

**FORM B**

***Strata Property Act***

[am. B.C. Reg. 28/2011, Sch. 2.]

**INFORMATION CERTIFICATE**

(Section 59)

The Owners, Strata Plan VR 1551 certify that the information contained in this certificate with respect to Strata Lot 3 (unit 103) is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above. \$374.33
- (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*). \$1,636.89
- (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 [if yes, copies attached]
- (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)
- 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)
- (e) Amount in the contingency reserve fund minus expenditures which have already been approved but not yet taken from the fund [as at March 31, 2015] \$35,792.06
- (f) Are there any amendments to the bylaws that are not yet filed in the land title office?
- No                       Yes [if yes, copies attached]
- (g) Are there any resolutions passed by a  $\frac{3}{4}$  vote or unanimous vote that are required to be filed in the land title office but have not yet been filed in the land title office?
- No                       Yes [if yes, copies attached]
- (h) Has notice been given for any resolutions, requiring a  $\frac{3}{4}$  vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
- No                       Yes [if yes, copies attached]
- (i) 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 [if yes, copies attached]
- (j) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata corporation, the common property or the common assets?
- No                       Yes [if yes, copies attached]

- (l) The number of strata lots in the strata plan that are rented: Zero (0) that the strata corporation is aware of
- (m) Are there any parking stall(s) allocated to the strata lot?

No  Yes

(i) If no indicated:

- 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 indicated:

- 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) 27 is/are common property

(iii) For each parking stall allocated to the strata lot that is common property:

- Parking stall(s) number(s) 27 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:

See Attached

[Provide background on allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attached are 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, 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 indicated:

- 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 indicated:

- 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 storage 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) 11 is/are common property

(iii) For each storage locker allocated to the strata lot that is common property:

- Storage locker (s) number(s) 11 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:

See Attached

[Provide background on allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attached are 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, 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 of the corporation
- the current budget of the corporation
- the owner developer's Rental Disclosure Statement under section 139, if any
- the most recent depreciation report, if any, obtained by the strata corporation under section 94

Date: [MAY 20 2015 ]

C & C PROPERTY GROUP LTD.

Per:

Jeff Chambers, Strata Manager

  
\_\_\_\_\_  
Signature of Strata Manager, if authorized by the strata corporation

**Balance Sheet (Accrual)**  
**ONE FORTY-FIVE ON TWELFTH - (vr1551)**  
**March 2015**

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Prepared For:  
The Owners Strata Plan VR-1551  
145 East 12th St  
North Vancouver, BC

Prepared By:  
C & C Property Group Ltd.  
530 - 171 West Esplanade Ave  
North Vancouver, BC V7M 3J9

|   |                                 |
|---|---------------------------------|
| <b>CASH</b>                                 |                                 |
| 1010-0000 Operating Bank Account            | 18,617.57                       |
| 1015-0000 Contingency Account               | 75,792.08                       |
| 1019-0000 Special Levy Account              | <u>2,887.88</u>                 |
| <b>TOTAL CASH</b>                           | <b>97,297.51</b>                |
| <b>Owner Receivable Accounts</b>            |                                 |
| 1200-0000 Accounts Receivable               | 45.00                           |
| 1205-0000 Special Levy Receivable           | 29,859.44                       |
| 1210-0000 Prepayments                       | <u>-357.50</u>                  |
| Per Aged Receivables Summary                | <u>29,546.94</u>                |
| <b>OTHER ASSETS</b>                         |                                 |
| 1350-0000 Prepaid Expenses                  | <u>8,399.77</u>                 |
| <b>TOTAL ASSETS</b>                         | <b><u><u>135,244.22</u></u></b> |
| <b>LIABILITIES</b>                          |                                 |
| 2100-0000 Accounts Payable                  | <u>951.98</u>                   |
| <b>TOTAL LIABILITIES</b>                    | <b>951.98</b>                   |
| <b>CAPITAL</b>                              |                                 |
| <b>CONTINGENCY RESERVE FUND (CRF)</b>       |                                 |
| 3010-0000 Opening Balance                   | 61,254.02                       |
| 3015-0000 Current Year Appropriations       | 3,695.53                        |
| 3020-0000 Current Year Interest             | 185.24                          |
| 3030-0000 Transfers In/Out                  | <u>10,657.27</u>                |
| <b>TOTAL CONTINGENCY RESERVE FUND</b>       | <b>75,792.06</b>                |
| <b>SPECIAL LEVY FUND</b>                    |                                 |
| 3487-0000 Special Levy O/B                  | 35,000.01                       |
| 3489-0000 Special Levy Int.                 | 0.33                            |
| 3491-0000 Special Levy Trans To/From        | <u>-2,253.02</u>                |
| <b>TOTAL SPECIAL LEVY</b>                   | <b>32,747.32</b>                |
| <b>TOTAL SPECIAL LEVY AND RESERVE FUNDS</b> | <b><u>32,747.32</u></b>         |
| <b>OPERATING FUND</b>                       |                                 |
| 3500-0000 Opening Balance                   | 29,352.21                       |
| 3552-0000 Operating Fund Transfer           | -8,404.25                       |
| 3600-0000 Current YTD Surplus (Deficit)     | <u>4,804.90</u>                 |
| <b>TOTAL OPERATING FUND</b>                 | <b>25,752.86</b>                |
| <b>TOTAL CAPITAL</b>                        | <b><u>134,292.24</u></b>        |
| <b>TOTAL LIABILITIES &amp; CAPITAL</b>      | <b><u><u>135,244.22</u></u></b> |

