



Prudential Estates (RMD) Ltd.  
SALES & PROPERTY MANAGEMENT  
7320 Westminster Highway  
Richmond, B.C. V6X 1A1  
Telephone: (604) 273-1745  
Fax: (604) 273-9021

Account 18143  
OCTOBER 10, 2007

REMAX - CLARA HARTREE

Attention: IAN EGGLETON (773-1443)

Dear Sirs/Madam:

RE: STRATA PLAN                    **L.M.S. 740 STRATA LOT 3**  
Address:                            T103 - 888 HAMILTON ST.  
    VANCOUVER, B.C. V6B 5W4

Owners:                            BRIAN SEVY & MICHAEL RICHARDSON

We enclose FORM F (N/A), FORM B (INFO CERT.) (X) certificate(s) for this property, along with our invoice in the amount of \$92.10.

We issue this document on your undertaking:

We confirm that the monthly Strata fee for this property is \$414.85, due and payable on the first of each month. Cheques should be made payable to "THE OWNERS, STRATA PLAN L.M.S. 740", and mailed to our office. Should there be any change in the filing date with Land Titles, please notify our office.

Please forward attached "Alteration Agreement" to purchasers for their information. A copy of this "Alteration Agreement" is to be signed by the purchaser(s) and returned to Century 21 for our records prior to the completion date.

We also advise that the common property of the subject Strata Plan is insured by: BFL CANADA INSURANCE SERVICES, TELEPHONE: 669-9600.

MOVE-IN FEE (X) YES MOVE OUT FEE (X) YES

In accordance with the Rules and Regulations of the Strata Corporation, a "**Move-In Fee (Non Refundable)**" of **\$100.00** & "**MOVE Out fee**" of **\$100.00** has also been assessed against your strata lot. **Move Out** to be refunded if move is satisfactory at end of tenancy or ownership.

Please note that we, as the Strata Managers for the Strata Corporation and complex within which the subject property is located, have ( ) have not (X) been presented with a Property Disclosure Statement by the Vendor's agent for the subject property. Should you require additional information, please do not hesitate to contact our office.

Yours very truly,  
CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.  
PROPERTY MANAGEMENT DIVISION

David Distelmeyer, Strata Manager  
Enclosure(s)

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

The Owners, **Strata Plan LMS 740** certify that the information contained in this certificate with respect to **Strata Lot 3 is correct** as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above.....**\$414.85**
  
- (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*) ..... **\$1,644.93**  
**is owing for two special levies (see item "d" below). In addition the October 2007 strata fee of \$414.85 is still outstanding until the cheque clears the bank on October 16, 2007. If for some reason the cheque does not clear, then an additional \$25 will be assessed to the strata lot.**
  
- (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 [NONE TO THE BEST OF MY KNOWLEDGE OR THAT HAVE BEEN DISCLOSED TO ME BY THE STRATA LOT OWNER OR BY STRATA COUNCIL]
  - yes [SEE ATTACHED – DOCUMENTS FOR FLOORING ALTERATION]
  
- (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.....**\$1,644.93**  
**is owing for two special levies passed at the Annual General Meeting held Oct. 4'07. Special Levy #1 for exterior maintenance is for the amount of \$1,354.65 payable in three payments of \$451.55 due Nov. 1<sup>st</sup>, '07 Feb. 1<sup>st</sup>/08 & March 1<sup>st</sup>/08. Special Levy #2 for building upgrades is for the amount of \$290.28 payable in one lump sum payment by Nov.1<sup>st</sup>, '07.**
  
- (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 expenditures which have already been approved but not yet taken from the fund.....**CRF \$205,146.69**  
**CRF – BUILDING \$1,294.17 AS AT AUGUST 31, 2007**
  
- (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]
  
- (i) Has notice been given for any resolutions, requiring a ¾ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
  - no  yes [copy of notice attached] AGM notice – Oct 4, 2007 meeting
  
- (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 .....**81.**

Date: October 10, 2007

.....  
Matt Collins, Strata Manager

*"B"*  
**STRATA CORPORATION  
ALTERATION AGREEMENT**

RE: STRATA PLAN LMS 740 STRATA LOT 3

CIVIC ADDRESS: 103 – 898 HAMILTON STREET, VANCOUVER, B.C. V6B 5W4

\_\_\_\_\_  
NAME OF PURCHASER

\_\_\_\_\_  
NAME OF PURCHASER

**AS PURCHASERS OF THE ABOVE NOTED STRATA LOT I/WE DO HEREBY ACKNOWLEDGE THE FOLLOWING ALTERATION(S) HAS BEEN MADE TO THE COMMON PROPERTY AND/OR STRATA LOT:**

