

FORM B

INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan BCS 4123 certify that the information contained in this certificate with respect to [REDACTED] is correct as of the date of this certificate.

(a) Monthly strata fee payable by the owner of the strata lot described above \$323.41.

(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 indemnity 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 \$5,777.59. (This figure is as of January 2026; the fiscal year end is August 31st).

(f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund \$438,424.50. (Amount as of January 2026, 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 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, arbitration, or tribunal proceeding, and/or are there any judgments or orders against the Strata Corporation?

no yes *[see attached 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) Repealed. [B.C. Reg. 6/2023, s. 6 (a).]

(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 [REDACTED]. The stalls are solely attributed to this Strata Lot. There is no additional surface or driveway parking allocated for this Strata Lot which is designated as Limited Common Property.

***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

***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.**

(o) a summary of the strata corporation's insurance coverage

[Provide a summary of the insurance coverage on a separate sheet or sheets.]

(p) For the purposes of section 59 (3) (m) of the *Strata Property Act*, the following information is required:
Has the strata corporation obtained any electrical planning reports under section 94.1 of the *Strata Property Act*?

no yes *[attach copy of all electrical planning reports]*

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 most recent depreciation report, if any, obtained by the strata corporation under section 94.

Dated this March 17, 2026

Signature of Council Member

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

OR



Signature of Senior Strata Agent, if authorized by Strata Corporation



**NOTICE REGARDING
PARKING/STORAGE INFORMATION**

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 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.

It is strongly recommended to obtain the copy of any parking and/or locker Assignment Agreement from the seller and a copy provided to the Strata Corporation to be able to update and maintain a current record of the Parking/Storage assignment records.

The Strata Corporation maintains records of Parking and Locker allocations, however, neither the corporation or managing agents will be liable for an allocation which was not properly registered with the strata corporation.

**NOTICE REGARDING
PROPERTY DISCLOSURE STATEMENT**

Please note that, as Strata Agent for Strata Corporation BCS 4123 with the civic address of #142 - 7938 209th Street, Langley 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.



Senior Strata Agent

Dated this March 17, 2026