

STRATA PROPERTY ACT
Form B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan VR 1962 certify that the information contained in this certificate with respect to Strata Lot 06 is correct as of the date of this certificate.

(a) Monthly strata fees payable by the owner of the strata lot described above \$774.47

(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) nil

(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 **see note 1 regarding flooring bylaw. Betterments are the responsibility of the owner to maintain and insure.**

(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

(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. \$nil

(f) Amount in the contingency reserve fund minus any expenditure which have already been approved but not yet taken from the fund. \$141,791.08

Note: Allocation to reserve is based on a percentage of operating income and not on replacement cost basis.

(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 $\frac{3}{4}$ vote, 80% 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 notices)

(i) 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

(j) Is the strata corporation party to any court proceedings or arbitration, and/or are there any judgements or orders against the strata corporation?

no ()yes

(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? See note 3

no ()yes

(l) Number of strata lots in the strata plan that are rented. Rental Restriction bylaws are no longer applicable. Repealed BC 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) _____ 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) I is/are common property *to be confirmed*
- (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) I 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

*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, 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) with 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 _____
- () storage locker(s) number(s) _____ is/are limited common property
- () storage locker(s) number(s) 202 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) 202 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.

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.

(o) a summary of the strata corporations insurance coverage (attached)

(p) For 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 None yet prepared.

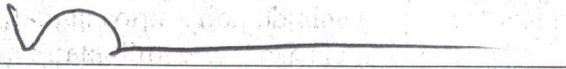
Additional attachments:

- a. Rules of the strata corporation – no rules other than registered bylaws provided to vending agent.
- b. Current Budget – attached
- c. The most recent depreciation report, if any, obtained by the strata corporation under section 94 - No report has been prepared. The strata corporation contract for a report in fiscal 2026.

Insurance: BFL 604-669-9600

Date: March 25, 2026

Signature of Strata Manager



Parking stalls and storage locker are common property assigned by the strata corporation.

Note 1: Bylaw 41:

An owner of a strata lot who has or installs hard floor surfaces such as hardwood floors or tile in a strata lot must take all reasonable steps to satisfy noise complaints from neighbours, including without limitation, ensuring that no less than 60% of such hard floor surfaces, excepting only kitchens, bathrooms and entry areas, are covered with area rugs or carpets and avoiding walking on such flooring with hard shoes.

VR 1962

Feb-26

REVENUE	CURRENT MONTH	YEAR TO DATE 5 month	YTD BUDGET 5 month	ANNUAL BUDGET 2025-26
STRATA FEES	\$ 8,974.18	\$ 44,870.90	\$ 44,870.83	\$ 107,690.00
INTEREST INCOME	\$ 31.00	\$ 4,031.91	\$ 1,666.67	\$ 4,000.00
PARKING	\$ -	\$ -	\$ -	\$ -
PRIOR YEARS SURPLUS	\$ -	\$ -	\$ -	\$ -
MISC. MOVE	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 9,005.18	\$ 48,902.81	\$ 46,537.50	\$ 111,690.00