**Notes to Balance Sheet**  
**ONE FORTY-FIVE ON TWELFTH (VR1551)**  
**March 31, 2015**

Fiscal Year End: December 2015

| <b>Cash Positions</b>              | <b>Operating<br/>Fund</b>  | <b>Contingency<br/>Reserve<br/>Fund</b> | <b>Special<br/>Levy<br/>Fund</b> |
|------------------------------------|----------------------------|---|----------------------------------|
| Bank Balance @ month end           | \$ 18,617.57               | \$ 75,792.06                            | \$ 2,887.88                      |
| O/S Cks                            | -                          | -                                       | -                                |
| <b>Bank G.L. Balance</b>           | <b><u>\$ 18,617.57</u></b> | <b><u>75,792.06</u></b>                 | <b><u>2,887.88</u></b>           |
| <b>Working Capital</b>             |                            |   |                                  |
| A/R for Special Assessment         |                            | -                                       | 29,859.44                        |
| A/P per Aged Payables Summary      |                            | -                                       | -                                |
| <b>Equity</b>                      |                            | <b><u>\$ 75,792.06</u></b>              | <b><u>\$ 32,747.32</u></b>       |
| <br><b><u>Prepaid Expenses</u></b> |                            |   |                                  |
| <b><u>Water &amp; Sewage</u></b>   |                            |   |                                  |
| City of North Vancouver            |                            |   |                                  |
| Invoice Jan/15                     | \$ 9,598.80                |   |                                  |
| Expensed To Date                   | <u>(2,399.70)</u>          |   |                                  |
| Bal in Water/Sewage                |                            | <u>7,199.10</u>                         |                                  |
| <b><u>Insurance</u></b>            |                            |   |                                  |
| CMW Insurance Services             |                            |   |                                  |
| Invoice Paid May/14                | \$ 14,408.00               |   |                                  |
| Expensed To Date                   | <u>(13,207.33)</u>         |   |                                  |
| Bal in Insurance                   |                            | <u>1,200.67</u>                         |                                  |
| <b>Prepaid Expense Balance</b>     |                            |   | <b><u>\$ 8,399.77</u></b>        |

