause further damage or which may put residents at risk or harm or personal loss.
19. Residents shall not bring cut or live Christmas trees into the building.
20. Residents must notify the strata council or strata management of renovations to individual suites.
21. A strata unit may be occupied, as a permanent residence, by a maximum of four persons. Owners are responsible for having an updated list of occupants on a Form K on file with the strata manager.
22. Breaking of Rules: Any owner in contravention of Rules 1-21, inclusive, will be subject to a fine of \$50.00 per contravention.

V155931



Strata Property Act

FORM J

RENTAL DISCLOSURE STATEMENT

(Section 139)

Re: Strata Plan _____ [the registration number of the strata plan], being a proposed Strata Plan composed of Strata Lots 1 to 53 inclusive of property legally described as: Parcel Identifier: 024-938-700 Parcel A (DD ES7428), Section 32 Township 1 Comox District Plan 30528 Except Part in Plan 37894 except the portion east of the South Island Highway (the "Lands").

- 1 The development described above includes 53 residential strata lots in a residential project comprised of one building containing 53 Strata Lots.
2 The residential strata lots described below are rented out by the owner developer as of the date of this statement and the owner developer intends to rent out each strata lot until the date set out opposite its description.

[Describe all strata lots rented out by owner developer as of the date of this statement.]

Table with 2 columns: Description of Strata Lot [strata lot number as shown on strata plan] and Date Rental Period Expires [month, day, year]. Rows list Strata Lots 1 through 16, all with 'Month to month tenancy; no fixed expiration'.

| Description of Strata Lot <i>[strata lot number as shown on strata plan]</i> | Date Rental Period Expires <i>[month, day, year]</i> |
|--|--|
| Strata Lot 17 | Month to month tenancy; no fixed expiration |
| Strata Lot 18 | Month to month tenancy; no fixed expiration |
| Strata Lot 19 | Month to month tenancy; no fixed expiration |
| Strata Lot 20 | Month to month tenancy; no fixed expiration |
| Strata Lot 21 | Month to month tenancy; no fixed expiration |
| Strata Lot 22 | Month to month tenancy; no fixed expiration |
| Strata Lot 23 | Month to month tenancy; no fixed expiration |
| Strata Lot 24 | Month to month tenancy; no fixed expiration |
| Strata Lot 25 | Month to month tenancy; no fixed expiration |
| Strata Lot 26 | Month to month tenancy; no fixed expiration |
| Strata Lot 27 | Month to month tenancy; no fixed expiration |
| Strata Lot 28 | Month to month tenancy; no fixed expiration |
| Strata Lot 29 | Month to month tenancy; no fixed expiration |
| Strata Lot 30 | Month to month tenancy; no fixed expiration |
| Strata Lot 31 | Month to month tenancy; no fixed expiration |
| Strata Lot 32 | Month to month tenancy; no fixed expiration |
| Strata Lot 33 | Month to month tenancy; no fixed expiration |
| Strata Lot 34 | Month to month tenancy; no fixed expiration |
| Strata Lot 35 | Month to month tenancy; no fixed expiration |
| Strata Lot 36 | Month to month tenancy; no fixed expiration |
| Strata Lot 37 | Month to month tenancy; no fixed expiration |
| Strata Lot 38 | Month to month tenancy; no fixed expiration |
| Strata Lot 39 | Month to month tenancy; no fixed expiration |
| Strata Lot 40 | Month to month tenancy; no fixed expiration |
| Strata Lot 41 | Month to month tenancy; no fixed expiration |
| Strata Lot 42 | Month to month tenancy; no fixed expiration |
| Strata Lot 43 | Month to month tenancy; no fixed expiration |
| Strata Lot 44 | Month to month tenancy; no fixed expiration |
| Strata Lot 45 | Month to month tenancy; no fixed expiration |
| Strata Lot 46 | Month to month tenancy; no fixed expiration |
| Strata Lot 47 | Month to month tenancy; no fixed expiration |

| Description of Strata Lot <i>[strata lot number as shown on strata plan]</i> | Date Rental Period Expires <i>[month, day, year]</i> |
|--|--|
| Strata Lot 48 | Month to month tenancy; no fixed expiration |
| Strata Lot 49 | Month to month tenancy; no fixed expiration |
| Strata Lot 50 | Month to month tenancy; no fixed expiration |
| Strata Lot 51 | Month to month tenancy; no fixed expiration |
| Strata Lot 52 | Month to month tenancy; no fixed expiration |
| Strata Lot 53 | Month to month tenancy; no fixed expiration |

- 3 In addition to the number of residential strata lots rented out by the owner developer as of the date of this statement, the owner developer reserves the right to rent out all residential strata lots, as described below, until the date set out opposite each strata lot's description.