EXPENSES				
JANITORIAL	\$ 584.85	\$ 3,230.85	\$ 2,750.00	\$ 6,600.00
WORKSAFE	\$ -	\$ -	\$ -	\$ -
REPAIRS & MAIN.	\$ -	\$ 3,961.38	\$ 3,000.00	\$ 7,200.00
ELEVATOR	\$ 436.80	\$ 2,159.85	\$ 2,666.67	\$ 6,400.00
REPAIRS -EXT.	\$ -	\$ -	\$ -	\$ -
IRRIGATION MAIN	\$ 425.25	\$ 425.25	\$ -	\$ -
PEST CONTROL	\$ 124.99	\$ 624.95	\$ 1,000.00	\$ 2,400.00
GARDENING	\$ 510.30	\$ 2,041.20	\$ 2,500.00	\$ 6,000.00
SNOW REMOVAL	\$ 535.50	\$ 535.50	\$ 1,666.67	\$ 4,000.00
FIRE PREVENTION	\$ -	\$ 1,018.15	\$ 1,000.00	\$ 2,400.00
ELECTRICITY	\$ -	\$ 1,125.97	\$ 1,458.33	\$ 3,500.00
GAS	\$ 469.37	\$ 1,931.26	\$ 2,000.00	\$ 4,800.00
SEWER AND WATER	\$ 982.00	\$ 4,589.00	\$ 4,475.00	\$ 10,740.00
OFFICE AND POSTAGE	\$ 1.44	\$ 10.80	\$ 41.67	\$ 100.00
GARBAGE / RECYCLE	\$ 507.30	\$ 2,412.62	\$ 2,250.00	\$ 5,400.00
INSURANCE	\$ 1,281.76	\$ 5,127.04	\$ 5,916.67	\$ 14,200.00
INSURANCE APPR.	\$ -	\$ -	\$ -	\$ -
TELUS	\$ -	\$ 121.05	\$ 208.33	\$ 500.00
MGT. FEES/ MEET	\$ 672.00	\$ 3,864.00	\$ 3,708.33	\$ 8,900.00
BANK CHARGES	\$ 17.00	\$ 89.50	\$ 83.33	\$ 200.00
LEGAL	\$ -	\$ -	\$ 145.83	\$ 350.00
CONTINGENCY RESERVE	\$ 6,000.00	\$ 10,000.00	\$ 10,000.00	\$ 24,000.00
CONT. RES. INT. TRSF	\$ 31.39	\$ 4,031.91	\$ 1,666.67	\$ 4,000.00
TOTAL	\$ 12,579.95	\$ 47,300.28	\$ 46,537.50	\$ 111,690.00

SURPLUS/ SHORTAGE	\$ (3,574.77)	\$ 1,602.53	\$ -	\$ -
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BALANCE SHEET

ASSETS

CHQ. ACCT.	\$ 5,325.11
RBC DS SAV	\$ 26,791.08
RBC DS GIC 1	\$ 60,000.00
FEES DUE	\$ 55,000.00
PARKING DUE	\$ -
PREPAID WATER	\$ 9,820.00
TOTAL	\$ 156,936.19

LIABILITIES

CRF LOAN WATER / SEWER	\$ 6,198.50
EFT STALE DATE	\$ -

EQUITY

CRF OPEN BAL.	\$ 127,759.17
CRF YTD CONT.	\$ 10,000.00
CRF YTD INT.	\$ 4,031.91
CURRENT RET. EARN.	\$ 1,602.53
PRIOR YEARS RET. EARN.	\$ 7,344.08
TOTAL	\$ 156,936.19

October 01,-September 30th

UNIT ENTITLEMENT

LOT

REGISTERED

OPER. EXP.	\$ 24,000.00	TOTAL
2025-26	RESERVE	FEES
FEES	PORTION	
\$ 570.49	\$ 163.60	\$ 734.09
\$ 603.27	\$ 173.00	\$ 776.27
\$ 597.69	\$ 171.40	\$ 769.09
\$ 552.35	\$ 158.40	\$ 710.75
\$ 568.39	\$ 163.00	\$ 731.39
\$ 601.87	\$ 172.60	\$ 774.47
\$ 600.48	\$ 172.20	\$ 772.68
\$ 554.45	\$ 159.00	\$ 713.45
\$ 568.39	\$ 163.00	\$ 731.39
\$ 601.87	\$ 172.60	\$ 774.47
\$ 600.48	\$ 172.20	\$ 772.68
\$ 554.45	\$ 159.00	\$ 713.45
\$ 6,974.17	\$ 2,000.00	\$ 8,974.17
\$ 83,690.00	\$ 24,000.00	\$ 107,690.00

1	101	818
2	102	865
3	103	857
4	104-108	792
5	201	815
6	202	863
7	203	861
8	204	795
9	301	815
10	302	863
11	303	861
12	304	795
	10000	



BFL CANADA Risk and Insurance Services Inc.
9440 202nd Street, Suite 100
Langley, British Columbia, V1M 4A6