**Budget Comparison (Accrual)**  
**ONE FORTY-FIVE ON TWELFTH - (vr1551)**  
**March 2015**

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|                                   | <u>MTD Actual</u> | <u>MTD Budget</u> | <u>\$ Var.</u>  | <u>% Var.</u> | <u>YTD Actual</u> | <u>YTD Budget</u> | <u>\$ Var.</u>  | <u>% Var.</u> | <u>Annual</u>    |
|-----------------------------------|-------------------|-------------------|-----------------|---------------|-------------------|-------------------|-----------------|---------------|------------------|
| <b>REVENUE</b>                    |                   |                   |                 |               |                   |                   |                 |               |                  |
| 4710-0000 Strata Fees             | 8,003.83          | 8,003.83          | 0.00            | 0.00          | 24,011.49         | 24,011.49         | 0.00            | 0.00          | 96,046.00        |
| 4720-0000 Interest                | 19.14             | 18.75             | 0.39            | 2.08          | 73.67             | 56.25             | 17.42           | 30.97         | 225.00           |
| 4740-0000 Laundry                 | 327.00            | 83.33             | 243.67          | 292.4         | 327.00            | 249.99            | 77.01           | 30.81         | 1,000.00         |
| 4750-0000 Parking                 | 75.00             | 30.00             | 45.00           | 150.0         | 135.00            | 90.00             | 45.00           | 50.00         | 360.00           |
| <b>TOTAL REVENUE</b>              | <b>8,424.97</b>   | <b>8,135.91</b>   | <b>289.06</b>   | <b>3.55</b>   | <b>24,547.16</b>  | <b>24,407.73</b>  | <b>139.43</b>   | <b>0.57</b>   | <b>97,631.00</b> |
| <b>EXPENSES</b>                   |                   |                   |                 |               |                   |                   |                 |               |                  |
| 5010-0000 Annual Trust Review     | 0.00              | 52.50             | 52.50           | 100.0         | 0.00              | 157.50            | 157.50          | 100.0         | 630.00           |
| 5040-0000 Insurance               | 1,200.67          | 1,291.67          | 91.00           | 7.05          | 3,602.01          | 3,875.01          | 273.00          | 7.05          | 15,500.00        |
| 5050-0000 Management Fees         | 861.00            | 861.00            | 0.00            | 0.00          | 2,583.00          | 2,583.00          | 0.00            | 0.00          | 10,332.00        |
| 5060-0000 Miscellaneous           | 498.41            | 183.33            | -315.08         | -171.8        | 1,021.16          | 549.99            | -471.17         | -85.87        | 2,200.00         |
| 5200-0000 Electricity             | 947.03            | 441.67            | -505.36         | -114.4        | 1,807.02          | 1,325.01          | -482.01         | -36.38        | 5,300.00         |
| 5250-0000 Gas (Natural Gas)       | 292.47            | 333.33            | 40.86           | 12.26         | 973.97            | 999.99            | 26.02           | 2.60          | 4,000.00         |
| 5300-0000 Municipal Water/Sewer   | 799.90            | 775.00            | -24.90          | -3.21         | 2,399.70          | 2,325.00          | -74.70          | -3.21         | 9,300.00         |
| 5350-0000 Recycling               | 0.00              | 166.67            | 166.67          | 100.0         | 0.00              | 500.01            | 500.01          | 100.0         | 2,000.00         |
| 5500-0000 Waste & Compost         | 105.88            | 108.33            | 2.45            | 2.26          | 317.53            | 324.99            | 7.46            | 2.30          | 1,300.00         |
| 5600-0000 Elevator Maintenance    | 272.39            | 300.00            | 27.61           | 9.20          | 817.17            | 900.00            | 82.83           | 9.20          | 3,600.00         |
| 5650-0000 Intercom/Elevator Line  | 42.76             | 49.17             | 6.41            | 13.04         | 128.28            | 147.51            | 19.23           | 13.04         | 590.00           |
| 5750-0000 Landscaping/Grounds     | 341.25            | 500.00            | 158.75          | 31.75         | 1,023.75          | 1,500.00          | 476.25          | 31.75         | 6,000.00         |
| 5800-0000 Supplies                | 0.00              | 33.33             | 33.33           | 100.0         | 238.81            | 99.99             | -138.82         | -138.8        | 400.00           |
| 5825-0000 Janitorial              | 318.26            | 349.75            | 31.49           | 9.00          | 954.78            | 1,049.25          | 94.47           | 9.00          | 4,197.00         |
| 5875-0000 Fire Prev./Monitor      | 0.00              | 125.00            | 125.00          | 100.0         | 0.00              | 375.00            | 375.00          | 100.0         | 1,500.00         |
| 5900-0000 Repair & Maintenance    | 179.55            | 1,333.33          | 1,153.78        | 86.53         | 179.55            | 3,999.99          | 3,820.44        | 95.51         | 16,000.00        |
| <b>TOTAL OPERATING EXPENSES</b>   | <b>5,859.57</b>   | <b>6,904.08</b>   | <b>1,044.51</b> | <b>15.13</b>  | <b>16,046.73</b>  | <b>20,712.24</b>  | <b>4,665.51</b> | <b>22.53</b>  | <b>82,849.00</b> |
| 6000-0000 Transfer to Contingency | 1,231.83          | 1,231.83          | 0.00            | 0.00          | 3,695.53          | 3,695.49          | -0.04           | 0.00          | 14,782.00        |
| <b>TOTAL EXPENSES</b>             | <b>7,091.40</b>   | <b>8,135.91</b>   | <b>1,044.51</b> | <b>12.84</b>  | <b>19,742.26</b>  | <b>24,407.73</b>  | <b>4,665.47</b> | <b>19.11</b>  | <b>97,631.00</b> |
| <b>NET INCOME</b>                 | <b>1,333.57</b>   | <b>0.00</b>       | <b>1,333.57</b> | <b>0</b>      | <b>4,804.90</b>   | <b>0.00</b>       | <b>4,804.90</b> | <b>0</b>      | <b>0.00</b>      |

