

January 17th, 2018



INVOICE

To: Homelife Benchmark Realty
Contact: (778) 227-8523 / jimmypai@shaw.ca
Attention: Jimmy Pai
Regarding: #37 - 19180-65 Avenue, Surrey BC V4N 6M5 (AWM Code: 367-37)

Invoice for the following items:

Form B:	\$ 35.00
Financials:	\$ 5.00
Email Service:	\$ 5.00
Bylaws & Rules:	\$ 10.00
Rental Disclosure Statement (2 pages x \$0.25/pg):	\$ 0.50
5% GST:	\$ 2.78

Amount Due: \$ 58.28

Payable to AWM – Alliance Real Estate Group Ltd.

Monthly Fee: \$174.50

[Payable to Strata Plan EPS 929]

Invoice payable upon receipt.

Yours truly,
AWM-ALLIANCE REAL ESTATE GROUP LTD.


Dave Bring
Strata Agent

GST #877252569

Note: There is no depreciation report available.

If you have further questions, please contact Rosha Budathoki at rosha@awmalliance.com

ARE YOU  awmalliance.com

ARM ALLIANCE REAL ESTATE GROUP
218-6820 188TH ST
SURREY, BC V4N3G5
6046853227

Merchant ID: 87390390013
Term ID: 001

Ref #: 004

Sale

XXXXXXXXXXXX4018

VISA

Entry Method: Manual

01/22/18

15:13:04

Inv #: 000004

Appr Code: 421232

Apprvd

Batch#: 000088

V-Code: MATCH M

Total:

\$

58.28

Customer Copy

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan EPS 929 certify that the information contained in this certificate with respect to Strata Lot 13 is correct as of the date of this certificate.

- (a) Monthly strata fee payable by the owner of the Strata Lot described above is \$174.50.
- (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?

☒ 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 November 2017; the fiscal year end is October 31st).
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$39,278.90 (Amount as of November 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 [attach details]

(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)1

(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)(See Details Below)..... 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) 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: There are two parking stalls allocated to your strata lot as noted above. These stalls are not numbered but are located within the specific garage of Strata Lot #13. These stalls are solely attributed to this Strata Lot. There is no additional surface or driveway parking allocated for this strata lot.

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) 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

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

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- 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 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:

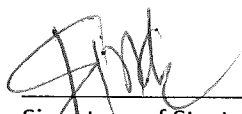
- ☒ The rules & bylaws of the strata corporation;
- ☒ The current budget of the strata corporation;
- ☒ The owner developer's Rental Disclosure Statement under section 139, if any; and
- ☐ The most recent depreciation report, if any, obtained by the strata corporation under section 94 unless the Strata Corp. has approved as a draft, it will not be released (Contact Strata Manager for further inquiries).

Dated this 17th day of January, 2018

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
Dave Bring

NOTICE REGARDING PROPERTY DISCLOSURE STATEMENT

Please note that, as Strata Agent for Strata Corporation EPS 929 with the civic address of #37 – 19180 65th Avenue Surrey, BC we have not been consulted by the Seller or the Seller's agent with respect to the preparation of a Property Condition Disclosure Statement for the subject property.

AWM-ALLIANCE REAL ESTATE GROUP LTD.



Dave Bring
Strata Agent

Dated this 17th day of January, 2018

AWM-Alliance Real Estate Group Ltd.

#401 - 958 West 8th Ave, Vancouver, BC V5Z 1E5
Phone: (604)685-3227 Fax: (604)893-1721

Date: Jan 02, 2018

Balance Sheet

La Rue EPS 929

As of: Nov 30, 2017

Account #	Description	Net
ASSETS		
1050-0367	Operating Cash	\$8,126.79
1060-0367	Contingency Cash	\$49,048.90
1100-0367	Accounts Receivable	\$5,687.54
TOTAL ASSETS:		\$62,863.23
LIABILITIES		
2003-0367	Accrued Liabilities	\$12,737.00
TOTAL LIABILITIES:		\$12,737.00
EQUITY		
3000-0367	Current Earnings	\$52.24
3030-0367	Retained Earnings	\$1,025.09
3100-0367	Contingency Reserve	\$39,278.90
3101-0367	Reserve Expense	\$660.00
3199-0367	CRF Resolutions	\$3,740.00
3608-0367	Engineer Report	\$5,370.00
TOTAL EQUITY:		\$50,126.23
		\$62,863.23

AWM-Alliance Real Estate Group Ltd.