**Laminate hardwood flooring installed in the bedroom, living /dining room & hallway only.**

***I / WE are aware of the above noted alteration(s) and agree to the following:***

1. I/We agree to repair and maintain the alteration(s) or if as owner(s) I/We fail to repair and maintain, I/We agree to pay the cost of the repair and maintenance if carried out by the strata corporation.
2. I/We agree to obtain liability insurance in the minimum amount of \$1,000,000.00 to insure against damage that may be caused as a consequence of the installation or continuing presence of the alteration(s).
3. I/We agree to waive any liability of the Owners, Strata Plan LMS 740, its agents and employees and the Strata Council, for any injury or financial loss resulting from the operation/use of the alteration(s) and for any liability and responsibility for the repair and maintenance of the alteration(s).
4. I/We agree to indemnify the strata corporation for any damage to common property or a strata lot that occurs during the alteration(s)/installation or as a result of the alteration(s)/installation.
5. I/We will agree to indemnify the strata corporation for any loss incurred by the strata corporation as a result of the alteration(s).
6. I/We, agree to arrange for any additional insurance coverage for the common property or the alteration.
7. I/We agree to pay the cost of removal of the alteration(s) if the strata council determines that the alteration(s) represents a danger to the residents of the strata corporation.
8. I/We agree to advise any future purchasers of strata lot 3 of the above noted alteration as well as any other future approved alterations and their responsibility to repair / maintain the alteration(s) at their cost.
9. The Strata Corporation hereby notifies any prospective purchaser that if a signed copy of this form is not received and returned to the Strata Corporation prior to completion the above noted alteration(s) may be returned to its original state by the Strata Corporation.
10. In the event the purchaser signs this agreement and upon a subsequent sale, I/we, will require, as a term of the contract of purchase & sale, that the purchaser will enter into an agreement to repair, maintain and insure the alteration and to indemnify the Strata Corporation. A copy of this agreement will be provided to the Strata Corporation prior to completion of sale and in the event that a signed agreement is not received the alteration will be returned to its original state by the Strata Corporation and the expense charged back to the strata lot owner. All costs to return the alteration back to its original state will be recouped by the Strata Corporation prior to a "Form F – Certificate of Full Payment" being issued for the sale of the strata lot.

I / We have read, understand and agree to the above:

\_\_\_\_\_  
SIGNATURE & PRINTED NAME OF PURCHASER

\_\_\_\_\_  
SIGNATURE & PRINTED NAME OF PURCHASER

\_\_\_\_\_  
DATE



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May 30, 2006

Mr. Shawn Douglas Langford  
Mr. Robert Jeffrey Langford  
103 – 888 Hamilton Street,  
Vancouver, B.C.

**Re: Flooring Alteration Request – Rosedale Garden - Strata Plan LMS 740**

Dear Owners,

Your letter was reviewed by council at their council meeting. Attached is a copy of the **Owner Assumption of Liability**. Once it is signed, received and accepted, you may proceed with the installation of laminate hardwood flooring in the bedroom, living/dining room, and hallway only. The kitchen and bathroom areas are excluded.


Please be advised that approval is granted for the installation of laminate hardwood flooring subject to using DURA-SON brand underlay, which has an Acoustical 63 FIIC (ASTM E492) Impact Sound Transmission rating. You may also utilize another underlay with documentation of an equal or better Impact Sound Transmission rating. The alteration work must be completed within 90 days of the date of this letter.

Should there be noise complaints after the installation of the new flooring, you will still be responsible for addressing and rectifying noise transference problems. Also, ensure that you obtain home insurance for the flooring and any other improvements and betterments in your unit, as these are not covered under the strata corporation's insurance policy.

All work conducted in the suite is to occur only between 9am – 5pm Weekdays with avoidance of any renovation-related violations or nuisance that might be caused to other residents of the building, including but not limited to: excessive noise, blocking or propping open of entrances or other secure doors, storage of materials in throughways of common property, unauthorized parking, violation of fire codes, unauthorized garbage disposal, or the soiling of any area of the building with renovation-related debris.

Yours truly,

**CENTURY 21 PRUDENTIAL ESTATES (RMD) LTD.**

  
Neve Tomic  
Strata Management Agent  
For the owners, Strata Plan LMS 740

c.c Council President  
Corr Owners File LMS 740  
Alteration File  
NT File.

"A"

We/I, SHAWN DOUGLAS LANGFORD & ROBERT JEFFREY LANGFORD owner(s) of strata lot #3 in consideration for the Strata Council's approval of a common property alteration, do hereby agree to the following terms and conditions.

