

**STRATA PROPERTY ACT
FORM B
INFORMATION CERTIFICATE**

(Section 59)

The Owners, Strata Plan LMS 2053 180 certify that the information contained in this certificate with respect to Strata Lot 56 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above are \$164.34.

Note: The above figure is provided to the best of our knowledge and is based on information received from Pacific Dawn, as of September 1, 2007.

- (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 is nil.

Note: The above figure is provided to the best of our knowledge and is based on information received from Pacific Dawn, as of September 1, 2007.

- (c) There are no agreements under which the owner of the strata lot described above takes responsibility for the expenses relating to alterations to the strata lot, the common property or the common assets.

NOTE: This information is provided to the best of our knowledge, however neither the Strata Corporation nor Bayside Property Services Ltd, will accept any liability for any errors or omissions in this regard.

- (d) There is no 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.
- (e) The 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 is unknown.

This estimate is based on the information we have at this point in time. We believe it is a reasonable projection but neither we nor the Strata Corporation will accept any responsibility for the accuracy of these figures as they are subject to a variety of factors which we have no control over.

....2

- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund is \$253,344.34 as at July 31, 2007.

Note: The above figure is provided to the best of our knowledge and is based on information received from Pacific Dawn, as of August 31, 2007.

- (g) There are no amendments to the bylaws that are not yet filed in the land title office.

Note: This information is provided to the best of our knowledge, however, neither the Strata Corporation nor Bayside Property Services Ltd., will accept any liability for any errors or omissions in this regard.

- (h) There are no 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.

- (i) Notice has not been given for resolutions, requiring a 3/4 vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on.

- (j) The strata corporation is not party to any court proceeding or arbitration, and/or any judgements or orders against the strata corporation.

Note: This information is provided to the best of our knowledge, however, neither the Strata Corporation nor Bayside Property Services Ltd., will accept any liability for any errors or omissions in this regard.

- (k) No notices or work orders have been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets.

Note: This information is provided to the best of our knowledge, however, neither the Strata Corporation nor Bayside Property Services Ltd., will accept any liability for any errors or omissions in this regard.

- (l) Number of strata lots in the strata plan that are rented are 3.

Dated at Burnaby, British Columbia, this 17th day of September, 2007.

Per 

Sandra Idema
Bayside Property Services Ltd.
Management Agents

RIVERLANE ESTATES - STRATA CORP LMS2053

APPROVED BUDGET Feb 1, 2007 - Jan 31, 2008

		Feb 1, 2002 Jan 31, 2003 Approved Budget	Feb 1, 2003 Jan 31, 2004 Approved Budget	Feb 1, 2006 Jan 31, 2007 Approved Budget	Feb 1, 2006 Jan 31, 2007 Actual Costs	Feb 1, 2007 Jan 31, 2008 APPROVED	Budget Notes for 2006
REVENUE:							
4000	Maintenance Fees	137,200.00	150,500.00	190,500.00	190,494.35	189,415.00	THIS NUMBER IS DRIVEN BY TOTAL EXPENSES
4010	Misc. Income	275.00	400.00	150.00	423.26	150.00	Bylaws fines, late charges, sales forms
4015	Interest - Income				524.17		
4025	Other Income				-108.15		
4020	Late Charges & By-law Fines				700.00		
4050	Amenities Revenue	500.00	350.00	400.00	450.00	400.00	Rentals Amenities Building
TOTAL REVENUE		137,975.00	151,250.00	191,050.00	192,483.63	189,965.00	
EXPENSES:							
Administration							
5000	Legal	500.00	500.00	1,500.00	239.10	1,500.00	Legal, Audit and Banking Costs
5040	Insurance	12,000.00	22,000.00	35,000.00	33,954.72	33,500.00	
5045	Insurance Claims	0.00	0.00	0.00	4,234.16	0.00	
5060	Management	15,600.00	16,000.00	17,000.00	16,907.32	17,415.00	
5075	Office Supplies/Photo	1,000.00	600.00	500.00	666.32	500.00	Photocopy: statements, minutes, bylaws, etc.
5065	Miscellaneous	500.00	500.00	1,000.00	1,161.74	1,000.00	Minor Petty Cash expenses and Sales Forms
Total Administration		29,600.00	39,600.00	55,000.00	57,163.36	53,915.00	
Operation Building							
5055	Grounds Maintenance	35,000.00	35,000.00	48,150.00	53,801.42	48,150.00	\$45,000 landscape contract + GST (includes extras)
5600	Building Maintenance	31,250.00	26,250.00	35,000.00	19,973.95	35,000.00	This includes the \$26,000 of special projects listed below.
5720	Snow Removal	2,000.00	2,000.00	2,000.00	1,038.80	2,000.00	
5810	Utilities - Electricity	1,100.00	1,100.00	2,500.00	1,910.68	2,500.00	
5835	Utilities - Gas	300.00	300.00	300.00	299.35	300.00	
5900	Waste Removal	9,400.00	9,400.00	10,500.00	11,341.02	10,500.00	Contract for garbage and an annual bin
5910	Recycling	2,700.00	2,600.00	2,600.00	2,483.85	2,600.00	
Total Operation Buildings		81,750.00	76,650.00	101,050.00	90,849.07	101,050.00	
Contingency Reserve							
	Contingency Reserve Fund	26,625.00	35,000.00	35,000.00	34,999.92	35,000.00	We'll spend \$26,000 of this for ongoing mtnce/projects.
Total Contingency Reserve		26,625.00	35,000.00	35,000.00	34,999.92	35,000.00	About 18% of the budget
TOTAL EXPENSES		137,975.00	151,250.00	191,050.00	183,012.35	189,965.00	7% increase over FY05

AGM Motions:

2,500.00 Fence Repairs & Painting
 7,000.00 Power wash units # 51-98
 6,000.00 Window/gutter cleaning all units
 5,000.00 Remove/replace Cherry Trees
 3,000.00 Cedar pruning
 2,500.00 Shrub Replacement
 26,000.00 TOTAL

164,965 if we take the 35,000 out and put in 10,000.