#401 - 958 West 8th Ave, Vancouver, BC V5Z 1E5
Phone: (604)685-3227 Fax: (604)893-1721

Date: Jan 02, 2018

Statement of Income

La Rue EPS 929

From Nov 01, 2017 to Nov 30, 2017

Account #	Description	Actual	Budget	Variance	Actual	Budget	Variance	Year - to - Date	Actual	Budget	Variance	Annual Budget
REVENUE												
4100-0367	Late Charges	(\$50.00)		(\$50.00)					(\$50.00)		(\$50.00)	
4140-0367	Maintenance Fees	\$8,304.52	\$8,304.50	\$0.02	\$8,304.52	\$8,304.50	\$0.02		\$8,304.52	\$8,304.50	\$0.02	\$99,654.00
4175-0367	Interests Earned	\$10.26		\$10.26	\$10.26		\$10.26		\$10.26		\$10.26	
4200-0367	Prior Year Surplus	\$93.17	\$93.17	\$0.00	\$93.17	\$93.17	\$0.00		\$93.17	\$93.17	\$0.00	\$1,118.00
TOTAL REVENUE:		\$8,357.95	\$8,397.67	(\$39.72)	\$8,357.95	\$8,397.67	(\$39.72)		\$8,357.95	\$8,397.67	(\$39.72)	\$100,772.00
EXPENSES												
Administration												
5110-0367	Administration	\$453.39	\$166.67	\$286.72	\$453.39	\$166.67	\$286.72		\$453.39	\$166.67	\$286.72	\$2,000.00
5195-0367	Property Management Fees	\$1,029.00	\$1,155.00	(\$126.00)	\$1,029.00	\$1,155.00	(\$126.00)		\$1,029.00	\$1,155.00	(\$126.00)	\$13,860.00
Total Administration:		\$1,482.39	\$1,321.67	\$160.72	\$1,482.39	\$1,321.67	\$160.72		\$1,482.39	\$1,321.67	\$160.72	\$15,860.00
Maintenance/Supplies												
5200-0367	Maintenance & Repair	\$561.75	\$708.33	(\$146.58)	\$561.75	\$708.33	(\$146.58)		\$561.75	\$708.33	(\$146.58)	\$8,500.00
5220-0367	Ground Mtc/Landscaping	\$2,037.00	\$1,833.33	\$203.67	\$2,037.00	\$1,833.33	\$203.67		\$2,037.00	\$1,833.33	\$203.67	\$22,000.00
Total Maintenance/Supplies:		\$2,598.75	\$2,541.66	\$57.09	\$2,598.75	\$2,541.66	\$57.09		\$2,598.75	\$2,541.66	\$57.09	\$30,500.00
Utilities												
5300-0367	Electricity	\$0.00	\$124.75	(\$124.75)	\$0.00	\$124.75	(\$124.75)		\$0.00	\$124.75	(\$124.75)	\$1,497.00
5310-0367	Water & Sewer	\$1,000.00	\$1,041.67	(\$41.67)	\$1,000.00	\$1,041.67	(\$41.67)		\$1,000.00	\$1,041.67	(\$41.67)	\$12,500.00
5320-0367	Trash Collection	\$939.99	\$958.33	(\$18.34)	\$939.99	\$958.33	(\$18.34)		\$939.99	\$958.33	(\$18.34)	\$11,500.00
Total Utilities:		\$1,939.99	\$2,124.75	(\$184.76)	\$1,939.99	\$2,124.75	(\$184.76)		\$1,939.99	\$2,124.75	(\$184.76)	\$25,497.00
Other Expenses												
5460-0367	Insurance	\$1,500.00	\$1,625.00	(\$125.00)	\$1,500.00	\$1,625.00	(\$125.00)		\$1,500.00	\$1,625.00	(\$125.00)	\$19,500.00
Total Other Expenses:		\$1,500.00	\$1,625.00	(\$125.00)	\$1,500.00	\$1,625.00	(\$125.00)		\$1,500.00	\$1,625.00	(\$125.00)	\$19,500.00
Reserve Contribution												
6100-0367	Contingency Reserve Contribution	\$784.58	\$784.58	\$0.00	\$784.58	\$784.58	\$0.00		\$784.58	\$784.58	\$0.00	\$9,415.00
Total Reserve Contribution:		\$784.58	\$784.58	\$0.00	\$784.58	\$784.58	\$0.00		\$784.58	\$784.58	\$0.00	\$9,415.00

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Phone: (604)685-3227 Fax: (604)893-1721

Date: Jan 02, 2018

Statement of Income

La Rue EPS 929

From Nov 01, 2017 to Nov 30, 2017

Account #	Description	November		Year - to - Date		Annual Budget
		Actual	Budget	Actual	Budget	
		\$8,305.71	\$8,397.66	\$8,305.71	\$8,397.66	\$100,772.00
TOTAL EXPENSES:						
		\$52.24	\$0.01	\$52.24	\$0.01	\$0.00
Net Income:						
				\$52.23	\$52.23	\$0.00
				(\$91.95)	(\$91.95)	