[Describe all strata lots intended to be rented out by the owner developer.]


| Description of Strata Lot <i>[strata lot number as shown on strata plan]</i> | Date Rental Period Expires <i>[month, day, year]</i> |
|--|--|
| Strata Lot 1 | December 31, 2150 |
| Strata Lot 2 | December 31, 2150 |
| Strata Lot 3 | December 31, 2150 |
| Strata Lot 4 | December 31, 2150 |
| Strata Lot 5 | December 31, 2150 |
| Strata Lot 6 | December 31, 2150 |
| Strata Lot 7 | December 31, 2150 |
| Strata Lot 8 | December 31, 2150 |
| Strata Lot 9 | December 31, 2150 |
| Strata Lot 10 | December 31, 2150 |
| Strata Lot 11 | December 31, 2150 |
| Strata Lot 12 | December 31, 2150 |
| Strata Lot 13 | December 31, 2150 |
| Strata Lot 14 | December 31, 2150 |
| Strata Lot 15 | December 31, 2150 |
| Strata Lot 16 | December 31, 2150 |
| Strata Lot 17 | December 31, 2150 |
| Strata Lot 18 | December 31, 2150 |
| Strata Lot 19 | December 31, 2150 |

| Description of Strata Lot <i>[strata lot number as shown on strata plan]</i> | Date Rental Period Expires <i>[month, day, year]</i> |
|--|--|
| Strata Lot 20 | December 31, 2150 |
| Strata Lot 21 | December 31, 2150 |
| Strata Lot 22 | December 31, 2150 |
| Strata Lot 23 | December 31, 2150 |
| Strata Lot 24 | December 31, 2150 |
| Strata Lot 25 | December 31, 2150 |
| Strata Lot 26 | December 31, 2150 |
| Strata Lot 27 | December 31, 2150 |
| Strata Lot 28 | December 31, 2150 |
| Strata Lot 29 | December 31, 2150 |
| Strata Lot 30 | December 31, 2150 |
| Strata Lot 31 | December 31, 2150 |
| Strata Lot 32 | December 31, 2150 |
| Strata Lot 33 | December 31, 2150 |
| Strata Lot 34 | December 31, 2150 |
| Strata Lot 35 | December 31, 2150 |
| Strata Lot 36 | December 31, 2150 |
| Strata Lot 37 | December 31, 2150 |
| Strata Lot 38 | December 31, 2150 |
| Strata Lot 39 | December 31, 2150 |
| Strata Lot 40 | December 31, 2150 |
| Strata Lot 41 | December 31, 2150 |
| Strata Lot 42 | December 31, 2150 |
| Strata Lot 43 | December 31, 2150 |
| Strata Lot 44 | December 31, 2150 |
| Strata Lot 45 | December 31, 2150 |
| Strata Lot 46 | December 31, 2150 |
| Strata Lot 47 | December 31, 2150 |
| Strata Lot 48 | December 31, 2150 |

| Description of Strata Lot <i>[strata lot number as shown on strata plan]</i> | Date Rental Period Expires <i>[month, day, year]</i> |
|--|--|
| Strata Lot 49 | December 31, 2150 |
| Strata Lot 50 | December 31, 2150 |
| Strata Lot 51 | December 31, 2150 |
| Strata Lot 52 | December 31, 2150 |
| Strata Lot 53 | December 31, 2150 |

4 There is no bylaw of the strata corporation that restricts the rental of strata lots.

Dated this 12th day of April, 2005.

Per: 
 Signature of Owner/Developer
 Newlook Capital No. 2 Corporation