Strata VR 1551

Common Property: Parking stalls & Locker assignments  
DATE: Dec. 9/2014

Common Property

| NAME             | SUITE # | Parking stall | Locker |  |
|------------------|---------|---------------|--------|--|
| Eric Kohn        | 101     | 13            | 17     |  |
| Mark Pakulak     | 102     | 20            | 18     |  |
| Liz Patola       | 103     | 27            | 11     |  |
| Kathryn LeDrew   | 104     | 23            | 20     |  |
| Andrea Johnson   | 105     | 10            | 8      |  |
| Ros Judge        | 106     | 3             | 10     |  |
| Fazlin Sharif    | 107     | 5             | 5      |  |
| Jean Berto       | 108     | 2             | 19     |  |
| Anand Gupta      | 201     | 17            | 22     |  |
| Julie Duggan     | 202     | 26            | 7      |  |
| Jan Vlasak       | 203     | 24            | 4      |  |
| Kris Droho       | 204     | 4             | 6      |  |
| Joe Badalucco    | 205     | 18            | 24     |  |
| Audrey Gauthier  | 206     | 14            | 21     |  |
| Johanne McMaster | 207     | 19            | 13     |  |
| Brenda Joe       | 301     | 8             | 1      |  |
| Claudia Jessen   | 302     | 9             | 9      |  |
| Darrell Ross     | 303     | 12            | 2      |  |
| Shafiq Kanji     | 304     | 25            | 14     |  |
| Diane Backs      | 305     | 22            | 12     |  |
| Brett Marby      | 306     | 11            | 23     |  |

|                  |     |    |    |  |
|------------------|-----|----|----|--|
|                  |     |    |    |  |
| Satvir Dosanjh   | 307 | 1  | 3  |  |
| Anna Eriksson    | 308 | 6  | 15 |  |
| Jeannine Burrows | 309 | 15 | 16 |  |
|                  |     |    |    |  |