Tel.: 604-669-9600
Fax: 604-683-9316
Toll Free: 1-866-669-9602



**Strata
PROTECT**

SUMMARY OF COVERAGES

Named Insured	The Owners, Strata Plan VR1962, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	BEVERLY COURT
Property Manager	Goldstream Properties Ltd.
Policy Period	September 30, 2025 to September 30, 2026
Policy Number	BFL04VR01962
Insured Location(s)	320 West 2nd Street, North Vancouver, BC V7M 1E1

INSURING AGREEMENT







PROPERTY (Appraisal Date: September 30, 2025)	DEDUCTIBLE	LIMIT
All Property, Blanket By-Laws.		\$4,172,000
130% Extended Replacement Cost		\$5,423,600
Property Extensions		Included
Lock & Key	\$2,500	\$25,000
Additional Living Expenses - Per Unit		\$50,000
Additional Living Expenses - Annual Aggregate		\$1,000,000
Excess Property Extensions - Annually Aggregated		Up to \$5,000,000
- Excludes all damage arising from the peril of Earthquake		
All Risks	\$10,000	
Sewer Backup	\$25,000	
Water Damage	\$25,000	
Earthquake (Annual Aggregate)	10% (minimum \$100,000)	130% of the Policy Limit
Flood (Annual Aggregate)	\$25,000	130% of the Policy Limit
Business Interruption (Gross Rentals), 100% Co-Insurance, Indemnity Period (Months) : N/A	N/A	Not Covered
CRIME	DEDUCTIBLE	LIMIT
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000
COMMERCIAL GENERAL LIABILITY	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	\$1,000	\$30,000,000
Non-Owned Automobile	\$1,000	\$30,000,000
Infectious Agent or Communicable Disease Exclusion - With Limited Exceptions		
Total Pollution Exclusion		
CONDOMINIUM DIRECTORS & OFFICERS LIABILITY	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	Not Applicable
Cyber Liability	Nil	Not Applicable
BLANKET GLASS - Includes Lobby Glass	DEDUCTIBLE	LIMIT
Residential	\$250	Blanket
Commercial	\$500	
Canopy	\$1,000	



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Tel.: 604-669-9600
 Fax: 604-683-9316
 Toll Free: 1-866-669-9602

INSURING AGREEMENT

 EQUIPMENT BREAKDOWN	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$1,000	\$4,172,000
- Deductible Waiver Endorsement with respect to losses exceeding \$25,000		
Extra Expense - 100% available in first month	24 Hour Waiting Period	\$1,000,000
- Additional Living Expenses Endorsement - Per Unit		\$25,000
- Additional Living Expenses Endorsement - Annual Aggregate		\$1,000,000
Loss of Profits - Rents, Indemnity Period (Months): N/A	N/A	Not Covered
 POLLUTION LIABILITY	DEDUCTIBLE	LIMIT
Each Event	\$25,000	\$1,000,000 Shared
Aggregate Policy Limit		\$20,000,000 Shared
 VOLUNTEER ACCIDENT	DEDUCTIBLE	LIMIT
Maximum Limit of Loss	See Policy Wordings	\$1,000,000
 LEGAL EXPENSES	DEDUCTIBLE	LIMIT
Each Event	Nil	\$1,000,000
Annual Aggregate		\$5,000,000
 TERRORISM	DEDUCTIBLE	LIMIT
Per Occurrence.	\$1,000	\$350,000
Annual Aggregate		\$350,000
 CYBER, DATA & PRIVACY	DEDUCTIBLE	LIMIT
Cyberboxx	\$5,000	
Annual Policy Aggregate		\$100,000
Hackbuster's Incident response services		Included
Coverage A - Privacy Breach Liability		\$100,000
Coverage B - Privacy Breach Expense		\$50,000
Coverage C - Cyber Extortion & Recovery		\$50,000
Coverage D - Social Engineering		\$25,000
Coverage E - Breach by suppliers		\$50,000

Loss Payable

All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.