

**Strata Property Act**  
**FORM B**  
**INFORMATION CERTIFICATE**  
(Section 59)

The Owners, Strata Plan EPS 5625 certify that the information contained in this certificate with respect to Strata Lot 12 is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above \$ 1,023.32
- (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*)  
\$ 600.00
- (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*)  
To the best of our knowledge. The Owner should also be consulted with re owner agreements.
- (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 Unknown
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund CRF & Other Reserve \$253,355.64
- (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 ¾ 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*)      See attached
- (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 ¾ 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 judgements 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) 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) \_\_\_\_\_ is/are part of the strata lot  
 Parking stall(s) number(s) \_\_\_\_\_ is/are separate strata lot(s) or part(s) 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) **#116 & #117 (Level 1-East)** 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) **#116 & #117 (Level 1-East)** may have been allocated by owner developer assignment

Details: [Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach 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, 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) **#34 (Level 1-East, Room 113)** 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) **#34 (Level 1-East, Room 113)** may have been allocated by owner developer assignment

Details: [Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach 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.

- (o) A copy of the strata corporation's insurance coverage  
[Provide a summary of the insurance coverage on a separate sheet or sheets]
- (p) Has the strata corporation obtained any electrical planning reports under 94.1 of the *Strata Property Act*?  
 no       yes (attach copy of all electrical planning reports)      See attached

**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.

(See covering letter for description of all attachments to this Form B.)

Date: March 20, 2026



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The Wynford Group, as Managing Agents  
For Strata Plan EPS 5625, Evelyn Forest Edge 3 & 4  
per: Tom Agnew  
Strata Manager

**NB: THIS FORM IS SUBJECT TO PROVISIONS CONTAINED IN THE COVER LETTER ATTACHED HEREWITH.**

March 20, 2026

Royal Pacific Realty Corp.  
c/o Clarence Debelle

Dear Sirs/Mesdames,

**Re: Form B Certificate for # 401 - 768 Arthur Erickson Place, W. Vancouver, BC**

Please find enclosed the following:

- 1) Form B including attachments of the Current Approved Budget, a copy of the Rules of the Strata Corporation, a copy of the current Insurance Summary, a copy of an Electrical Planning Report dated Jul.2/24, a copy of  $\frac{3}{4}$  Vote Resolution #6 (re Amalgamation of Strata Plan EPS 9754 & EPS 5625 approved at the Aug.27/25 AGM), and a copy of the current Depreciation Report prepared by Sense Engineering dated Aug.11/25.
- 2) Copy of the Invoice for providing requested documents.

The enclosed Information Certificate (Form B) is delivered by The Wynford Group, as Property Management Agents for The Owners, Strata Plan EPS 5625, Evelyn Forest Edge 3 & 4 (the "Strata Corporation"). The information provided in the Form B is the result of the information received from the Strata Corporation and its representatives, and the recipient of this Form B should not treat the information as warranted to be correct by The Wynford Group or its Strata Managers.

Yours truly,

THE WYNFORD GROUP  
Managing Agents for  
Strata Plan EPS 5625, Evelyn Forest Edge 3 & 4



Per: Tom Agnew  
Strata Manager