Parking Stalls -16- vacant

19-vacant

28-vacant

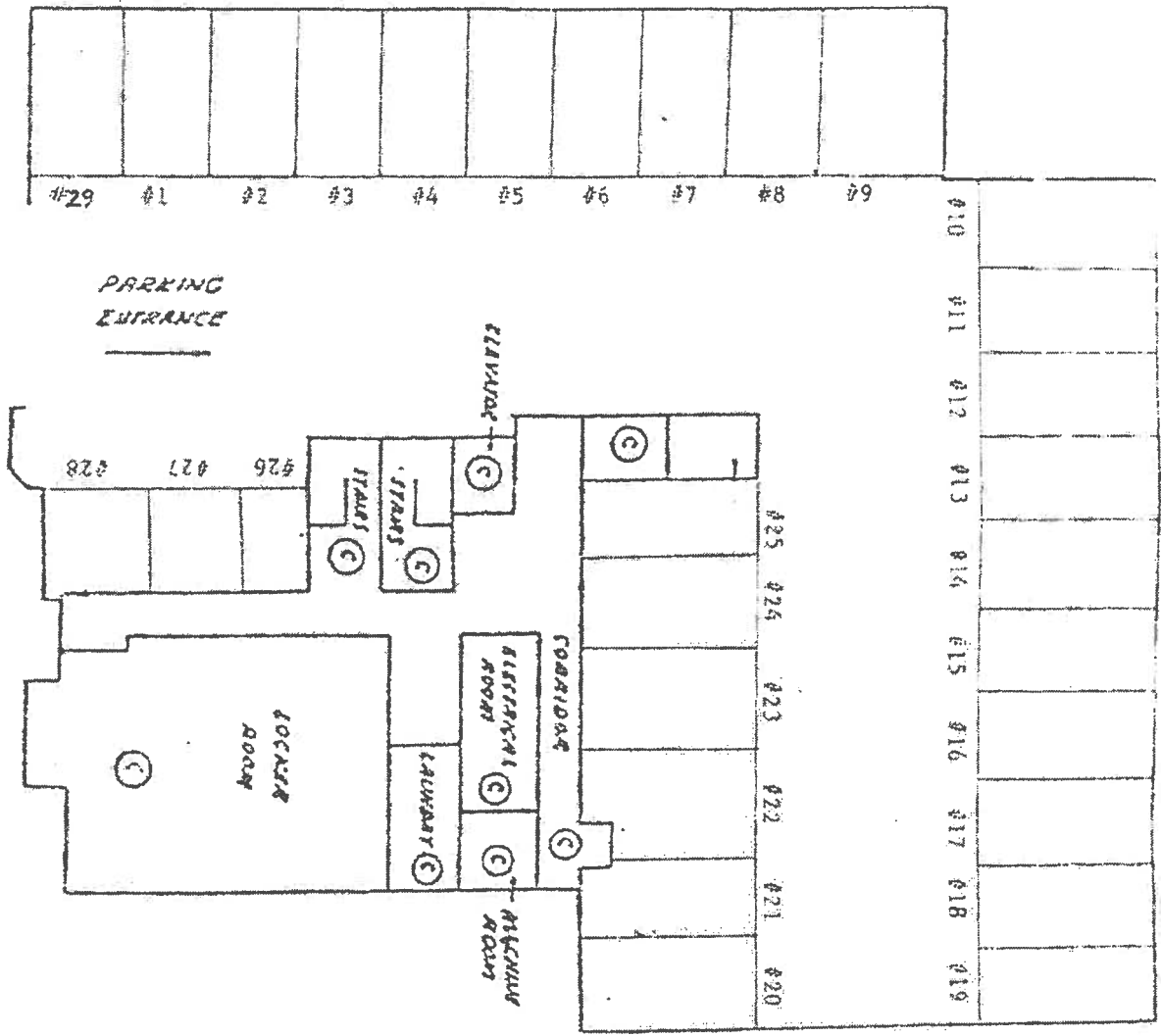
29-Sump pump

7-Erickson (308) rental

*Jeannine Burrows (Pres. Council)*



PA 1551  
2007 Dec 18

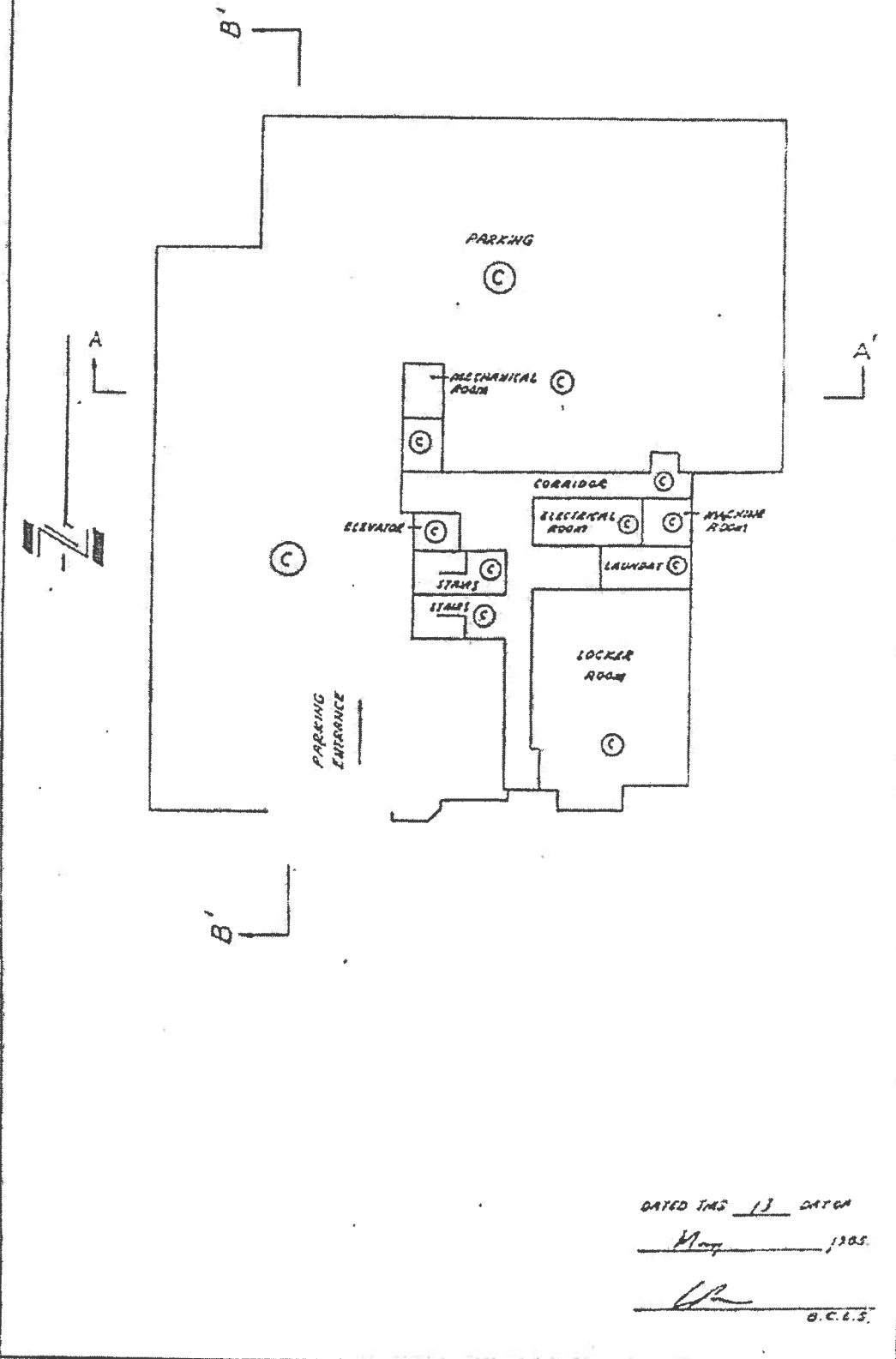


ENTRY DOOR

|    |    |    |    |    |    |
|----|----|----|----|----|----|
| 1  | 2  | 3  | 4  | 5  | 6  |
|    |    |    |    |    |    |
| 12 | 11 | 10 | 9  | 8  | 7  |
| 13 | 14 | 15 | 16 | 17 | 18 |
|    |    |    |    |    |    |
| 24 | 23 | 22 | 21 | 20 | 19 |

# BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"



DATED THIS 13 DAY OF  
May 1965  
[Signature]  
D.C.E.S.

EXHIBIT "B"

CONDOMINIUM ACT

(Section 31)

RENTAL DISCLOSURE STATEMENT

1. The strata plan in respect of which this statement is made is described as City of North Vancouver, Lot "K", Block 85, District Lot 549, Plan 20392 and contains twenty-four (24) strata lots.

2. The residential strata lots described below are under lease as of the date of this statement and the owner-developer intends to lease each strata lot until the date set out opposite its description.

---

| Description of Strata Lot | Date Lease Period Ends |
|---------------------------|------------------------|
| NIL                       | NIL                    |

---

3. The owner-developer reserves the right to lease each of the twenty-four (24) residential strata lots until sold.

4. There is a by-law of the strata corporation which limits the number of strata lots which may be leased by the owners, the text of which is annexed to and forms part of this agreement (see Exhibit "D").

DATED this 13<sup>th</sup> day of SEPTEMBER, 1985.

LORJACK DEVELOPMENTS LTD.

Per:   
Owner-developer