- (1) I/We, have read the registered bylaws of the Owners, Strata Plan LMS 740 and I/We have requested that the Council grant written approval for the following alteration to be made:

**Laminate hardwood flooring in the bedroom, living/dining room, and hallway only.**

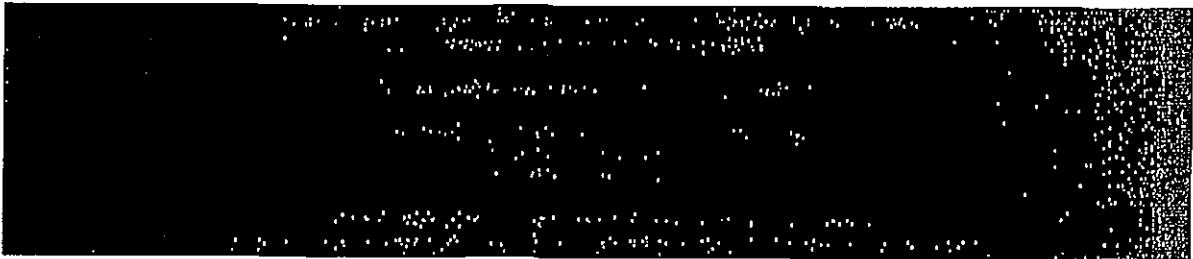
- (2) All work must be done in accordance with municipal building codes and provincial regulations (copies of all building permits and inspection certificates must be supplied to the Strata Corporation as soon as they are received).
- (3) I/We, agree to use a licensed / Insured and bonded contractor:
- (4) I/We, agree to obtain liability insurance in the minimum amount of \$1,000,000.00 to insure against damage that may be caused as a consequence of the installation or continuing presence of the alteration.
- (5) I/We, agree to pay all costs for materials, installation, permits and cost of drawing up and all required agreements.
- (6) I/We, agree to repair and maintain the alteration and if I/We fail to repair and maintain, to pay the cost of the repair and maintenance if carried out by the strata corporation.
- (7) I/We, agree to remove from the common property all debris and materials occurring from the alteration by the end of each day.
- (8) I/We, agree to waive any liability of the Owners, Strata Plan LMS 740, its agents and employees and the Strata Council, for any injury or financial loss resulting from the installation or operation/use of the alteration and for any liability and responsibility for the repair and maintenance of the alteration.
- (9) I/We, agree to indemnify the strata corporation for any damage to common property or a strata lot that occurs during the alteration/installation or as a result of the alteration/installation.
- (10) I/We, agree to indemnify the strata corporation for any loss incurred by the strata corporation as a result of the alteration.
- (11) I/We, agree to arrange for any additional insurance coverage for the common property or the alteration.
- (12) I/We, agree to pay the cost of removal of the alteration if the strata council determines that the alteration represents a danger to the residents of the strata corporation or is found to be in violation of any government statute, bylaw or regulation.
- (13) In the event of a sale of the strata lot, We/I shall notify all prospective purchaser(s) that the alteration is an owners(s) improvement, and that the repair and maintenance of the alteration is the responsibility of the new owner.
- (14) I/We, will require, as a term of the contract of purchase & sale, that the purchaser will enter into an agreement to repair, maintain and insure the alteration and to indemnify the Strata Corporation. A copy of this agreement will be provided to the Strata Corporation prior to completion of sale and in the event that a signed agreement is not received the alteration will be returned to its original state by the Strata Corporation and the expense charged back to the strata lot owner. All costs to return the alteration back to its original state will be recouped by the Strata Corporation prior to a "Form F - Certificate of Full Payment" being issued for the sale of the strata lot.

We agree to the above terms and conditions.

Dated this 2 day of June, 2006

\_\_\_\_\_  
 (Owner)

\_\_\_\_\_  
 (Owner)



May 2, 2006

Dear Council members of Strata Plan LMS 740,

RE: Strata Lot 3

As new residents to your strata we are excited to move in and eager to give this beautiful townhouse a makeover.

With the interior flooring we would like to request permission to make the following replacements:

- 1- With the main floor of the entire townhouse we would like to replace the green carpet and tiles with engineered hardwood floors with appropriate underlay.
- 2- On the upper level we would like to replace the green carpet with new carpet on the stairs, hallway and bedrooms. In the bathrooms would like to update the tiles with fresh replacements!

The kitchen and bathroom counters and cupboards are in dreadful condition and will need replacing as well as all the appliances in the kitchen.

We are aware of the bylaws regarding renovations hours, disposal of materials, etc. We would like to begin renovation work on both the inside and outdoor area immediately after possession on May 16, 2006 and have all the changes finished by mid July 2006! This town home has the potential to go from a standard rental unit to a beautiful home. We truly look forward to making this house and the outdoor area as exquisite and value added to the strata as possible!

Please be ensured that we will be professional and courteous towards our neighbors at all times. We promise to make the impact of the renovation work on our neighbours, the common areas and the strata in general as minimal as possible!

We would be more than happy to come to your next meeting to speak about this subject in greater detail if required.

Please consider this request with our gratitude.

Sincerely,

Doug Langford 778-834-9583  
Jeff Langford 778-836-3103